

Jackie Deibel

From: John Kleinhans <jkleinhans@gmail.com>
Sent: Wednesday, April 09, 2014 1:39 PM
To: Brad Townsend; Jackie Deibel
Subject: Regarding the Shirley Development request for rezoning
Attachments: Shirley Development rezoning letter.docx

Regarding the Shirley Development request for rezoning

I am sympathetic with Mr. Shirley's desire to profit from his land holding. But his profit should not be paid for with Martins Landing reduced property values and a reduced quality of life.

Their development would create three major issues any one of which should be sufficient to refuse the rezoning request. 1) The resulting **cut through traffic** would be devastating to the way of life in Martin's Landing. 2) The **density** of 100 homes on 9 acres is far too great. 3) The **environmental impact** resulting from siltation is a reality and simply cannot be effectively prevented on that land. I'll elaborate on each.

The incredible amount of **cut-through traffic** resulting from opening our Martins Landing streets to the Holcomb Bridge Road/Scott Road intersection will be devastating for all of Martins Landing. Everyone in the community will be impacted. Martin Road will become a short-cut and a traffic-avoiding thoroughfare for Holcomb Bridge Road drivers traveling from all points between Johns Creek's Old Alabama Road and Marietta's Highway 120. Once that cut-through path is opened, it can never be closed again.

Atlanta driver's make finding cut-through paths a hobby. They drive farther to try to save time. Some even drive longer to avoid stoplights. They make it a win/lose game, and they try to win at all costs.

Cut-through drivers can be among the most aggressive of all drivers. They will speed. They will run stop signs. They will ignore people in crosswalks. They will tail-gate drivers observing the speed limit. They will pass on neighborhood streets. They will ignore school zone speed limits. They will pass stopped school busses. It's no-holds-barred driving.

What will happen if you allow Shirley to connect Martin's Landing to Scott Road/Holcomb Bridge Road? Consider the traffic entering from the Scott Road direction.

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Some cut-through drivers will exit again via Martin Landing Place having leap-frogged cars that stayed on HBR. They will make that intersection unusable for residents due to sheer volume.

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Others will continue on, speeding past Martin Landing's parks, playgrounds, tennis courts, pools, and the Esther Jackson Elementary School to Riverside Drive. Crossing the road to use our facilities will be dangerous... dangerous for us, and dangerous for our school kids.

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Bikers and walkers trying to stay fit will be in danger on our streets. So will cars headed the opposite direction as the cut-through drivers try to pass bikers and slower cars on hills and blind curves.

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Our resident drivers will have to sit and wait trying to enter the high-volume, higher-speed traffic on Martin Road.

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Our roads will become the preferred path for cars to and from Centennial High School. I love kids, but I don't necessarily trust the safety focus high-school age drivers.

Our way-of-life here can be destroyed by a developer who will build, make as much money as possible, and then just move on to their next project. That's their job. I ask that you prevent that from happening.

The **density** of 100 homes on 9 acres, despite following

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the rules" by averaging over 37 acres, is simply far too great. It is not consistent with the Martin Landing neighborhood they will become a de facto part of.

The **environmental Impact** on the stream and the lake will be detrimental. Even if they do everything they can to prevent siltation, we all know that's impossible to do on that steep plot of land. Even if we did not get any rain during construction, the long term siltation impact because of roads and homes would be bad, and it would be costly to correct. Martins Landing would foot that bill, environmentally and literally.

I ask that you unequivocally deny their rezoning request.

John Kleinhans, Martins Landing Resident

Jackie Deibel

From: Joel Deitch <jldeitch@gmail.com>
Sent: Thursday, April 10, 2014 3:59 PM
To: Jackie Deibel; RoswellMayorandCouncil
Subject: Proposed development of 34 acre tract that adjoins Martins Landing

All --

I'm sure you've already heard a great deal concerning this proposed development and the rollback of essential environmental protections the owner claims are necessary for economic viability. Our house will be very directly affected by this project, since we back right up to the property in question. For that, and for the following reasons, we deeply oppose this project.

To start with, reducing the natural buffers to nothing and the building setbacks to 10 feet is preposterous. At the very least, it sounds like a negotiating ploy -- propose something wholly objectionable, so that a "compromise" to something that's still a terrible idea sounds somewhat better.

Second, cutting a road through Six Branches Lane for all construction is equally problematic. This road goes through our neighborhood. People walk and ride bikes across these roads every day. Construction traffic is going to damage the roads, drive our dogs crazy, make one of the most popular bike riding routes in Roswell extremely dangerous and introduce noise and traffic that most of us moved into this neighborhood to avoid.

