

From: [Marian Smith](#)
To: [Gary Plumbley](#)
Cc: ["Kevin Finley"](#); ["Adam Ragsdale"](#); ["Harold Yellin"](#); ["Tom Cetti"](#)
Date: Thursday, November 14, 2013 5:47:41 PM
Attachments: [adjacent property contact.pdf](#)
[adjacent property contact summary.xlsx](#)
[Victory Manor Perspectives.pdf](#)

Dear Gary,

Thank you for meeting with us this morning. I wanted to provide both a summary and supporting detail of our efforts to both contact and receive feedback from the home owners affected by our pending general development plan submission.

Given the lack of community organization along Victory Manor Place and Hibiscus, I have made a concerted effort to contact and engage all of the property owners indicated, giving them notice where at all possible and holding two community meetings (November 1 and today, both at IHOP). Attached is a map of the properties which I contacted (with homeowner vs. absentee owner indicated) and a spreadsheet I used to track my communications and efforts. I called where a phone number could be found through research, hand-delivered and mailed letters, and had numerous conversations, in-person meetings and emailed those that responded. Additionally, I inquired to the MPC of any people that had responded directly to the MPC with inquiry (you provided that information via email) and contacted those parties, where possible. Finally, the required notice is posted on the property and my leasing sign is clearly visible on the shopping center property.

The communication and feedback from many of the property owners were grateful that the road would be improved. Access to the shopping center from Victory Manor Place is viewed as a positive to the residents. Most concerns were about existing conditions off of my clients' property (traffic and trash along Victory Manor Place, excess pedestrian traffic coming through the extended Victory Manor Place right of way, etc.). Questions regarding the types and caliber of new tenants, efforts to shield the noise, etc., and placement of trash receptacles were asked as well as concern over the management of the demolition of the remaining homes on the east side of Victory Manor Place (owned by my clients). I relayed all information to my clients and we are taking extra efforts to communicate with the homeowners by planning to provide them with notice of demolition and other work, when that time comes.

I've provided the property owners (hand-delivered and emailed) with the renderings of the "as-is" photos and architects' renderings of the proposed fence and landscaping (attached) that we shared with you this morning.

Unfortunately, I will be out of town and unable to attend the MPC meeting. Feel free to email or call me with any questions you may have.

Truly,

Marian

Marian E. Smith

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Savannah, GA 31406

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912.308.7740 (mobile)

