

Brown, Jonathan W. - PDR

From: Elizabeth Roark <roark.elizabeth@gmail.com>
Sent: Wednesday, October 16, 2019 12:37 PM
To: Brown, Jonathan W. - PDR; Saunders, Richard L. - PDR
Cc: Betty Foglesong
Subject: Inquiry re: Ordinance 2019 - 270: Foushee Street rezoning

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Mr. Brown and Mr. Saunders,

I am the managing member of Windswept Investments LLC, owner of 11 S. Foushee Street. I am writing to express several concerns with the upcoming meeting regarding the proposed rezoning.

By way of background, I learned of the planned development from a Biz Sense article on June 12. On June 26, I initiated a meeting with Will Kennedy, Director of Land Acquisition and Strategy for Eagle, when we discussed the current "draft" plans. I was told that these were only preliminary and I would be notified of revisions, especially given the lack of consistency between the plans and the site grade (plans show a completely level site despite there being a 12 foot drop between Main and Cary along Foushee).

On July 17 Will emailed me that there was an to be an internal Eagle meeting on July 18 after which I would be given revised plans.

Hearing nothing, I emailed Will on October 2. I heard nothing until October 14 when he sent the updated plans and draft ordinance, which is also when I learned about the meeting to be held on Monday..

The plans he shared remain substantially the same as in June, so my initial concerns have not been addressed and a few others have arisen:

- 1) the plans for changing the grade of the project site,
- 2) how alterations to the site will have a substantial effect on the structural integrity of my building as well as drainage implications depending on how the grade is changed,
- 3) no measurements on the elevations,
- 4) no materials for rear of buildings have been specified, and
- 5) renderings show several windows that appear to be bricked in or covered with another material.

I learned that certified letters were sent to surrounding property owners on October 10 concerning the upcoming hearing. To date I have not received such a letter.

Further, I understand that there should be notes from the staff indicating whether or not they recommend approval of the ordinance. I have not received a copy of these.

All in all, I do not have adequate information or time to evaluate the proposed ordinance and its impact on my property prior to the hearing. I would have hoped to have dialog with the developer far in advance of a meeting being scheduled.

For all these reasons, I would like to request a delay in the hearing to allow me to fully review the plans, the ordinance, and assess potential impact to the building as well as potential mitigation steps and costs. What is the process to request a postponement or continuance?

In addition, I would like to set up a meeting to ask questions regarding the process as well as share my concerns in more detail. Would it be possible for me to meet with either one or both of you on Thursday before 3 or Friday after 12? Barring that, would you have time for a phone call?

Thank you in advance for your advice and consideration.

Regards,

Elizabeth Roark
Managing Member
Windswept Investments LLC
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