

Jackie Deibel

From: J J HOPPE <jjhopp@bellsouth.net>
Sent: Thursday, October 09, 2014 12:19 PM
To: Mayor Wood; Nancy Diamond; Becky Wynn; Rich Dippolito; Betty Price; Jerry Orlans;
Kent Igleheart; Jackie Deibel

Roswell Pointe Condominium Association
Roswell, GA 30075

To the Roswell City Council and the Planning Commission:

As a longtime homeowner at Roswell Pointe and being the President of the Board of Directors for approximately 20 years, I would like to relate both my concerns and the concerns of all the homeowners at Roswell Pointe regarding the rezoning requests by Front Door Communities (RZ201403108) and BDG (RZ201403094) located on the west side of Coleman Road and Coleman Rd. East/Hwy 120 respectfully.

One hundred thirty-five homeowners signed the above referenced petitions to oppose the requested rezoning by these developers. We are not in opposition to the development of these properties as currently zoned, but do strenuously object to the extreme density of the proposed developments. The current traffic, at certain times of the day, on Coleman Road deters many of our homeowners from using that road connecting to Magnolia to go either east or west to a specific destination. To think of probably 200 more cars entering the road from both these proposed developments would result in traffic that would create a nightmare! Cars wanting to go east at the proposed Hwy 120 entry/exit for the BDG property cannot do so because there is no curb cut to allow that so they would all be entering Coleman Rd. to travel to the intersection at Coleman Rd. and Hwy 120. This is already a busy intersection because of the Kroger shopping center at that point.

Several of the buildings at Roswell Pointe would back up to the proposed 2 1/2-3 story townhomes that Front Door Communities currently plan for the Coleman Rd. west property. The planned height of these buildings could cause a privacy concern for our homeowners as well as create a lot of noise with cars driving in and out to access the drive-under garages since they would only have access from the rear of those buildings. Their philosophy that older people want that type of building is not entirely true either - most want their living space on the main level. These buildings would also create a massive appearance for the surrounding communities totally not in keeping with the other homes in the area.

We understand that FDC has deferred their appearance before the Planning Commission and City Council. This is not totally lost on us. FDC thinks that BDG will have a better chance of being approved thereby making their chance of approval greater. They also believe that by deferring would also discourage many of the supporting communities to not attend one or both hearings and will also push their next proposed meetings into the holiday season where people will be even more disinclined because of plans/travel at that time of year.

We at Roswell Pointe sincerely hope that you will adhere to the purpose and guidelines of the newly adopted UDC and require them to build according to the current zoning on these properties.

Regards,

Jane Hoppe
President, HOA
Roswell Pointe Condominiums

Janice and Andrew Weaver
9375 Coleman Rd.
Roswell, GA 30075

To the members of the Roswell Planning Commission and Roswell City Council,

As long time, and young, residents of North Metro Atlanta, we chose Roswell as the place to settle and raise our family. We moved to Roswell two years ago, specifically Coleman Rd, as we enjoyed the small town, and yet sophisticated, atmosphere Roswell has maintained over the last few decades. As the owners and residents of the property located at 9375 Coleman Road, the adjacent property to the Coleman/120 development and the property directly across Coleman Road from the Coleman Road development, we welcome development of the surrounding area. We are, however, against the current plans to rezone the southern end of Coleman Road. As a gateway to the Historic Roswell district, the Coleman and Willeo Road tracts, along with the Bowen and Stroup Road tracts, have been an integral part of maintaining the classic estate style living that Roswell residents have enjoyed over the years. The issues we wish to convey to you, the Roswell community leaders, are outlined below.

