

**Planning Commissioner's Written Comments  
October 9, 2012**

**Meadows at Southpoint (Z1200001)**

**Ms. Board** – I have mixed feelings about this. There are many aspects of it which I support. Specifically, gas station improvements, apartments, buffer on south side, entrances further from the intersection. My no vote is due to my concerns about the traffic and citizen concern about the nature of retired sales in the stronger portion. To address these concerns before the next public hearing, I hope that the applicant would make the following changes \* More details about internal connection showing that entrances 3 will have some internal connection to the gas station. \* Clarify or restrict office and retail uses within the storage component. \*Provide non-committed material with examples of this type of storage. \* address visibility concerns at entrance #1

**Mr. Davis** – I vote approval based on plan amendment and additional committed elements.

**Ms. Mitchell-Allen** – I voted to approve.

**Mr. Padgett** – Yes, reasonable request.

**Ms. Winders** – This development would raise traffic to 110% of level D capacity on Rt. 54, even with all the turn lanes and use restrictions proffered. On Barbee Road intersection traffic would exceed the standards even with proffer. Approval of this development would make future development of underutilized land on the other side of Rt. 54 extremely problematic. The community would be better served by a less intense development on this site. No design commitments were made for the storage units. The proposal is not adequate to insure attractive appearance. Other affordable housing is available in the neighborhood, but I would like to see a large development like this commit to a small number of affordable units.