

My name is Patricia Edwards and I am the daughter of Ruth Plott and her attorney-in-fact along with my brother Billy Plott. My mother currently owns three parcels that adjoin the Triangle developer's property proposed for 200 apartment units. ~~The Plott~~ <sup>Our</sup> parcels are 2.99, 19.04 and 25.88 acres (totaling over 47 acres). I have attached to my written statement a map depicting the Plott Family property including property that I personally own, all of which adjoin or are in close proximity to the proposed Apartment Complex.

Having been a resident of this neighborhood for ~~almost~~ <sup>over</sup> 50 years, I am very familiar with its growth patterns and the character of the existing neighborhood community along Plott Creek and Plott Creek Road. I am also very familiar with the ~~highest and~~ best use of the Plott Family property. Both the existing neighborhood character and the Plott Family property are predominately linked to single family residential use and farming.

As a representative of the Plott family and with considerable knowledge of the properties along Plott Creek Road, I believe that the apartment complex will have a substantial negative impact on the property values of our family's land as shown on the attached drawing. The apartment complex will substantially impede the use and enjoyment of our property for single family and farming use. Plott Creek, named after my family, is a cherished treasure in the community and development along its banks with ~~such as~~ <sup>of such a</sup> a dense apartment complex ~~such as~~ <sup>as</sup> that proposed not be allowed.

I, along with my brother, and Thom Morgan have filed a complaint against the Town and the developer for what we believe to be an illegal zoning action to change the single-family nature of our neighborhood to one supporting apartment development. We believe that it is plain that the Town ignored its responsibilities to preserve the integrity of the history of Plott Creek Valley for single family and farming uses. We believe that the site plan before this body does nothing more than accelerate the decline of the character of Plott Creek Valley, especially the unique qualities of Thom Morgan's cattle farm and my families' lands. Once apartments get a foothold here then our properties will be permanently damaged.

My family had been approached to allow utility access for the apartment complex which we declined due to our objections to the development. We are not aware of how the developer intends to extend public water and sewer to the site without crossing our lands, which we oppose.

My attorney will explain the many reasons why this apartment complex applications does not comply with the Town's ordinances. Please hold the developer to strict compliance with all Town standards, which its application has failed to adhere to.