We are against the proposed rezoning for Highway 120/Coleman Road (Petition RZ20103094) for the following reasons:

- The rezoning of the RS30 lots would not keep with the 2030 Comprehensive Development Plan for the City of Roswell.
- Rezoning RS30 lots to higher density lots will set precedence for future projects along Coleman Road, continuing the degradation of the estate style homes which currently are located here.
- The RS30 Lots being proposed for rezoning have been held by the bank and were not offered for sale to private buyers. When the property was posted for sale, we contacted the realty company and were denied information in regards to its sale potential for us.
- The RS30 lots can be developed, as zoned, placing estate style homes on large lots. During discussions with BDG Group, BDG Group has not provided documentation or failed proposals as to how they would attempt to develop the lots as currently zoned, and have only cited that it cannot be profitable for them, since the purchase for the NX lots adjacent to the lots for proposed rezoning was much greater than typical residential lot purchase.
- The proposed plans show several lots along the length of our property, destroying all of the wooded land south of us to the commercial center at the corner of Highway 120 and Coleman Road. We moved into our home because of its seclusion and wooded space in the City of Roswell. We chose not to move further North to Alpharetta and Forsyth, which offer more property similar to ours, because of the attractiveness of the proximity to the City of Atlanta.

Once again, we are not against development, we simply wish to prevent Roswell from becoming too similar to Alpharetta and Woodstock with their small lot neighborhoods. Roswell is a large community with the perfect combination of small town charm. These proposed developments will not help to maintain that character. We need developments that help to revive this southern city and complement its history, not ignore it.

We greatly appreciate the work that all of you put into the City of Roswell, the city we all call home. We understand the task of sitting in your positions is often challenging and requires much more time away from your family and friends than your already full time positions. Thank you for taking the time to read our concerns. We look forward to the opportunity to discuss these items, alongside our neighbors, at the Zoning meetings.

Respectfully,

Janice and Andrew Weaver

(Residents and Owners of 9375 Coleman Road)

Jackie Deibel

From: Wilson, Fred K <fred.wilson@bankofamerica.com>
Sent: Thursday, October 09, 2014 10:00 AM
To: Jackie Deibel
Cc: fkwilson@charter.net; mkewvr@gmail.com; jmfreeman5@gmail.com
Subject: RZ201403094 Coleman Rd & Hwy 120

Jackie/City Staff –

We understand Front Door Communities has deferred on RZ201403108 - Coleman Rd & Front Door. In our opinion, this deferral was a strategic move by FDC to allow a less controversial zoning map amendment (RZ201403094 Coleman Rd & Hwy 120) to possibly set a change precedent that will bleed along Coleman Rd and adjacent streets/neighborhoods.

To be sure our position on RZ201403094 Coleman Rd & Hwy 120 is clear, we are **opposed to the proposed plan, but would support development as currently zoned**. This proposal is not in keeping with either the existing character of the Coleman Rd neighborhood or the intentions of the City of Roswell 2030 Comprehensive Plan. Additionally, the property can be developed as currently zoned.

Please include this email in the packet that will go to the Planning Commission.

Thanks!

Fred & Kathy Wilson
9070 Coleman Rd
Roswell, GA 30075
770-992-5117

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**The Club at North Point, Inc.
1080 North Point Drive
Roswell, Ga. 30075**

To the Roswell City Council and the Planning Commission,


As a resident of the North Point Sub-division and also the president of the Club at North Point I want to relate comments and concerns our residents have expressed to me about the proposed rezoning requests for the South end of Coleman Road. The two petitions are RZ201403108 and RZ201403094 respectively.

There were 157 individuals that have signed petitions in opposition to the rezoning requests. I need to make it clear that they are not opposed to the redevelopment of the properties in question. Along Coleman Road, the densest zoning is RS-9. These two projects would be a significant jump in density to R-TH and NXC.