Why should we be penalized by this construction road? We're not getting anything out of the development, except dirt and noise until construction's complete, and then the blight of too many houses in too small an area right behind our back porches. We're going to lose the dark and privacy at night that we've enjoyed for years. The wildlife in our backyards will be gone. For those of us near the development, our property value will diminish drastically. Is the developer going to pay Martins Landing or its residents for this "inconvenience"?

On top of all of that, adding roughly 300 housing units into that tract (34 acres times 8.7 houses per acre) is going to add to what is already a nasty traffic situation on Holcomb Bridge Road. How will these residents access Holcomb Bridge? Yet another stoplight? Through Martins Landing -- meaning more traffic for us, but, again, no payment from the developer -- just freeloading off our existing infrastructure?

The development also lacks plans for amenities. Where do you think those residents are going to go? That's right -- into our neighborhood, for our lakes, our tennis courts and our meadows. We PAY for those amenities. We already have problems with people driving in and (ab)using them. This development will only make matters worse.

Finally, there is a beautiful stream running through that property. We've just paid an exorbitant amount of money to repair our lake from siltation. The construction will severely damage what we've worked so hard to repair, as well as ruin a thriving free-flowing wetlands and stream.

My wife and I strongly urge you to deny this housing development. It is inappropriate for the neighborhoods that surrounds it. It adds to already difficult traffic. It damages our property values and threatens our amenities. It's an environmental abomination.

Best regards --

Joel

Joel Deitch

jlditch@gmail.com

678-463-0715 Mobile

jld0077.wordpress.com Blog

Jackie Deibel

From: Guillermo Whitesel <bwhitesel@aol.com>
Sent: Tuesday, March 18, 2014 6:44 AM
To: Jackie Deibel
Subject: Planned Expansion @ Six Branches and Woodfield.

Jackie,

I am writing to express concern about the planned expansion along Holcomb Bridge Road at Six branches and Woodfield. I have two questions:

1. What is being done to improve the local infrastructure, mainly roads, but also schools, utilities and Postal Services? This is already what can only be described as a congested area, yet lost in all the rezoning and expansion plans is any effort to improve the infrastructure to accommodate, not only the people we already have, but also the influx of people that we will necessarily add to the area.
2. What is being done to protect the Martin's Landing lake from silt and debris coming down the stream that feeds the lake? As you know, we just invested a significant amount of money in repairing and improving the lake and it would be a tragedy to see that reversed by debris from the construction site.

I'm not opposed to developing real estate in the area, but I'm at a loss understand how we can do so without corresponding plans to address the infrastructure and protected environment.

Bill Whitesel
2020 Riverside Road

Sent from my iPad

Jackie Deibel

From: Marsha Miller <marsha.williamson@yahoo.com>
Sent: Thursday, March 13, 2014 3:10 PM
To: Jackie Deibel
Subject: Shirley Development on Holcomb Bridge Rd.

Dear Ms. Deibel,

I am writing to express my concerns regarding the Shirley Development on Holcomb Bridge Road. First, let's not kill the trees. We are damaging our ecosystem and removing natural habitat needed to support our wildlife. Second, I have concerns about the damage that will be done to our nearing-a-complete-renovation, years-in-the-making lake in Martin's Landing. Apparently, silt will be headed our way because the stream that supports the top end of our lake runs through the property. Third, let's not allow yet another neighborhood that has a focus on natural beauty fall victim to the bulldozers. I know that expansion and growth will happen, but let's protect established neighborhoods as much as possible.

Martin's Landing is an exception when it comes to neighborhood design. I love waking to the sound of birds singing rather than cars roaring by; I take pride in the fact that most of my neighbors have no need for a lawn mower because we let nature reign as much as possible; it's not unusual for me to see deer every day; the evening brings sounds of the owls and sometimes a fox (I now know "what the fox say!"). If this development is allowed, our way of life will be compromised both financially and aesthetically.

Please, forward my concerns to the appropriate individuals.

