COMMUNITY MEETING REPORT
Applicant: TRI Pointe Homes
Rezoning Application No. 2022-753

This Community Meeting Report is being filed with the Town of Matthews Planning Department pursuant to the provisions of the Town of Matthews Unified Development Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Applicant mailed a written notice of the date and time of the Community Meeting, and information on how to access the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on February 25, 2022. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:
The Community Meeting was held on Wednesday, March 9, 2022 at 6:30 PM. The Community Meeting was a virtual Community Meeting and was held by way of a Zoom Webinar.

PERSONS IN ATTENDANCE AT MEETING:
The Community Meeting was attended by those individuals identified on Exhibit B attached hereto. The Applicant’s representatives at the Community Meeting were Margaret Puckett and Sean Schuttler of the Applicant, Spencer McNab, Matt Sinkovitz and Joe Niland of BGE, Inc., Nick Burns of Impact Designs, Inc. and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:
The Applicant’s representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and the Applicant’s representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Application No. 2022-753.

John Carmichael provided the current schedule of events relating to the rezoning request. He stated that these dates are the earliest dates that these events could occur, as it is always possible that one of these events could be deferred or delayed. The public hearing is scheduled for Monday, April 11, 2022 at 7 pm at Matthews Town Hall. This will be an in-person meeting with a virtual option. The Town Board meeting starts at 7 pm. I do not know where this will fall on the agenda, so although the meeting starts at 7 pm, this matter could be reached much later than 7 pm. The public hearing is before the Town Board and the Planning Board. The Planning Board meeting is scheduled for Tuesday, April 26, 2022 at 7 pm at Town Hall. I do not know if this will be an in-person meeting or a virtual meeting. Assuming we stay on the current schedule, this rezoning request will go to the Town Board for a decision on Monday, May 9, 2022 at 7 pm at Town Hall.

The site subject to this Rezoning Application contains just under 14 acres and the site is outlined in green on this slide. The site is located on the south side of Marglyn Drive across Marglyn Drive from Alexander Ridge. An I-485 ramp is located immediately to the south of the site. John Carmichael pointed out the streets and uses in the area of the site.
John Carmichael shared a zoning map that shows the current zoning of the site. John Carmichael stated that the site is zoned R-15, which is a single-family residential zoning district. John Carmichael reviewed the zoning of adjacent and nearby parcels of land.

John Carmichael stated that TRI Pointe Homes is requesting that the site be rezoned from the R-15 zoning district to the R-VS zoning district to accommodate the development of a residential community on the site that would contain a maximum of 78 townhome units.

Spencer McNab addressed the meeting and thanked everyone for joining. He reviewed the site plan. He stated that the site plan provides for 78 townhome units. The minimum lot area for each townhome is 3,000 square feet. Spencer McNab stated that all townhomes in the development would have driveways and all the roads within the site would meet the Matthews standards with sidewalks on both sides. He also stated that they would provide a planting strip and a multi-use path along the site's frontage on Marglyn Drive. In terms of the interior of the site, Spence McNab stated that there would be a 50 foot buffer to the highway for the residents which they intend to keep natural and add additional plantings to the buffer. He stated that there would be an amenity area on the west side of the site and various pocket parks within the development. Spencer McNab stated that there would be on-street parking within the development.

John Carmichael asked if the garages could accommodate two vehicles. Spencer McNab stated that the townhomes would each have a two car garage and a driveway that could accommodate two vehicles.