1. Part of the purpose of the newly adopted UDC was to **"Assist in retaining the unique qualities that make Roswell special. The design guidelines promote local design traditions and assist with protection of historic resources."** These two projects do not preserve the unique characteristics of Coleman Road.
2. There is a concern that if these requests are approved it would cause a significant "Bleed" going North on Coleman Road. There are currently several other large tracts of property that are up for sale. There would likely be additional re-zoning petitions in the near future. Additionally, several other large tract property owners have been approached by these developers to inquire if they would be willing to sell.
3. The Zoning Map Amendment does not substantially conform to the Comprehensive Plan.
 - The Coleman/West property proposes townhomes with drive under garages. This would mean a 2 ½ story façade which would appear massive in relationship to the other structures on Coleman Road. This would not be consistent with the Comprehensive Plan.
 - We do not believe it is the intent of the UDC to convert established, long time, stable low density residential neighborhoods to high density developments.
 - Understanding that development will happen, neighboring homeowners would welcome development of Coleman/West and Coleman/Hwy 120 as zoned.
4. The developer for the Front Door Project indicated that these townhomes were what people over age 55 are demanding. Those over 55 in our neighborhood (which represents nearly half of our respondents) were not at all interested in multi-level residences. As they age they are looking for a master on the main and as few steps as possible. In their opinion, two and a half story townhomes do not reflect their desires.

This decision does not only affect the adjacent homeowners to these two projects but hundreds of homeowners along Coleman Road and adjacent intersections. You recently adopted a new UDC. We expect that you will adhere to its purpose and guidelines.

Regards,


Donald J Horton

President, The Club at North Point

**Huntwick Plantation
Coleman Road
Roswell, Ga. 30075**

To the Roswell City Council and the Planning Commission,

October 8, 2014

As a resident of the Huntwick Plantation Sub-division and also past treasurer of the HOA, I want to relate comments and concerns our residents have expressed to me about the proposed rezoning requests for the South end of Coleman Road. The two petitions are RZ201403108 and RZ201403094 respectively.

I am attaching two petitions (one for each of the above rezoning requests) that are signed by 23 individuals from our subdivision, a majority of the subdivision. To be clear, the homeowners are not opposed to the redevelopment of the properties in question; they are opposed to the significant increase in housing density that is being requested. Along Coleman Road, the densest zoning is RS-9. These two projects would be a significant jump in density to R-TH and NXC.

1. Coleman road (with the exception of Coleman Ridge, which borders on 120) has been developed as zoned over the past 30+ years. This represents over 9 subdivisions as well as individual houses. The current two requests radically contradict this stable, appropriate, complementary development.
2. There is a concern that if these requests are approved, it will set the precedent for high density housing to march all the way up Coleman road. Once a single rezoning change is approved it will be difficult for council to vote against the "Bleed" going North on Coleman Road. The will end the single family, larger lot size, character of Coleman road, something that motivated many of us to move to this area in the first place.

This decision does not only affect the adjacent homeowners to these two projects but hundreds of homeowners along Coleman Road and adjacent intersections. You recently adopted a new UDC. We expect that you will adhere to its purpose and guidelines.

Regards,



10/8/2014

Ian Kowalski
640 Plantation Lane
Roswell Ga 30075

Laura and Grant Wood
1075 North Point Dr.
Roswell, GA 30075

October 1, 2014

Roswell Planning Commission

Att: Jackie Deibel via email: jdeibel@roswellgov.com

38 Hill St.

Roswell, GA 30075

Subject:

Rezoning – 201403094 / R. Wayne Lamar / Marietta Highway & Coleman Rd

Rezoning – 201403108 / FrontDoor Communities / 9330 & 9350 Coleman Rd

Roswell Planning Commission,

We are current residents in the North Point Subdivision for 1 year and have planning concerns with the two referenced above rezoning requests that are before your commission. We have summarized our points below with following explanation.

Summary:

- 1) Traffic study required as the 2 projects should be treated as one.
- 2) Water drainage study required for both projects
- 3) RS-9 zoning for 201403094
- 4) RS-9 zoning with restriction of property between Coleman Rd and current pond remain in current natural state for 201403108

At the neighborhood meeting on 11 Sept 2014, we were advised that both projects on an individual basis to do not qualify for a traffic pattern study to be completed. The close proximity of the two projects combined should qualify that a traffic study be required. We request that you require a traffic study to be completed for both projects combined.

Both projects will present water drainage challenges to an already present hazard facing the City of Roswell in this area. The end of Coleman Rd and 120 already is a flooding hazard in moderate rain and adding two new developments will only increase this problem. Both Petitioners advised of retention ponds to resolve this concern, but their opinion did not have any documented backup to justify their position.

