

Commissioners,

I am writing in opposition to the Woodbury Crossing proposal by the Woda group in Edwards Place subdivision. On the surface this proposal appears to be exactly what what we asked for, but it is far from a fully fleshed out plan.

This is the same company that presented the apartments to us last summer and was previously voted down by your commission. During that process, we asked them if they would consider building single family homes and were told that they do not build single family homes. Imagine our surprise when they came back with a plan for single family homes.

We were notified of this plan, which is very short on details only about a week and half ago. The developer did not reach out to us. We, however, did reach out to the developer to try and include him in a community meeting to get some answers about his plans for these houses. We wanted to know if these would be rentals or for sale. He did not attend the meeting.

We also sent him a list of our questions and concerns. To date we have not received answers back from the developer. The questions we have are:

Regarding the proposed Woodbury Crossing development:

1. Will these be detached single family residential units?
2. Will these 79 units be owner-occupied, or will they be owned by Woda Group (or another business/entity) and managed as rental properties?
3. Will Woda Group build these houses? If not Woda Group, who will be the contractor/builder?
4. Will Woda Group repair the current inadequate sewer system as Edwards Place still has a "temporary fix" in place?

Questions for if Woda Group is selling the lots:

1. Will Woda Group sell the lots individually or will they sell the lots to another business/entity?
2. Do you have a builder identified?
3. What is the expected price range for the lots?

Questions for if Woda Group is building the houses:

1. Who is the realtor that will sell the finished houses?
2. What is the expected price range for the houses?
3. Do you have sample elevations to share?
4. What type of homes will be built? (meaning, site-built, manufactured, modular, etc.)

5. Is there another Woda-developed community similar to this proposed development that we can look at?

We feel it is important that these be owner occupied homes and that the property be finished with the plan that we were promised. This concept plan being presented is bare bones- smaller lots, smaller homes, no amenities. We feel it odd that there would be a separate subdivision attached to our roads . In fact, I am the last house on one side of Lawgiver Circle and the next house would be Woodbury Crossing. That makes no sense. We need a builder that recognizes we are one community. Not two separate communities with homes that may be vastly different in look and style.

In addition, they told one of our community members the plan was already approved. How can that be when it has not come before the planning commission yet? We feel they are playing mind games with us, giving us reason not to trust them as developers. A developer that does not operate with full disclosure of their plans is one that can not be trusted to fulfill the plan as presented. We have already had 4 developers pull out on us, leaving many of us with expensive problems. We are already leery of developers. We need one we can trust.

When the apartments were denied, we had actually been reaching out to other builders as a community and had identified one that is interested in completing our community per the original concept plan should you deny this plan before you. That is our hope and what we want. The original concept plan, what we bought when we signed on the dotted line to commit to Edwards Place. Single family owner occupied homes similar in style and build with amenities, as ONE neighborhood.

Please deny this bare bones concept plan so we can have the community that we deserve and a builder we trust.

Thank you,

Linda Rupp
7200 Lawgiver Circle
Corryton, TN 37721