Thank you,

Marsha Miller
9085 Martin Road
Roswell, GA 30076

Jackie Deibel

From: Kyle Finley <kylefinleygt@hotmail.com>
Sent: Thursday, March 13, 2014 12:15 PM
To: Jackie Deibel
Subject: Shirley family property proposal

Jackie,

I'm a resident of Roswell, and I was just reviewing a map of the proposed property near the corner of Holcomb Bridge and Eves Rd, and wanted to offer you my thoughts:

While additional property, especially dense property, can be positive for tax revenues, this is already a highly populated, highly traveled area. Increasing traffic and demand on city utilities would adversely impact the quality of life for current residents of the area. Also, this area part of the watershed into the Martin's Landing subdivision, where I live, and the construction, soil, and general runoff from these properties would negatively impact the nature area at the heart of Martin's Landing. Silt, pesticides, etc, would be harmful to that area. Please keep these thoughts in mind as the city weighs this proposal.

Kyle Finley

Jackie Deibel

From: Stan and Julie <stanandjulie@att.net>
Sent: Wednesday, March 12, 2014 12:19 PM
To: Jackie Deibel
Subject: Shirley development on Holocomb Bridge Rd.

Good morning Ms Deibel,

It is difficult to begin to comment on what is being proposed so we will try to address our concerns in bullets:

The proposal includes a request to eliminate natural buffers abutting Martins Landing from the required 40' to 0'

It will reduce required building setbacks from adjacent property lines from 50' to 10'.

How could this be considered by responsible planers with any sense of the intentions of our zoning?

The development will cut a road through Six Branches Lane to access the project.

How can this be done without the approval of the Martins Landing Foundation? If there is any sincere concern about the perception that East Roswell is treated as second class this would not ever be considered!

The stream running through the property feeds the top end of Martin's Lake. Soils on this site are highly vulnerable and sit loosely on solid rock. Siltation into that stream will wind up in our lake - again.

Roswell is intending to be a "Green" City, must we level ever hill and cut down ever tree that is left in the city limits? It makes the "Green" City idea laughable!

The single family homes will be on 5,000 square foot lots. (That would put 8.7 houses on a acre of land.)

Is this what the UDC can allow? If so all of our nightmares are to come true in spite of the exhaustive reassurances we were given in meeting after meeting leading up to its passage. Is there anything that is said or anyone in the city government that can be trusted?

There are no amenities proposed for the homes and townhomes.

That speaks for itself, the developer cares nothing for the buyers of his houses, nothing for the neighborhood nothing for the City and we would venture his development will be of very low quality.

Please surprise us with a reply, we are thirty year residents, own two homes in Roswell, are active in our HOA, our community and our Church. Surely we deserve nothing less!

Concerned Residents,

Stan and Julie Wooley

Jackie Deibel

From: Stephanie Dickens <stephanie@dickens.com>
Sent: Wednesday, March 12, 2014 3:05 PM
To: Jackie Deibel
Subject: Voters in Martin's Landing need your help

Hello,

I am writing regarding the proposed development in the 'Shirley Property' along Holcomb Bridge abutting Martin's Landing, which I have lived in for several years. While I do not oppose progress, and support the right to a free market capitalist society where supply and demand drive the market, I do think a careful approach to approving these sort of plans is imperative.

Our neighborhood's large number of Roswell voters and tax payers have spent years and dollars improving our neighborhood and managing the silt in our lake. We have worked hard to maintain a beautiful old-growth area, which not only benefits those of us who live in the community, but also improves property values for all residents in this area. These items would all directly affect us:

- The proposal includes a request to eliminate natural buffers abutting our subdivisions from the required 40' to 0'
- It will reduce required building setbacks from adjacent property lines from 50' to 10'.
- The development will cut a road through Six Branches Lane to access the project.
- The stream running through the property feeds the top end of Martin's Lake. Soils on this site are highly vulnerable and sit loosely on solid rock. Siltation into that stream will wind up in our lake - again.
- The single family homes will be on 5,000 square foot lots. (That would put 8.7 houses on a acre of land.)
- There are no amenities proposed for the homes and townhomes.

When considering these sort of new developments, I beg you to think about the need for amenities, for retaining the green spaces and trees in our city, and to avoid over-crowding. I appreciate you taking the time to represent our interests and the beautiful city we live in, to all of our benefit!

Thank you,

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Stephanie Dickens
stephanie@dickens.com

Jackie Deibel

From: Claudia Porter <claudia@porteracademy.org>
Sent: Monday, March 24, 2014 7:55 PM
To: Jackie Deibel
Cc: Alan Porter
Subject: plans to add 100 homes and town homes on property off of Six Branches Lane

I attended the last meeting. The developer did not seem open to compromise. I have lived here since 1975. I have seen all the problems with the lake and dam. This could make that worse. It would definitely increase the already traffic problems in this area.

]Please forward this to appropriate people.

