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Wexford Club Inc. Homeowners Association
11995 Wexford Club Drive
Roswell, GA 30075
July, 11 2012

City of Roswell, Honorable Mayor Wood, distinguished City Council Members and the City of Roswell Planning Commission.

Re: Application # RZ12-05 and # CV12-02, Property located at the intersection of Etirs Road and Kent Road in Roswell Georgia.

Dear Mayor Council Members and Planning Commission,

With regards to RZ 12-05 and CV12-02 let me start off by saying, we realize that that the city of Roswell is built to capacity at current densities and the city needs to reconsider ways to address this issue. We also understand the need for greater housing options to accommodate changes in demographics and economic demand for homes on smaller lots. Furthermore, we applaud the city for their efforts to put in place the 2030 Comprehensive Plan to address fundamental issues affecting the future of Roswell.

Wexford is very excited about the prospects of achieving the ARC Green Community Certification and the long term outlook the city has taken that directly pertains to Wexford in the 2030 plan, Character Area- Suburban Residential. Wexford and the City of Roswell share in a common goal of -

- Strong and stable single family communities.
- Promoting well designed communities that take into consideration the mix of existing housing.
- Making sure new developments will be compatible with adjacent existing character, with similar density and lot sizes.
- Appropriately scale new development to eliminate impact to existing surrounding stable neighborhoods (buffers, open spaces and landscaping).
- Incorporating open space and preserving existing trees and increasing greenspace.
- Environmental sensitivity, such as water supply, watersheds, drainage problems, storm water runoff and pollution.

The majority of the residents in Wexford Club Inc. are not opposed to new development and we realize new development will occur and is a good thing for the city and surrounding communities. However, per the Cities own 2030 Comprehensive Plan we don't feel that many of the common concerns above have been fully addressed with regards to this purposed new development.

The concerns of Wexford Club Inc. are -

- The density and lot size do not conform to the existing surrounding communities. Wexford is R-1 zoning with 1.8 units per acre.
- The buffers, open spaces and greenspace do not match the surrounding communities nor do they align with the cities own 2030 vision. On the revised plan the developer has decreased buffers even further.
- Too many specimen trees are being removed that will decrease greenspace not add to it. Landscaping will not be comparable to the surrounding areas.
- The environmental impact with regards to storm water runoff, drainage problems, water supply and pollution; as we already have at least five streams that do not meet Federal Water Quality Standards. Many of the existing retention ponds in surrounding neighborhoods are already problematic with regards to storm water runoff and drainage Issues.

Wexford residents feel if this development is approved in its current form, based on the concerns above, our property values will be negatively impacted. This increased negative economic impact could potentially take a long standing strong and stable community and create instability in an already very fragile housing market. We ask that you please take into consideration our concerns as the implications will affect the lives of 450 Roswell families in our community alone.

Regards,

Travis Burke
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