

Dec. 6, 2007

To the St. Charles Parish Department of Planning and Zoning:

My name is Tammy James. I reside at 157 Thoroughbred Ave. in Dixieland Subdivision in Montz. I am writing in regard to Case PZR-2007-23 and PZS-2007-78 concerning the rezoning of property and establishment of Bocage Subdivision. I would like to protest the approval of these two cases for several reasons.

First, I bought a home in Dixieland because it was a very quiet, rural neighborhood that didn't have much traffic. It's a safe place for children to play. They can ride their bikes and roller skate in relative safety because we do not have a large volume of traffic, largely due to the fact that Thoroughbred dead ends in a cul-de-sac with no connecting through streets. Most evenings and nights there are groups and individuals walking up and down the street for exercise, again because it is a safe area for this activity. There is no need to constantly dodge traffic. Part of the two cases I mentioned, proposes to connect the new subdivision through Dixieland Subdivision. I feel that this would cause a large increase in traffic both during construction and after homes have been built in Bocage. Additional traffic is possible coming from Country Cottages. I don't want to see my peaceful neighborhood become a thoroughfare for other subdivisions. Besides the risks to children and adult residents walking or biking on Thoroughbred, the additional wear and tear on our street is unreasonable. If this new subdivision can't have direct access to River Road, why should we the residents of Dixieland suffer for it? Without direct access there should not be a subdivision developed there.

A second reason is a concern with drainage and possible flooding of streets and homes in Dixieland. Since the development of Evangeline Estates and Country Cottages, Thoroughbred Avenue has experienced sluggish street draining and numerous occasions where the Coulee has over topped its banks. There are frequently areas in my back lot, which is between Dixieland and Country Cottages, where I have standing water for days after almost any moderate rainfall. This was not the case prior to the increase in development in the Montz area. Any new subdivision, especially on that side will only cause an increase in the problem.

A third reason is my concern for property values. There are still quite a number of empty lots in both Evangeline Estates and Country Cottages Subdivision. Developing another subdivision will only create a glut of properties. This will likely devalue all of the properties in the Montz area. In fact, in order to compete, the new subdivision would have to sell at a lower price, which would further decrease the value of homes in the Dixieland Subdivision. In all, this doesn't seem fair to people, many who have owned homes on Thoroughbred for over twenty-five years.

I ask the Planning and Zoning Department to please take all these things, and the wishes of the residents of Dixieland Subdivision into account and deny these requests of these two cases. I would have appeared in person to state these reasons tonight, but I am working night shift. I can be reached for any further comment at my home phone (985) 287-0011 or my cell (985) 817-9637.

Sincerely,


Tammy R. James