Thank you
Claudia Porter

Claudia Porter
Founder & Head of School

www.porteracademy.org

Jackie Deibel

From: Annelies McMorran <ahcmcm@mac.com>
Sent: Tuesday, March 11, 2014 1:03 PM
To: Jackie Deibel
Subject: development adjacent to Martin's Landing

I would like to go on record against this development.
It will adversely affect the traffic and ecology (Martin Lake) in our community.
Thank you,
Annelies H McMorran
1160 Trailmore Drive
Roswell, GA 30076

Jackie Deibel

From: Nita Stokes <nitastokes@bellsouth.net>
Sent: Tuesday, March 11, 2014 10:48 AM
To: Jackie Deibel
Subject: Holcomb Bridge Road refining

Sent from my iPad

Good morning Jackie,

I have been told that you will forward my request to the Planning Commission members, the Mayor and Council. I hope that is correct since this is a very important matter.

I understand that a rezoning request is under way for a 34 acre property along Holcomb Bridge Road, abutting Martin's Landing at Six Branches and Woodfield. While I do understand Roswell's desire to expand its tax base, I am very concerned about the requests embodied in the rezoning proposal. Martins Landing has spent many months and much money (including resident assessments that we will be paying for several years) draining Martins Lake, rebuilding the dam and reinforcing its "sea walls", as well as funding plans for improved amenities around the lake. I am sure that your people are very much aware of this, since the city helped us immensely with the project. In my view, the proposals of this rezoning will adversely effect everything we have tried to do in our lakeside community. I am sure that you will agree that the amenities offered in the Martins Landing area have helped the city of Roswell prosper for many years -- there is nothing else like it in our fair city! According to the information given to me, a development of 100 homes and town homes is proposed and single family homes would be on 5,000 square foot lots (8.7 houses on one acre of land!). That is concerning enough as it is, but the requests to reduce required building setbacks from adjacent property lines from 50' to 10' and to eliminate natural buffers abutting our subdivisions from the required 40' (which is not really enough) to 0' is preposterous! Also, I understand that the developers want to cut a road through Six Branches Lane to access the project. Runoff from a project like this (and you KNOW there will be runoff!) will detrimentally affect the stream running through the property and that feeds the top end of Martins Lake. Siltation into that stream will end up in Martins Lake --AGAIN!

We have tried to be good neighbors to the city of Roswell and we are very concerned that the passage of these rezoning requests will result in an undeserved detrimental cost to Martins Landing residents. At some point, the Planning Committee and the other powers that be have to start trying to preserve and protect instead of growing properties just for the sake of the almighty tax dollar. I hope that the Mayor, the Planning Commission and the Council will hear our plea and soundly refuse this rezoning request. We need to come together to protect what we have in the city of Roswell and to grow in a slow and determined way.

Thank you for forwarding this letter to the proper recipients.

Nita Stokes
A concerned Martins Landing/Wynfield Gables resident

Jackie Deibel

From: Greg Smentek <gsmentek@bellsouth.net>
Sent: Monday, March 10, 2014 10:01 PM
To: RoswellMayorandCouncil
Cc: Jackie Deibel
Subject: SHIRLEY PROPERTY - 34 Acres Holcomb Bridge abutting Martin's Landing

Mr. Mayor and Commissioners:

It has been less than 45 days since the NEW CITY WIDE DEVELOPEMENT PLAN has went into affect.. Each of you has promised no major changes to the way properties would be reviewed for development. The Shirley Proposal is so far out of the realm of being a realistic proposal that I feel a bit guilty even bringing this matter to your attention.

The five major points listed below (there are others) speak for themselves and would need special approval by the City of Roswell.

They are:

- * The proposal includes a request to eliminate natural buffers abutting our subdivision from 40' to 0'
- It will reduce required building setbacks from adjacent property lines from 50' to 10'.
- The development will cut a road through Six Branches Lane to access the project. This can not be done under the Martin Landing Charter. We only have one egress / ingress to Holcomb Bridge!
- * The stream running through the property feeds the top end of Martin's Lake. Soils on this site are vulnerable. We just spent close to #3 million to clean the Lake. You just can't do this to us.
- The single family homes will be on 5,000 square foot lots. (That would put 8.7 houses on a acre of land.)
Less that an 1/8 of an acre, In addition 54 townhouses are set to be completed. The population can not on such a small parcel and was NEVER zoned for such a population.

I am confident there is absolutely no possibility of this plan being approved by the City of Roswell, and I know both the Mayor and Counsel will be supportive in denying the Shirley proposal. I thank you in advance.

