

Bob & Jane Boone
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678-585-0484



July 20, 2009

Ms. Jackie Deibel
City of Roswell
Planning and Zoning Division
38 Hill Street, Suite G-30
Roswell, GA 30075

Subject: PV09-01 – Parkway Village
Race Trac Convenience Store with gas pumps
215,200 Crossville Rd., Land Lot 430
Parkway Village Overlay with variances & a Stream Buffer Variance

Dear Ms. Deibel:

As a property owner in the adjacent townhouse community of Crabapple Commons and more particular the resident of townhouse #8 as designated on your file plan, we strongly object to the proposed Race Trac Convenience Store and gas pumps. Due to the nature of the proposed development, our three objections cannot be overcome. They are noise, lighting and subsequent lowering of the value of our home and our community. The convenience store and gas filling station will generate noise 24/7 and the lighting will be a problem every night and more severe during the winter months when the buffer trees lose their foliage. The headlights of all the vehicles will just add to the lighting problem.

We experienced a similar lighting problem but to a much lesser degree when we moved into our townhouse in May. We had no problems with the lighting of the access road to the USPS facility until winter came and the trees started to lose their leaves. At that point, the lights became a problem. They were bright enough to light up our patio and shine into our living room and bedroom windows. Some of my neighbors had the same problem. Therefore, I met with the Post Master and explained our problem. He said he wanted to be a good neighbor and would turn the lights off. I believe he has installed a sensor to turn the lights on and off for the mail delivery truck which arrives nightly at about 3:00am. Obviously, this has taken care of the problem.

Based on the negative impact of the lights we originally had from the USPS access road, we can just imagine the impact of the lighting required for a filling station operation. This problem coupled with the noise factor that will be generated will make the situation intolerable.

When we purchased our home we were aware of the potential development of the property. However, based on the Parkway Village Overlay, we were assured it would eventually be developed either as residential or offices. These types of development

would be compatible with the neighborhood and our community and would not have the negative impact that would be caused by the proposed convenience store. Needless to say, if we knew a convenient store would be built on the site, we would not have purchased our townhouse. We moved here for our retirement and to enjoy the serenity and sense of community offered at Crabapple Commons and general area. We do not want to loose this and be forced to move.


Therefore, we hope the Planning and Zoning Division does not recommend approvals and the Mayor and City Council denies the applicant's requests.

We plan to shorten our vacation to attend the meeting on Monday, August 10th and hope to be given the opportunity to be heard by the Mayor and City Council.

Very truly yours,



Robert Boone


Jane Boone

RLB/bb

cc: Crabapple Commons Townhome Association Board

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