Margaret Puckett addressed the meeting. She provided information about TRI Pointe Homes. Margaret Puckett stated that TRI Pointe Homes is a national builder that works with the local municipalities in order to provide homes that work with the local community. She stated that architecture and streetscape are important to TRI Pointe Homes. Margaret Puckett showed slides of exterior and interior features of various TRI Pointe Homes projects throughout the country. She reviewed elevations of the townhomes proposed for this site. Margaret Puckett stated the townhomes would be 1,900 to 2,100 square feet in size and the projected price point would be in the $410,000 range.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- In response to a question from an attendee about the buffer, John Carmichael stated that the purpose of the buffer next to the I-485 ramp is to provide visual screening and to help mitigate vehicular noise from the ramp. Spencer McNab stated that they would not be proposing a buffer on Marglyn Drive.
- John Carmichael asked how far the townhome units would be setback from Marglyn Drive. Spencer McNab stated approximately 35 feet from the road edge.
- In response to a question concerning plantings near the street edge, Spencer McNab stated that there would be plantings along the street edge.
- Spencer McNab asked Margaret Puckett if TRI Pointe Homes would provide fencing at the back of the townhome units. Margaret Puckett stated that they would offer fencing along Marglyn Drive to the homeowners to create privacy.
• In response to a question from a neighbor on the east side of the site (a representative of the adjacent church), Spencer McNab stated that there would not be a buffer along the east side of the site. The attendee asked if they would be keeping the trees along the eastern boundary of the site. Spencer McNab stated that there would not be any tree save along the eastern boundary of the site due to the steep grade.

• A representative of the adjacent church commented on his concerns relating to trespassing onto the church property. He asked if there would be any fencing along the eastern boundary of the site. Margaret Puckett stated that fencing is not currently in the plan for that area, but they could look at it and consider the fencing. Margaret Puckett asked the representative of the church if he is concerned with homeowners trespassing. The church representative stated that he is concerned with children trespassing onto the church property, and that he feels that a fence is a good idea. Spencer McNab stated that the grade is very steep on the property line, but they would consider installing a fence next to the church. Margaret Puckett asked Spencer McNab if planting would be better due to the steep grade. Spencer McNab stated that a fence would need to be located at the top of the grade and grass and shrubs would need to be planted to keep the grade from eroding.

• In response to a question and a concern about a fence around the storm water pond, Spencer McNab stated that the storm water pond would not have a fence. He stated that the pond would not be deep and it would meet North Carolina standards. Matt Sinkovitz stated that the storm water pond has not been designed yet. It could be a wet or a dry storm water pond. Matt Sinkovitz said that fencing could be provided, but it would be up to the owner to make that decision.

• An attendee commented that fencing and plantings would be good for privacy for the neighbors and the homeowners. He also stated that it would be good for safety, trespassing and privacy. Margaret Puckett stated that she wrote down the comments and would contact the representative of the church to follow up once TRI Pointe is further along with its plans.

• An attendee typed a question regarding amenities on the site that could attract large crowds or significant traffic such as a cabana, pool and etc. John Carmichael asked Margaret Puckett what types of amenities would be offered in the development. Margaret Puckett stated that there would not be a pool, cabana or any type of physical amenity that would be put in place by TRI Pointe. She stated that the amenities would be passive in nature such as a park area with benches and pathways for the homeowners in the community.

• In response to a question about the traffic pattern on Marglyn Drive, Nick Burns stated that a traffic study has been completed during peak hours and it found that 75% of traffic heads west in the morning towards Butler High School and the reverse in the evening hours. He stated that the maximum trips during peak hours is 50. Nick Burns stated that a turn lane into the site is not warranted due to NCDOT and the Town of Matthews standards.

• In response to a question about building a sidewalk along Marglyn Drive, John Carmichael asked Spencer McNab how wide the planting strip would be on Marglyn Drive. Spencer McNab stated that the planting strip would be 8 feet wide and the multi-use path would be 10 feet wide. The multi-use path would be for pedestrians and bicycles. Margaret Puckett stated that according to the Town of Matthews Planning Staff the multi-use path would be a nice addition due to all the walkers on Marglyn Drive. Nick Burns stated that a striped crosswalk across Marglyn Drive would be added to provide access.
In response to a question about water draining onto the neighbor’s property, Spencer McNab stated that the water would drain on site to the drainage basin and not drain onto the neighbor’s property. Matt Sinkovitz added that the backyards of the townhomes would have a swale with a storm water system that collects the water. He also stated that the storm water management system is a requirement of the State and the Town.

In response to a question about the expected timeframe to break ground, John Carmichael stated that the Town could make a decision on the rezoning request on May 9. Margaret Puckett stated that the ground breaking could occur in late 2022 or early 2023, and physical structures would not be present on the property until 2024.

