

January 5, 2023

Godfrey Eason

IMPORTANT

We urge you to attend the Planning and Zoning meeting (described below) to show support for our work and to fight a proposed trailer park to the south.

1. This is a summary of the *Ad Hoc Working Group* with regard to Sobel Funds VII LLC site plan for major construction adjacent to Lake in the Woods Drive. It is to inform you of the results of all discussions. The Working Group comprised concerned owners in the 4 communities along LITW Drive. Most are from the two largest communities - Lake in the Woods (217 homes) and about 75 in Primrose. Presidents from both of those are involved in the group. There are <20 homes total in other communities.

The major construction is for larger retail stores; there are no “large box” buildings or buildings higher than two stories in the site plan. There are two areas reserved for “future development.” Because any future buildings in those reserved areas must go through additional Public Review we are protected from undesirable construction at this time. Our goals have therefore been about the required buffer zone to ensure maximum opacity and sound control during and after construction.

The Sobel Group has been very cooperative in this regard. It agreed to construct a block wall near the Lake in the Woods entrance, add 15 feet to the buffer zone depth, leave as many native plants as feasible that are currently growing in the buffer zone, add heavy landscaping along Lake in the Woods Drive, and will transplant a number of oak trees from their property to the buffer zone. The buffer zone extends almost all the way to Walgreens. Their agreement will especially ensure the large drainage area and the “line of sight” view exiting Primrose are approximately 90% obscured.

The Working Group has unanimously agreed to support the project with these additional requirements. These will be part of the Conditions and Requirements set by the Planning and Zoning Committee and sent to the County Commissioners as a matter of law and **cannot be** unilaterally changed by the Sobel Funds VII group. A copy of the site plan and correspondence from their attorney is enclosed. We need lots of hands to vote “YES” on the Sobel Group proposal.

2. This week a **different** developer submitted a proposal to build a **trailer park** just south of the retail stores. We believe a trailer park may have catastrophic consequences for our 4 communities, may seriously impede a pleasant shopping experience at the newly constructed large retail stores, and lower the appeal and likelihood of upscale multi-family housing.

We urge you to attend the Planning and Zoning meeting at 9:00 a.m. on Monday at the Courthouse on 20 North Main Street. We need lots of hands to vote “NO” on the trailer park proposal.