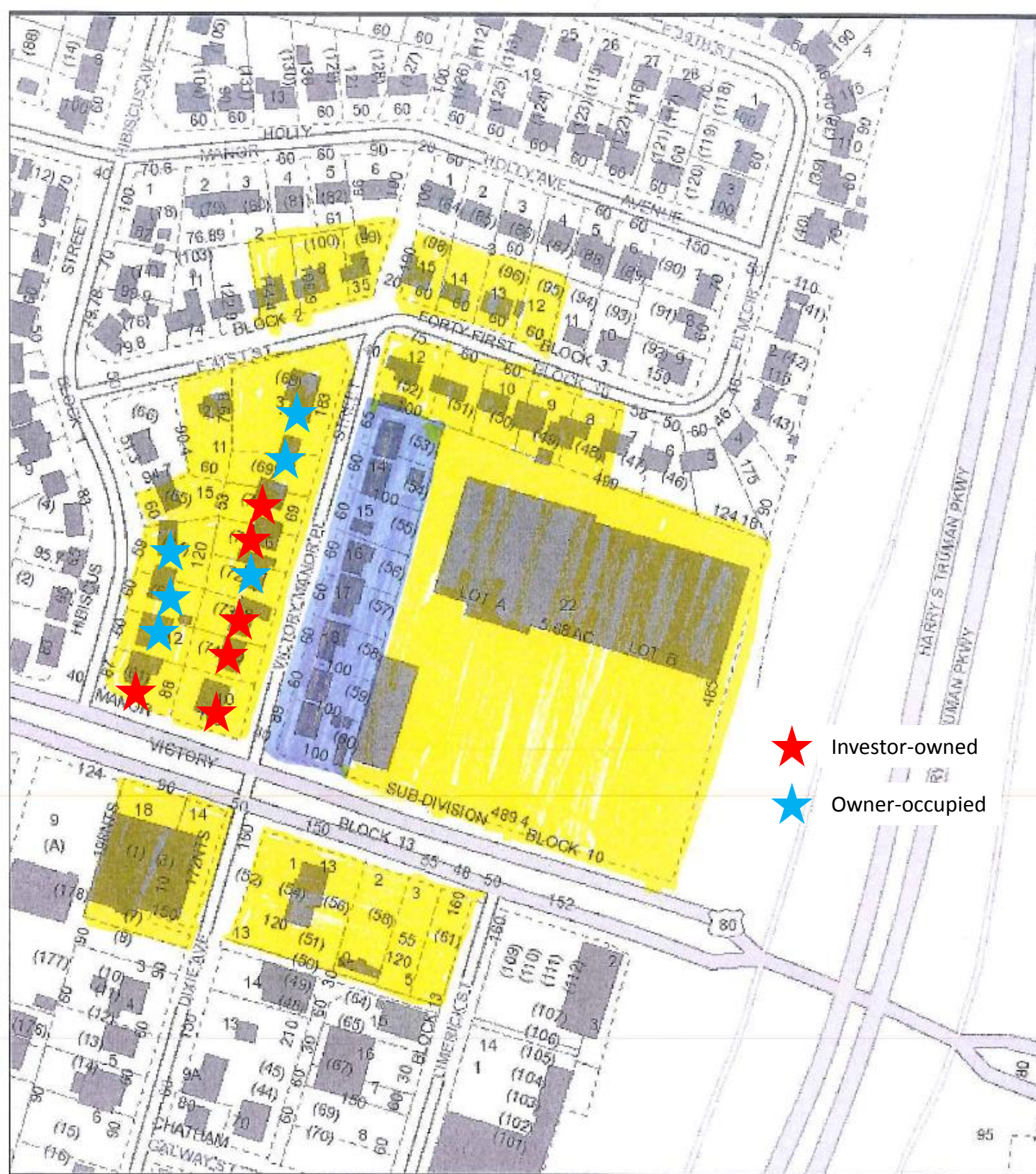
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Please consider the environment before printing this email



- ★ Investor-owned
- ★ Owner-occupied

VICTORY MANOR



- | | | | |
|-----------|--------------------|----------------|--------------------------|
| Map Text | A63 | Parcels | US Highways Labels |
| Buildings | A40; A41; A44; A45 | Chatham County | State/US Highways Labels |
| A11; A15 | A50; A51 | Interstates | US Highways Labels |

Subject Properties
Adjacent Properties

Victory Crossings
Residential Impact Contact

<u>called</u>	<u>met</u>	sent letter and/or rendering <u>letter</u>	<u>email</u>	Lives <u>in</u>	OO or Investor	Address	<u>additional contact</u>	Owner
could not locate number				CO	I	1 Victory Manor Place		Mary, Barbara Kay, & Ponville Batten
yes		yes	yes		I	3 Victory Manor Place		Lenora & Frank Stevens Cowart
yes		yes	yes		I	5 Victory Manor Place		Lenora & Frank Stevens Cowart
could not locate		yes - house vacant			OO	7 Victory Manor Place		Curtis R. Jordan, Sr. c/o Jacqueline Smith
				YES	I	9 Victory Manor Place		Mario A. Young
yes		yes	yes	IN	I	11 Victory Manor Place	Elizabeth Cooler	Robert L. Templeton
yes	1-Nov	yes			OO	13 Victory Manor Place	John Miller & Dr. Larry	Kenneth Klinkert, Jr., et al
yes	1-Nov	yes	yes		OO	15 Victory Manor Place		Patricia & Solomon Dillon, Jr.
yes		yes		sav	I	2 Hibiscus Avenue		Dan Kim
		yes			OO	4 Hibiscus Avenue		Joyce Walker
		yes			OO	6 Hibiscus Avenue	Charlotte Thomas	Benjamin & Betty Thomas
		yes			OO	8 Hibiscus Avenue		James Dixon

- = contacted MPC
- = owner/occupant
- = Investor

Phone
Number

I.m. 233-6808

oof - email 236-0261

Kenya Smit 236-7071 wrong no.

540-325-7120

233-8418 Im

sdjr@com 238-5877 10:30

655-3477 mobile

8981678

897-7031 disconnected