Jackie Deibel

From: Paula Turner <paula@hsvconsulting.com>
Sent: Tuesday, March 11, 2014 1:11 AM
To: Jackie Deibel
Subject: Rezoning of land next to Martins Landing

I am a resident of Martins Landing and I strongly oppose the rezoning of the 34 acres of land on Holcomb Bridge Rd adjacent to Martins Landing for 100 homes and multi-family development. The proposed development will cause significant problems in our area. Holcomb Bridge Rd. is already so congested that adding so many homes in close proximity will make it even worse. We don't want to lose the natural buffers between our subdivisions and others. The building of a road through Six Branches will negatively impact property values and cause traffic in our quiet neighborhoods. Soil erosion will negatively impact Martin Lake which we have made a significant investment in to increase our property values and provide us a clean, peaceful area to share with our families. Development will damage our lake property.

Please do not authorize this rezoning request. We want to save our neighborhoods and keep congestion at a minimum.

Please do not do this to Roswell.

Paula Turner
Lakeview Subdivision
Martins Landing

Jackie Deibel

From: Brad Townsend
Sent: Friday, March 14, 2014 8:05 AM
To: Jackie Deibel
Subject: FW: Martin's Landing Neighborhood Meeting

Comments for the file.

Brad

From: Richard Saunders [<mailto:Richard.Saunders@hok.com>]
Sent: Friday, March 14, 2014 8:03 AM
To: Brad Townsend
Subject: Martin's Landing Neighborhood Meeting

Mr. Townsend,

I was in attendance at the meeting last night regarding the proposed development with Mr. Shirley adjacent to Martin's Landing. I am a resident of Martin's landing and I feel that documenting the important concerns raised in this meeting is important for consideration by the city council and zoning boards.

Zoning - The proposed development does not meet the intent of the intended zoning (RPUD) even before the requested variances are applied. This new development is not compatible with the surrounding residential area. No amenities are provided under their current layout, nor does it appear to be feasible to provide amenities proportional to the level of housing being proposed. The variances are also unacceptable, and no reasonable explanation was provided that would persuade us to consider any differently.

Property Values - Over 20 homes in Martin's Landing and Woodfield would be directly adjacent to the new development, and the associated decrease in property value by providing zero buffer would be considerable. Legal action should be considered by all adjacent residents if this variance is approved.

Schools - The developer commented that this level of study had not been completed and "was not important". You can imagine our reaction. This directly affects our schools and children, and developers who do not understand the full scope of the impact of their actions should not be given any consideration by our city council.

Traffic - Cut through traffic will increase in Martin's Landing. Based on my observations and living on the side of Martin's Landing which would be affected by this development, we already experience an unacceptable level of cut-through traffic. These vehicles seek to avoid Holcomb Bridge road and use our neighborhood streets to access Riverside and then GA400. Adding more residents that will directly increase this traffic pattern is unacceptable.

The developer at the meeting claimed that Six Branches Lane is provided for linkage of the new development into Martin's Landing, to which I strongly disagree. Land access may be intended with how this street approaches the property, however use as access to over 100 new homes (800 vehicle trips per their information) is absolutely unacceptable. No manner of attachment to Martin's Landing is acceptable with this level of new traffic.

Amenities - no amenities provided, coupled with connectivity to our neighborhood means that the new residents will use our roads, playgrounds, and trails as their own, which is unacceptable.

Environment – The developer mentioned multiple times that they will leave the boundaries of the project pristine by not cutting trees. He then mentioned that they expect over \$300,000 in tree fees, which means he's absolutely not telling the truth. That's a lot of specimen tree removal, never mind the non-specimen trees that are also important. All of this has a direct impact on Martin's Landing due to the property waterflow being tributary to Martin Lake. We have spent large amounts of time and money remediating siltation in our waterways and are extremely sensitive to any development affecting that system.

Smart Development – The city of Roswell is not going to be improved by allowing variances in the zoning for developments like this. I understand a property owner's desire to profit from land development, however they made it clear that the only economically feasible option they have is to develop this property with the given density (100+ new homes). Their profit is at the expense of the residents of Martin's Landing and Woodfield.

All of these concerns make it clear to us that this development is not in the best interest of Roswell. Thank you for your consideration of these issues.

Regards,

Richard Saunders
1630 Branch Valley Dr.
Roswell, GA 30076

Richard Saunders SE, PE
Senior Structural Project Engineer

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