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Subject: Nisbet Property development
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To Whom It May Concern,

Van Wyck is a special oasis in which to live, and we work very hard together to keep that from changing. Allowing a development of the proposed size and density would irrevocably change the fabric of our small community, and not for the better.

- The developer should be required to abide by Van Wyck density regulations of one house per acre and/or conservation development standards to keep the area in harmony with the community surrounding it. Due to its proximity and effect on the town of Van Wyck, the Town should be intimately involved with the planning and construction standards.
- Berms and other permanent sound buffers should be installed between the development and the surrounding farms, particularly The Ivy Place, which is an important regional event venue and historical property.
- The development will necessitate the construction of sidewalks on our major arteries for the safe passage of our citizens who walk through. The developer should install the sidewalks on Steele Hill from Van Wyck Rd. to Old Hickory Rd.
- Road improvements or alterations should be made concurrent with the construction of the development, due to the obvious impending danger involved for everyone and the time required to build them.
 - Stoplight at 521 and Steele Hill Rd.
 - Stoplight at Steele Hill Rd and Hwy. 5.
 - Stoplight or, at the very least, 4-way stop at Steele Hill and Van Wyck Rd.
 - Turn lanes for the development on Van Wyck Rd.
 - Truck traffic should somehow be limited through town. These are our homes and children play in their yards. A constant barrage of construction trucks is noisy and dangerous for our residents, both young and old.
- ALL construction traffic should be REQUIRED to access the development

from Hwy. 521, using Van Wyck Rd.

- Final approval for this development, once adapted to the area, should be contingent upon the developer accepting the financial burden of any and all road alterations, berms, sidewalks, and stoplights - in short, any changes to our town that would be required to maintain our standard of living and lifestyle.

Thank you for your attention and time. I implore you to not rezone this property, nor approve this development in its current form, but require *at the very least* that the plans be adapted to fit in a rural neighborhood setting.

Linda M. Pelletier

5085 Old Hickory Road, Van Wyck, SC

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"It is easier to build strong children than to repair broken men." Frederick Douglass

"There can be no keener revelation of a society's soul than the way in which it treats its children." Nelson Mandela