

Mrs. Jackie Deibel
City of Roswell
Planner III
38 Hill Street, Suite G-30
Roswell, GA 30075
404-372-5082

Dave Rittenhouse
Treasurer-Wexford Homeowners' Association
925 Tyrone Place
Roswell, GA 30075
404-372-5082
February 15, 2013

Good afternoon Jackie,

As we discussed on Tuesday, I wanted to provide the position from the Wexford HOA Board regarding the request by World Harvest Church for Conditional Use Variance(s).

My preference would be to personally present this position statement at the meeting on Tuesday night, February 19th, however, I will be traveling then on business. I would appreciate it greatly if you would please make copies of this presentation for the Planning Commission, including the photos that are imbedded at the end of this report.

By way of background, I led the opposition in Wexford to oppose the request by EAH Investments to have the property at the intersection of Etris and Kent re-zoned to R3-A. My motivation was that an R3-A designation was inconsistent with the surrounding communities and that this designation would lower property values in Wexford. Due to the amount of work that I invested in this endeavor, the Board of the Wexford HOA asked me to join as Treasurer, which is the position that I now hold. As I stated during my statements to City Council, Wexford is the second largest subdivision in Roswell, containing 445 homes and more than 1,000 registered voters.

I was asked by the Board to evaluate the CU application by World Harvest Church. I have met with Mr. Rex Rouis and the Pastor Hufton and have carefully considered the issues that are of concern to the community of Wexford. I have communicated to the Board my finding of STRONG support for this application.

The reasons for supporting this application are the same as my opposition to the R3-A designation request by EAH Investments-This CU will increase the property values of Wexford by transforming the most dilapidated property that is contiguous to Wexford into an aesthetically pleasing and desirable property.

Specific details pertaining to the CU include:

1. The property that WHC purchased is contiguous to Wexford Overlook Drive and is the most dilapidated property contiguous to Wexford subdivision. The entire property, including the main residence, fence around the pool, storage building and landscaping is in great need of repair. WHC will spend their money to greatly upgrade this property. This will benefit Wexford. As Treasurer, I can assure you that The Wexford HOA certainly does not have the financial resources to repair this property.
2. There is no change in the zoning for the property. The property was a residence when WHC purchased the property. WHC is not converting the building to another use, any more than is any resident of Wexford who has an office in their home. There are hundreds of home offices in Wexford.

3. WHC is making repairs to the main building that will maintain the value of the property. These are necessary and desirable to bring the property up to code (example the fence around the swimming pool, building a ramp as MANDATED by ADA) and repairs to the roof. These are desirable to Wexford because they ensure that the property will no longer be the eyesore that it has been for many years.
4. The property currently has a gravel parking lot that will accommodate at least eight (8) vehicles. (Please reference attached pictures) The CU only requests parking spaces that already exist. Therefore, there will be no environmental change as the result of this CU request.
5. The property is 1.7 acres in size. I stated to City Council that an average lot size in Wexford, of which my residence is one, is 17,000 square feet. Consequently, this property has the equivalent area of 4.5 average lots in Wexford. The average residence in Wexford has at least 2 cars (which are parked in Wexford 24/7). Consequently, the density of parked cars in Wexford is HIGHER (9) than the CU requested (8).
6. This property is Not contiguous to the existing WHC property. It is separated by the property owned by Gethsemane Missionary Baptist Church. The subject property is not readily accessible from the main WHC sanctuary or parking lot by walking, due to the distance. Consequently, NO side walk would be needed to connect subject property to the property owned by Gethsemane Missionary Baptist Church.
7. A side walk currently exists on the south side of Hardscrabble Road. I run on this side walk regularly. There is NO need for a side walk to be built on the North side of Hardscrabble Road.
8. I am aware that mis-conceptions have arisen relating to the use of the main residence on this property. The facts are that NOBODY will live in this house. The house will only be used for miscellaneous office use.
9. This property will NOT be used for overflow parking for WHC worship services. WHC has agreements with Sweet Apple Elementary School to use their parking lot for this purpose. WHC uses their own busses to shuttle worshippers from Sweet Apple Elementary School to the WHC sanctuary. As I stated above, the parking lot on this subject property is too far from the WHC sanctuary for it to be an overflow parking.
10. Per the CU, WHC will build a berm and place a privacy fence on the top of the berm to provide privacy for Wexford residents whose property is contiguous with subject property. Currently, there is NO such privacy fence separating three of the four lots that are contiguous with subject property. Therefore, the CU will IMPROVE privacy.
11. Per the CU, the berm will be built on WHC property and the privacy fence will be built on top of the berm, again on WHC property. The Wexford property adjoining the WHC property will have use of the WHC property up to the privacy fence.