For rezoning 201403094, we have concerns of the quality of home that has the ability to sit on the very small lot size that is being proposed. We feel that the Petitioner will have difficulty providing a high quality product on this size lot and would recommend a lot size comparable to Coleman Ridge and the adjacent Hampton Bluff of which is zoned RS-9. Also, density that comes with 6,600 SF typical lot

sizes makes sense along a gridded street pattern in a city center, such as was constructed around the Roswell Mill and on Green Street where walkability was and is a viable transportation option. Such density in a closed suburban setting that abuts a major thoroughfare such as Hwy 120 seems inappropriate, congested and atypical to the precedent set by neighboring communities. In this neighborhood, lots are so narrow and all the driveways are front entry, which leaves no room for on-street parking. When guests come over to multiple houses on one street, the entire neighborhood's traffic pattern is blocked. Either cut the density, or suggest wide enough streets to accommodate actual on-street parking.

For rezoning 201403108, we have many concerns with the current proposal. The proposal currently has 30 Townhomes to be built on the site, which is inappropriate for the current community on Coleman Rd. If the development would only have ingress/egress from 120, the townhomes would be acceptable. However, this design using Coleman Rd as the only access point is not acceptable. Townhomes are justified in a walkable setting to shops and restaurants as currently on Canton Street and at the Frazier Street development. In addition, the planned 4 or 5 houses that are proposed in front of the current pond would be a safety issue for traffic flow and cars entering and exiting this area. Our recommendation for this area to remain natural, as the visual view into the back deck of the structures across the pond to see hanging boats and grills is not appealing and not in harmony with the current Coleman Rd. corridor.

Thank you for your time and consideration of our proposal

Grant and Laura Wood

Jackie Deibel

From: Ian Kowalski <iankowalski@msn.com>
Sent: Friday, October 03, 2014 10:32 AM
To: Jackie Deibel
Subject: Coleman Road Rezoning

Dear Ms. Deibel,

I am writing to voice my concerns over the two rezoning requests that will be reviewed & decided
Tuesday, Oct 21, at the Planning commission
Monday, November 10, by mayor and city council

They are:

1. Petition: RZ201403108
 - Applicant: Wayne Clark/Front Door Communities
 - Request: RS30 to RTH (single family attached townhomes and single family detached residences)
2. Petition: RZ201403094
 - Applicant: R Wayne Lamar
 - Request: to NX with a conditional use for single family detached homes
 - Location: Marietta Hwy and Coleman Rd

To make my position very clear: **I am for developing Coleman road as zoned**, I am against granting zoning changes that lead to higher density marching up Coleman road.

I am a concerned home owner living for the past 24 years in Huntwick Plantation on Coleman Road.
640 Plantation lane
Roswell, GA 30075

Coleman road is a viable, stable, set of residential neighborhoods that have appropriately grown as zoned over the past 25 years.

Huntwick Plantation (1990)
Huntwick Farms (1990),
Magnolia Walk (1995),
Coleman Ridge (1996)
Hawthorne (2004)
Robinwood estates (2006)
Ashley Manor (2009)
MossPointe (current)
Olde Roswell Estates (current)

The current Front Door zoning change request radically contradict this stable, appropriate, complementary development

Please take the appropriate action such that Coleman road can remain a stable residential community growing as zoned.

Ian Kowalski

iankowalski@msn.com

Jackie Deibel

From: Kelly Parkinson <flaherty_ke@hotmail.com>
Sent: Thursday, October 02, 2014 8:30 AM
To: Jackie Deibel
Subject: Coleman Road Rezoning Proposal

Dear Jackie Deibel,

I am writing in regards to the proposed rezoning project at two Coleman Road properties (Coleman/West and Coleman/Hwy 120). I am in support of developing the area and I am in support of allowing the demolition of the abandoned homes; however, I am concerned that the current proposed plans will result in over development of the area. In addition to traffic concerns I am especially concerned about the impact to the natural environment and wildlife that live on these properties today.

