

MPC Commissioners Meeting, November 8, 2007

14. CAMERON GENERAL CONTRACTORS - SHERRILL HILL

11-F-07-UR

15. ANDREWS PROPERTIES, INC.

11-G-07-UR

Dear Mr. Tom Brechko, MPC Staff, & MPC Commissioners,

I am chairman of the Seven Oaks Planning & Development Committee that represents 5 subdivisions surrounding the Sherrill Property that Andrews Properties has written a contract to develop into a major commercial & residential entity. The homeowners of the surrounding properties and I participated in and help write the language for Item 2, Map 10: Proposed Land Use, The SW Sector Plan adopted in 2005. This was a 6-month process that resulted in the homeowners agreeing to recommend that TC-1 would be an acceptable use of the land when it is developed.

Andrews Properties, Inc. of Atlanta, GA wants to build a 6-part commercial and residential entity among 58 single family residences that are 20-40 years old.

At the August 9 Meeting you voted each time for the developers while the chair stated that the homeowners would be protected by the Use on Review Process and that almost all of the recommendations of the MPC Staff were an attempt to micro-manage this project.

Here we are **three months later** awaiting approval of the Use on Review and important concerns are not being addressed in writing on the drawings or on other supporting documents filed with MPC.

The homeowners surrounding the O-1 and the PR-1 sections of this development would like some wording attached to this project by MPC to address the following concerns:

- (1) Hours of operation of deliveries to the Senior Independent Living Center and trash pick-ups at the SILC and apartments. **We suggest 8 am to 7 pm.**
- (2) Clarification of Note 3 where we were led to believe that the developers intention was to provide berming or fencing or landscaping **or some combination** to mitigate noise, security, and line-of-sight issues.
Drawing Ref: M0.01, LA0.01, UR1.01 (SILC), UR1.01 (Multi Family)

I am sorry for the lateness of this request, but the drawings with appropriate notes were not submitted until 10/26 and I received a copy on 10/29.

Sincerely,

Larry Lowell, Chairman 865-470-8299 lnlowell@flash.net

Planning & Development Committee

Seven Oaks, Cedar Bluff, Statesview and Wedgewood Hills Subdivisions