

My name is Bill Ferrell. I am the on-site manager for the Meadowmont HOA. Tonight I am speaking on behalf of the Board of Directors,

The Meadowmont Community Association Board of Directors is NOT opposed to development in Meadowmont.

That said: we believe that any new development should conform to existing architectural styles and established guidelines. The proposed Bella Vista development in Meadowmont Village exceeds the square footage guidelines for that building site as was approved in the original Meadowmont master plan.

We are very concerned about the following issues and the impacts they will have on the Meadowmont community:

- **Size and Design:** The scale of the proposed building is not in proportion with other buildings in Meadowmont Village, where no building exceeds three stories. The height and large footprint of the proposed building will drastically change the streetscape in Meadowmont Village.
- **Traffic:** A building of the proposed scale will significantly increase traffic in Meadowmont, likely adding hundreds of cars per day on West Barbee Chapel Road alone. This additional traffic will pose increased danger to pedestrians and cyclists, especially those crossing West Barbee

Chapel Road at the crosswalks for existing buildings and the greenway trail.

- **Parking:** The proposed development will worsen the parking problems in Meadowmont Village, where it is already very difficult to find parking spaces on weekdays. The building will be situated on part of the existing parking lot and will add an increased demand for parking. During construction, even more of the available parking spaces will be used for construction equipment and supplies.
- **Storm Water Runoff:** Impervious surface changes resulting from the proposed building are likely to affect storm water runoff and may cause damage to the adjacent greenway trail, pond, and dam. Any required repairs or upgrades cannot and should not be absorbed by the association or community at large.

Thank you for listening to us tonight.