In response to a question about a setback from the property line, Spencer McNab stated that the back of the townhomes are required to be 20 feet from the property line. John Carmichael asked the attendee if the question was if there was any common open space along the eastern boundary of the site, and the attendee stated yes. Spencer McNab stated that there is not any common space along the eastern boundary of the site. Margaret Puckett asked Spencer McNab if a buffer is required along the eastern boundary line of the site and Spencer McNab stated that a buffer is not required in that area under the Zoning Ordinance.

John Carmichael stated that if the attendees have any additional questions they can reach out to him and that his contact information is on the Notice that he mailed to area residents.

An attendee asked if a copy of the presentation could be emailed to him. John Carmichael stated that he would email the presentation to the individuals who provided their email addresses to get the link to the meeting.

John Carmichael thanked the attendees for attending the meeting and the meeting was adjourned.

CHANGES MADE TO THE APPLICATION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

No changes have been made to the rezoning plan or to the Rezoning Application as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 27th day of April, 2022.

TRI Pointe Homes, Inc., Applicant

[Signature]

John Carmichael, Agent
EXHIBIT A-1
Tax Parcel #21509106
The Leon Levine Foundation
6000 Fairview Road Suite 1525
Charlotte, NC 28210

Tax Parcel #21509109
Natalya Goncharuk
2100 Margyn Drive
Matthews, NC 28105

Tax Parcel #21509104
Barbara K. Cagle
Ward H. Cagle
2000 Margyn Drive
Matthews, NC 28105

Tax Parcel #21509105
Baptist Church of Salvation
1924 Marglyn Drive
Matthews, NC 28105

Tax Parcel #21510399
Natalya Goncharuk
Yuriy Podgurniy
1721 Margyn Drive
Matthews, NC 28105

Tax Parcel #21510301
Jennifer Stevenson
Matthew Blackmon
2130 Alexander Ridge Drive
Matthews, NC 28105
Tax Parcel #21510302

Denise Caudle Cothran
Michael Timothy Cothran
2126 Alexander Ridge Drive
Matthews, NC 28105

Tax Parcel #21510303

Jillian Schatzam
Zachary W. Schatzam
2122 Alexander Ridge Drive
Matthews, NC 28105

Tax Parcel #21510212

Curtis Ward Stilwell
Vickie Stilwell
1821 Marglyn Drive
Matthews, NC 28105

Tax Parcel #21510331

Inspire at Royal Park LP
c/o Altus Group
PO Box 92129
Southlake, Texas 76092

Tax Parcel #21510330

Liberty Healthcare Properties of North Carolina LLC
c/o Altus Group
2334 S 41st Street
Wilmington, NC 28403

Tax Parcel #21510304

AMH NC Properties LP
30601 Agoura Road Suite 200
Agoura Hills, CA 91301
Tax Parcel #21510305
Mariya I. Habovda
Volodymyr M. Habovda
1915 Marglyn Drive
Matthews, NC 28105

Tax Parcel #21510306
Senay Weldeghebriel Haile
1919 Marglyn Drive
Matthews, NC 28105

Tax Parcel #21510307
David Barron
Aprel Barron
1923 Marglyn Drive
Matthews, NC 28105

Tax Parcel #21510308
Christina Conrad Felder
Michael D. Felder
1927 Marglyn Drive
Matthews, NC 28105

Tax Parcel #21510221
Lois R. Marmillion
2001 Marglyn Drive
Matthews, NC 28105

Tax Parcel #21510220
Genesis Farach-Almonte
Erick J. Almonte
2015 Marglyn Drive
Matthews, NC 28105

Tax Parcel 21510219
Nathanael Garcia
2031 Marglyn Drive
Matthews, NC 28105
Tax Parcel #21510218
Jeffrey B. Murphy
Lisa M. Murphy
2111 Marglyn Drive
Matthews, NC 28105

Tax Parcel #21510210
Debora S. Wilson
Curtis W. Stilwell
1821 Marglyn Drive
Matthews, NC 28105

