

Charleston Oaks HOA Inc.

October 17, 2010

To: Roswell Planning Commission

RE: CU 10-04 Andretti Indoor Karting & Games
11000 Alpharetta Highway Alpharetta, GA

From: Charleston Oaks HOA Inc.

My name is Denise Rauch, 170 Charleston Circle Roswell, GA. I am representing the Board of Directors of Charleston Oaks HOA and represent the views of my neighborhood. Charleston Oaks HOA opposes the conditional use change of Andretti Indoor Karting & Games 11000 Alpharetta Highway, Alpharetta, GA.

We base our opposition on the following provisions of Article 31 of the Zoning Ordinance (Amendments, Zoning Procedures and Permits) Analysis Requirements:

4 Whether the proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools (O.C.G.A.36-67-3(4):

The intersection of Houze Way and Alpharetta Highway is currently heavily traveled. The left turn lane is currently quite dangerous. The influx of cars and people would only add to this situation, especially since the proposed outdoor go-kart track will be occupying a good portion of the parking lot.

#22 The consideration of the preservation of the integrity of residential neighborhoods shall be consider to carry great weight. In those instances in which the property fronts on a major thoroughfare and also adjoins an established neighborhood, the factor of preservation of the residential area shall be considered to carry great weight:

The location of the proposed outdoor go-kart track is in the worst possible location vis a vis negatively impacting the surrounding residential neighborhoods. Houze Way leads directly into several subdivisions and connects to Houze Road which leads to even more subdivisions. The noise level will severely impact the neighborhoods (sound, particularly at night, travels a great distance. At Charleston Circle and Hollyberry, one can clearly hear the Roswell High School band on game nights. The proposed go-kart track is much closer than the high school.) As noted above, increased traffic in an area prone to back-ups and accidents will only add to the traffic issues making the situation worse.

Granting this conditional use could change the character of the neighborhood, negatively impacting the neighborhood value and integrity. Therefore the request for the conditional use of an outdoor go-kart track should be denied.

Thank you for your consideration.