

Hello,

I am Justin Coleman, and reside within your district, at 9129 Coffee Rd. Hahira. As you may be aware, an application for a zone change for a parcel of land off of Old Valdosta Rd. is to be taken up by the Planning Commission this Monday evening, 01/29/24. The request is submitted in order to permit operation of a wedding venue and corporate retreat. The residents in the immediate vicinity are more than just anxious about this potential development.

In the recent ~18 months the same residents were strongly opposed to permitting development of a proposed 20 lot subdivision on Miller Bridge Rd. We felt that permitting such development would set precedent for POSSIBLE further development of other parcels within that region of the county (using the example of growth along the Val Del corridor as precisely what we were trying to prevent). As you recall, the neighborhood residents prevailed and the development was

disallowed. Relative to our new and current threat, I mention the Miller Bridge case only because the opposition to that proposed

development was based solely on what COULD happen if the precedent was set. Obviously, no resident could predict whether our fears would actually be borne out, resulting in a fundamental change in look & feel of this rural area.

However, our concern with the current proposed commercial venue is based not on fear of the unknown or *potential* harm, but on what has already happened and continues in this very area. I am referring to the Fox Ridge wedding venue on Miller Rd.. It is regarded as a scourge for every residence within earshot of the amplified music emanating from the site each weekend, during the temperate seasons of fall and spring. Initially I was ambivalent about the potential of such an operation so close to my home (< 1 mile) thinking it may not be so bad. This was chiefly because I have no experience as to how well amplified music travels. Having talked to residents in the immediate vicinity of Fox Ridge and hearing the passion of their pique about having their tranquility be-spoiled, quickly crystallized my stance on the matter. For those residents, what was formerly an idyllic bucolic setting to enjoy the soft night sounds or simple quiet has been taken away for someone else's financial gain. The primary reason of the majority for dwelling out in the country should not be dismissed for a minority interest.

Now residents at a distance of less than 2 miles to the east of Fox Ridge find ourselves under the exact threat. Again, not a *potential* threat, but an expansion of the very existing menace. There are already two wedding venues in this relatively small geographic area. Additionally, this applicant (Mr. Gresham) operates another wedding venue on the Live Oak plantation in south Cook County, a driving distance