Tax Parcel #21510213
Joe E. Orr
Gail M. Orr
1813 Danny Court
Matthews, NC 28105

Tax Parcel #21510223
Crystal Lail
Jason Lail
1825 Danny Court
Matthews, NC 28105

Tax Parcel #21510224
Joseph Maugeri
Rosa Maugeri
1831 Danny Court
Charlotte, NC 28105

Tax Parcel #21510225
Edward A. Thompson
Rebecca A. Thompson
1835 Danny Court
Matthews, NC 28105
Tax Parcel #21510299
Zeb Osborne
Elisha Osborne
1824 Danny Court
Matthews, NC 28105

Tax Parcel #21510207
Edward Paul Starnes
June Michelle Starnes
1701 Marglyn Drive
Matthews, NC 28105

Tax Parcel #21510215
Liberty Healthcare Properties of Matthews LLC
2334 S 41st Street
Wilmington, NC 28403

Tax Parcel #21510204
Charlotte Mecklenburg Board of Education
PO Box 30035
Charlotte, NC 28230

Tax Parcel #21510298
Alecia Stephens-Shuford
1830 Danny Court
Matthews, NC 28105

Tax Parcel #21510110
Department of Transportation
PO Box 640
Albemarle, NC 28001
EXHIBIT A-2
NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Community Meeting - Rezoning Application No. 2022-753 filed by TRI Pointe Homes to request the rezoning of an approximately 13.62 acre site located on the south side of Marglyn Drive across Marglyn Drive from Alexander Ridge (Tax Parcel No. 215-091-06)

Date and Time of Meeting: Wednesday, March 9, 2022 at 6:30 p.m.

Place of Meeting: See Below for Information on How to Access the Virtual Community Meeting

We are assisting TRI Pointe Homes (the "Applicant") in connection with a Rezoning Application it has filed with the Town of Matthews requesting the rezoning of an approximately 13.62 acre site located on the south side of Marglyn Drive across Marglyn Drive from Alexander Ridge (Tax Parcel No. 215-091-06) from the R-15 zoning district to the R-VS zoning district. The purpose of this rezoning request is to accommodate the development of a residential community on the site that would contain a maximum of 78 one-family attached dwelling units (townhomes).

The Applicant will hold a virtual Community Meeting prior to the Public Hearing on this Rezoning Application for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Mecklenburg County Tax Records indicate that you are an owner of property that is located near the site.

Accordingly, on behalf of the Applicant, we invite you to participate in the virtual Community Meeting regarding this Rezoning Application on Wednesday, March 9, 2022 at 6:30 p.m. Area residents and representatives of area organizations who would like to participate in the virtual Community Meeting must email their email addresses to communitymeeting@robinsonbradshaw.com to receive an electronic invitation and link to the virtual Community Meeting. If you do not have access to the internet or cannot otherwise participate in the virtual Community Meeting and would like a hard copy of the presentation mailed to you, please contact John Carmichael at the email address or phone number below.

Once you log into the virtual Community Meeting, a presentation regarding the Rezoning Application will be provided. After the presentation, attendees will have an opportunity to ask questions.

Representatives of the Applicant look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or email John Carmichael at jcarmichael@robinsonbradshaw.com.

Thank you,

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Jay Camp, Town of Matthews (via email)

