

January 11, 2017

Re: Three Items of concern to Bearden Council members on the January 12, MPC Agenda

Dear Mr. Green and MPC Commissioners,

The Bearden Council is composed of neighborhood representatives from five neighborhoods in the Bearden community, (Westhood, Forest Heights, Historic Sutherland Heights, Lyons View and Kingston Pike/Sequoyah Hills).

Our group has worked since 2001 to implement the goals put forth in the MPC Bearden Village Opportunities Plan. We have worked with over 150 business owners and numerous developers, local government and state organizations, etc. to help beautify, add greenways and improve pedestrian safety/public transit in the area. A great deal of our success thus far can be attributed to the willingness of business owners and developers to join with us in our efforts to implement the Village plan.

Re: Agenda Item 53

3822 Sutherland Avenue rezoning:

In late December I phoned Mr. Hall and invited him to meet with our group re: the property at 3822 Sutherland Avenue to talk about his plan, the need for additional trees in this area, landscaping, small monument signage, etc; design elements which are recommended in the Bearden Village Plan. ***I told him that members of our group believed that the request for the rezoning to C-1 was appropriate, but we would like to see his plan before we supported the rezoning.*** I followed up with an email to him but had no response re: a meeting with our group.

Bearden Council request for a postponement:

We are requesting a postponement of Agenda Item 53 so that we will have an opportunity to meet with Mr. Hall, acquaint him with the Bearden plan, see his site plans and talk with him about ways in which he might contribute to the success of the Bearden Village. **If Commissioners do not want to postpone this item, we request that Commissioners attach a condition to the rezoning approval requiring development of the property to be in compliance with the adopted Bearden Village Opportunities Plan.**

Re: Agenda Item 54: 4811 Lyons View Pike; Bearden Council members support the MPC staff recommendation against the requested rezoning.

Re: Agenda Item 59:

Montessori School request to expand; We oppose the request to expand their facilities. This is a very congested area and the traffic is going to get worse with the completion of the Biltmore shopping center located on the west side of the Montessori School. This area will also become an even more popular pedestrian destination for Bearden residents. We are concerned for pedestrians and the safety of children and their parents entering and exiting this school in their cars and do not believe it would be wise to allow an increased population of students at this school.

We appreciate your consideration of these important matters. Sincerely,
Terry Faulkner,
President: Bearden Council