World Harvest Church has been a great neighbor of Wexford. Thirty three residents of Wexford are members or regularly attend WHC. We have an agreement with WHC to be able to use their meeting facilities when the size of the Wexford Club House is inadequate to house attendees. WHC has been very cooperative in addressing the issues of Wexford residents whose properties are contiguous with the WHC property.

For the reasons stated above, the Board of Wexford STRONGLY supports the variances requested by World Harvest Church.

Sincerely,

Dave Rittenhouse

Treasurer
Wexford Home Owners' Association

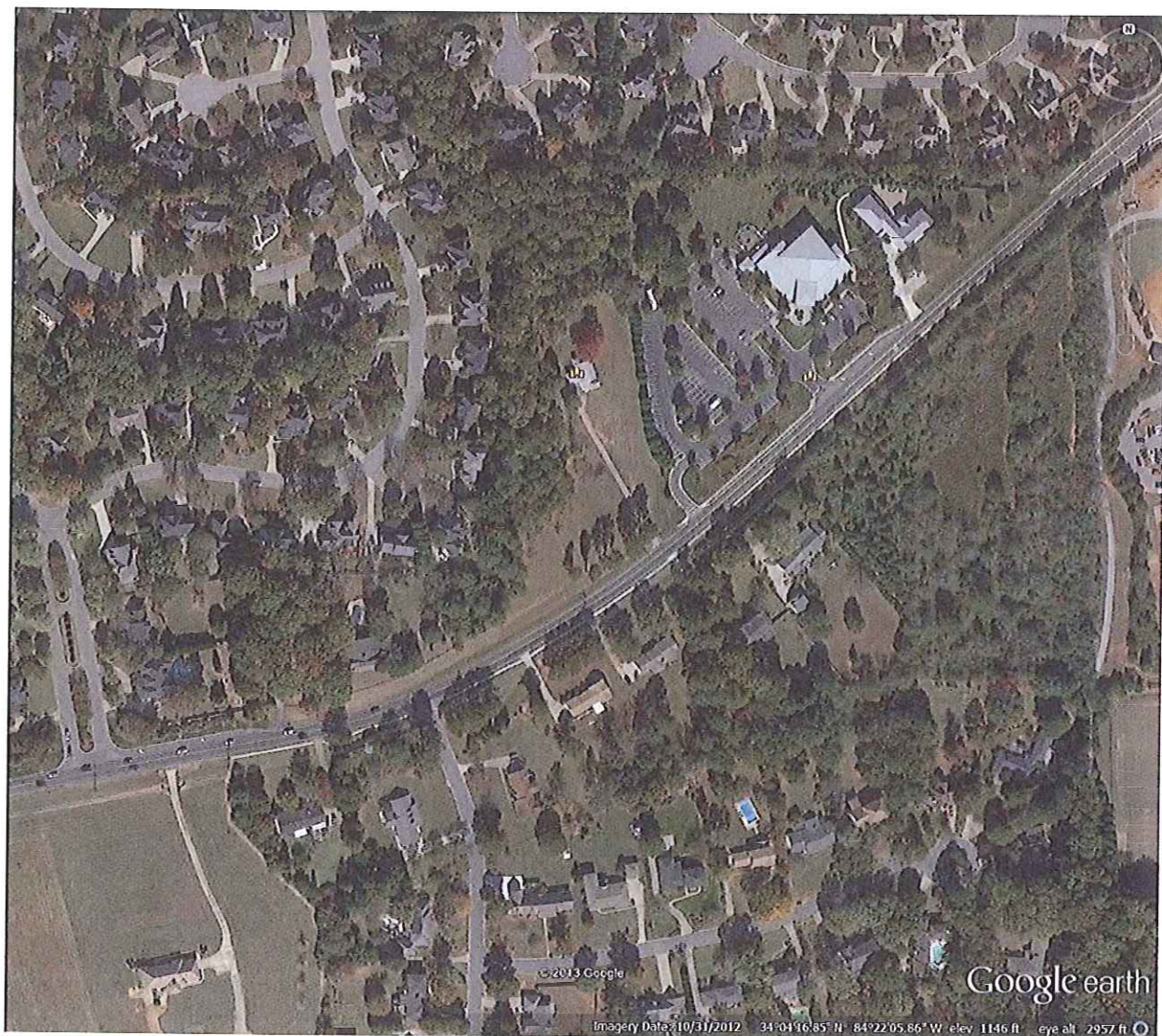
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Imagery Date: 10/31/2012 34°04'16.85" N - 84°22'05.86" W elev 1146 ft eye alt 2957 ft