Date Mailed: February 25, 2022
EXHIBIT B
Meeting ID: 93728574151

Virtual Community Meeting for Rezoning Application No. 2022-753

<table>
<thead>
<tr>
<th>Name</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>John Carmichael</td>
<td><a href="mailto:jcarmichael@robinsonbradshaw.com">jcarmichael@robinsonbradshaw.com</a></td>
</tr>
<tr>
<td>Margaret Puckett</td>
<td><a href="mailto:margaret.puckett@tripointehomes.com">margaret.puckett@tripointehomes.com</a></td>
</tr>
<tr>
<td>Matt Sinkovitz</td>
<td><a href="mailto:msinkovitz@bgeinc.com">msinkovitz@bgeinc.com</a></td>
</tr>
<tr>
<td>Spencer McNab</td>
<td><a href="mailto:smcnab@bgeinc.com">smcnab@bgeinc.com</a></td>
</tr>
<tr>
<td>Sean Schuttler</td>
<td><a href="mailto:sean.schuttler@tripointehomes.com">sean.schuttler@tripointehomes.com</a></td>
</tr>
<tr>
<td>Nina Speed</td>
<td><a href="mailto:nspeed@robinsonbradshaw.com">nspeed@robinsonbradshaw.com</a></td>
</tr>
<tr>
<td>Nick Burns</td>
<td><a href="mailto:nick@impactdesignsinc.com">nick@impactdesignsinc.com</a></td>
</tr>
<tr>
<td>Joe Niland</td>
<td><a href="mailto:jniland@bgeinc.com">jniland@bgeinc.com</a></td>
</tr>
<tr>
<td>Alexis Hall (Spencer McNab)</td>
<td><a href="mailto:smcnab@bgeinc.com">smcnab@bgeinc.com</a></td>
</tr>
<tr>
<td>Baptist Church of Salvation</td>
<td></td>
</tr>
<tr>
<td>Ed Starnes</td>
<td></td>
</tr>
<tr>
<td>Mike Felder</td>
<td></td>
</tr>
<tr>
<td>Alex</td>
<td></td>
</tr>
<tr>
<td>Start Time</td>
<td>End Time</td>
</tr>
<tr>
<td>------------</td>
<td>------------</td>
</tr>
<tr>
<td>3/9/2022 18:06</td>
<td>3/9/2022 19:06</td>
</tr>
<tr>
<td>3/9/2022 18:06</td>
<td>3/9/2022 19:06</td>
</tr>
<tr>
<td>3/9/2022 18:09</td>
<td>3/9/2022 19:06</td>
</tr>
<tr>
<td>3/9/2022 18:10</td>
<td>3/9/2022 19:06</td>
</tr>
<tr>
<td>3/9/2022 18:11</td>
<td>3/9/2022 19:05</td>
</tr>
<tr>
<td>3/9/2022 18:13</td>
<td>3/9/2022 19:06</td>
</tr>
<tr>
<td>3/9/2022 18:15</td>
<td>3/9/2022 19:05</td>
</tr>
<tr>
<td>3/9/2022 18:25</td>
<td>3/9/2022 19:05</td>
</tr>
<tr>
<td>3/9/2022 18:29</td>
<td>3/9/2022 19:05</td>
</tr>
<tr>
<td>3/9/2022 18:30</td>
<td>3/9/2022 19:06</td>
</tr>
<tr>
<td>3/9/2022 18:31</td>
<td>3/9/2022 19:03</td>
</tr>
<tr>
<td>3/9/2022 18:32</td>
<td>3/9/2022 19:05</td>
</tr>
<tr>
<td>3/9/2022 18:42</td>
<td>3/9/2022 19:05</td>
</tr>
</tbody>
</table>
Participants
13

In Waiting Room
No
No
No
No
No
No
No
No
No
No
No
No
No
No
No
No
No
No
EXHIBIT C
Rezoning Application No. 2022-753

Tri Pointe Homes, Applicant

Community Meeting
March 9, 2022
Rezoning Team

- Margaret Puckett, Tri Pointe Homes
- Sean Schuttler, Tri Pointe Homes
- Spencer McNab, BGE, Inc.
- Matt Sinkovitz, BGE, Inc.
- Joe Niland, BGE, Inc.
- Nick Burns, Impact Designs, Inc.
- John Carmichael, Robinson, Bradshaw & Hinson, P.A.
Current Rezoning Schedule

• Public Hearing: Monday, April 11, 2022 at 7:00 PM at the Matthews Town Hall

• Planning Board: Tuesday, April 26, 2022 at 7:00 PM at the Matthews Town Hall

• Town Board Decision: Monday, May 9, 2022 at 7:00 PM at the Matthews Town Hall
Site – 13.83 Acres
Site – 13.83 Acres
Current Zoning of the Site and Surrounding Parcels
Rezoning Request

Requesting that the site be rezoned from the R-15 zoning district to the R-VS zoning district to accommodate the development of a residential community on the site that would contain a maximum of 78 townhome units.
Site Plan
Tri Pointe Carolinas
Love a good story? Here’s Ours.

