

Laurelbrook Planned Development-Conditional District Rezoning Statement

The proposed Laurelbrook development is consistent with the Sherrills Ford small area plan and utilizes the density bonus referenced by providing significantly more open space. This development will study traffic improvements at the Mt Pleasant Rd/Sherrills Ford Rd, Island Point Rd/Sherrills Ford Rd, and Sherrills Ford Rd/NC-150 intersections and any safety concerns referenced in the small area plan. Laurelbrook, with its perimeter buffers and combination of berms/fences/landscaping, will be compatible or exceed that of surrounding areas. We expect a quality development like Laurelbrook will raise property values in the surrounding communities and improve public utilities and intersections in the local area.