

BROOKFIELD COUNTRY CLUB HOMEOWNERS ASSOCIATION

Working Together for Quality Living



June 26, 2009

The Honorable Mayor Jere Wood
& the Roswell City Council
Roswell City Hall
Roswell, GA 30075

Re: Hardscrabble Road - Hwy 92 Rezoning

Dear Mr. Mayor and Roswell City Council,

After a long and arduous process, Coro Development, LLC has made revisions to their development plans for the property at Hardscrabble Road and Highway 92 that are acceptable to the residents of Brookfield Country Club. Throughout this process, our opposition was centered on the northeast portion of the property where Coro was planning to build townhouses. Our support is based on Coro's willingness to rezone this portion of the property to R-2 instead of R-3A, in order to build single family homes instead of townhouses. Coro has further agreed to the following conditions:

- *Coro agrees to build 65% of the facades of the homes of hard surfaces.
- *The square footage of the homes will range from 2,400 to 3,000 square feet in size.
- *The single family homes abutting Hardscrabble Road will face Hardscrabble Road with back of homes feeding into a single point of entrance/exit.
- *Coro will maintain a 10 foot landscape area along the Hardscrabble Road ROW.
- *Coro will contribute \$5,000.00 to assist the community in achieving a smaller scale landscaping on north side of Hardscrabble to create symmetry with the south side.
- *Coro will erect a rock/brick monument at the beginning of the residential property along the south side of Hardscrabble Road stating "Hardscrabble".
- *Coro will contribute \$5,000.00 towards a rock/brick monument on the north side of Hardscrabble Road to match the one on the south side.

Our neighborhood's main concern has always been the preservation of Hardscrabble Road as a residential road. We understand that many of the major decisions regarding the design of Hardscrabble's turn lanes and other transportation related issues will be brought back before the city council for final approval. We intend to be a part of that process to protect as best we can the look and feel of Hardscrabble Road as a residential road.

With Respect,

The Brookfield Country Club Homeowners Association

President: Bob Crabb, Vice President: Cindy Derso, Secretary: Tasha Barton,
Michael Gould, Clay Thomas, Cindy Mahida, Jim Pittman, Anne Holder,
Ray Opperman, Gannett Backus, JoAnne Denny, Dan Deriemer