A different kind of homebuilder
We’re in the life-changing business, dedicated to designing homes, neighborhoods and experiences that inspire and uplift our customers, our team members and the communities we serve.

Life that inspires homes. Homes that inspire life. It’s our toughest mission and highest calling.
Local Design Capabilities
Townhome Elevations
NOTE: DESIGN AND DESIGN REPRESENTATION OF THESE BUILDING ELEVATIONS IS BY OTHERS, CONCEPTUAL IN NATURE, AND INCLUDED FOR REFERENCE ONLY. SEE DEVELOPMENT STANDARDS NOTE SHEET R2-1.
Jay Camp <jcamp@matthewsnc.gov>
To: Vickie Stilwell <candvstilwell@windstream.net>, Cc: John Higdon <mayorhigdon@matthewsnc.gov>, Ken McCool <kmccool@matthewsnc.gov>, Renee Garner rgarner@matthewsnc.gov, Mark Tofano <mtofano@matthewsnc.gov>, John Urban <jurban@matthewsnc.gov>, lwhitney@matthewsnc.gov, “Canipe, Brett D” <bdcanipe@ncdot.gov>, jcarimi@robinsonbradshaw.com, Shana Robertson <srobertson@matthewsnc.gov>

Ms. Stillwell,

Thank you for your email. I have forwarded it to Darin Hallman, the staff planner assigned to this rezoning request. If you don’t mind, we will add your email to our public comment link on the Town website. Please feel free to reach out to one of us if you have further questions or concerns or would like an update on the status of the project. Darin’s contact information is below.

Updates on the project will be posted here under 2022-753: https://www.matthewsnc.gov/pview.aspx?id=20799&catid=567

Thanks

Darin Hallman, AICP
Planner/GIS
704-708-1236
dhallman@matthewsnc.gov

On Wed, Mar 2, 2022 at 10:59 AM Vickie Stilwell <candvstilwell@windstream.net> wrote:

To: Town of Matthews Mayor, Commissioners, Planning Commission, NCDOT Division Engineer and John Carmichael at Robinson Bradshaw

Subject: Opportunity to address dangerous situation on Marglyn Drive prior to considering rezoning application No. 2022-753

From: Vickie Stilwell, 1821 Marglyn Dr Matthews, NC 28105

candvstilwell@windstream.net

Hello all, I am hoping to have a dangerous road situation addressed while a rezoning consideration is before the Town of Matthews. The road is Marglyn Dr and Rezoning application is No. 2022-753, Tax Parcel 215 091 06.

I am Vickie Stilwell. My husband, Curtis, and I have lived at 1821 Marglyn Dr since 1970. Over the years, traffic by our house has steadily increased. The 90° curve on Marglyn Dr runs along our property line. It is a dangerous curve, with many accidents occurring throughout the decades we've lived here. The steep bank opposite our driveway and the entrance to Alexander Ridge makes the curve even more hazardous. We've lost many trees due to repeated vehicle blows and damage. Somehow there has not been a 'head on' collision in the curve, but I fear it is a matter of time before there is a tragedy. I hear screeching tires daily as people take the curve too fast.

NCDOT installed chevron signs a few years ago. That has helped alert drivers to slow down; the signs have been replaced numerous times when taken down by vehicles leaving the road.

There is a rezoning request before the Town of Matthews. I believe now would be the time to address this undesirable and dangerous road design. Perhaps the property owners and developer could be asked to allow a small portion of land to be used to improve the degree of angle in the curve. The Baptist Church of Salvation owns a bit of the property in the curve. Hopefully they would cooperate if they needed to allow an adjustment beyond the current right of way.

I will attach a copy of the tax map that illustrates the curve and the properties affected.

Thank you for considering my request, for the sake of our property and possibly people's lives as more traffic uses Marglyn Dr each day.

Sincerely, Vickie Stilwell
I have one question/concern about the proposed property development at Marglyn/Alexander Ridge… While not opposed to the development, my concern is the increased traffic around the blind curve at the entrance to our Alexander Ridge neighborhood. What would be the plans to help that? Would a light be installed? --