I ask that you, as a member of the city staff, do not approve the request to change the zoning from RS-30 to R-TH on the Coleman/West property and from RS-30 to NX-c on the Coleman/Hwy 120 property. consider denying the request to rezone these properties from RS30 to RX

Regards,
Kelly Flaherty Parkinson
1585 Oakwood Dr
Roswell, GA 30075

Jackie Deibel

From: Peter Schemm <drpeteschemm@yahoo.com>
Sent: Wednesday, October 01, 2014 2:29 PM
To: Jackie Deibel

ATT: Jackie Deibel

I strongly oppose the two projects on Coleman Rd near my home.

Peter Schemm

Peter Schemm
5000 Ashurst Dr
Roswell, Ga 30075

Thank You.

Jackie Deibel

From: Donald Conaughty <dconaughty@gmail.com>
Sent: Monday, September 29, 2014 3:26 PM
To: Jackie Deibel
Subject: [Junk released by User action] RZ 201403094 - COLEMAN ROAD & HWY 120 PROJECT

Ms. Deibel:

My name is Don Conaughty & I live at 8000 Sandorn Dr., Roswell, 30075. I am President of the Coleman Ridge HOA. We are a well established neighborhood off Coleman Road at Ashurst Drive and Willeo Road. Our neighborhood has been an active partner with Roswell in the Adopt-A-Road program for 5 years.

I represent the 61 homeowners in our HOA in voicing our opposition to the rezoning request by R. Wayne Lamar/BDG.

There are many concerns our subdivision has about this project, but I will highlight only a few:

- * We feel strongly that squeezing in 42 single family dwellings on this 12.5 acres property would increase the density of residences along Coleman Road to the point it would destroy the character of this Gateway to Roswell. No other area on Coleman would have this type of density. This is the wrong type of development for this neighborhood.
- * We feel this project must be taken into account with another project across the street on Coleman (RZ201403108 - Coleman Rd & Front Door), when looking at such major issues as drainage, infrastructure and the huge impact these developments will have on the character of Coleman Rd. The plans have no provisions for turning lanes or pedestrian/bicycle paths. The City needs to take a strong look at these two projects as one project that will add to the water drainage problems that currently exist on Coleman Rd. Significantly increasing the impervious surface area will cause flooding concerns.
- * There are several large tracts of land currently undeveloped along Coleman Rd and whatever zoning decision is made with this project and the one across the street will set the tone for future development throughout the area. We urge the City to carefully study the affect this project will have for the future of Coleman Road.

We are definitely in support of future development along Coleman Road. We urge the City to allow development as currently zoned on Coleman Road - RS-30. This entire property has a significant economic value as RS-30.

Please do not allow the character of this key avenue to Historic Roswell and Canton Street to be just another way for a developer to maximize profits and destroy a well established, stable, low density residential neighborhood.

Thank you very much for the opportunity to give input.

Don Conaughty, President
Coleman Ridge HOA.

Jackie Deibel

From: Lance Polikov <lancepolikov@gmail.com>
Sent: Sunday, September 28, 2014 9:33 PM
To: Jackie Deibel
Subject: Coleman Road Re-Zoning Projects

Dear Jackie,

We are residents at 8010 Sandorn Drive (Coleman Ridge) and would like to express our concerns about the two parcels of land being asked for Re-zoning on Coleman Road.

Our main concerns are as follows:

1. The beginning of Coleman Road, where these two rezoning requests are, is really a "Gateway to Roswell" and by cramming smaller homes and town-homes in these specific locations right at the front of Coleman Road would severely hurt the character of this road.
2. If this re-zoning is allowed there will be a domino effect with other land for sale asking for re-zoning. Many neighborhoods on Coleman Road have been zoned as is so why can't these two? The cascade effect if this goes through is troublesome as precedent would be set.

To be clear, we are not against development. We love living in Roswell and understand that more people will want to live here too. Where there is land available in Roswell there will be development so more people can be a part of living in this wonderful community. We welcome development that helps reinforce the existing character of Coleman Road.

Our purpose in writing this letter is because we do not feel there is a purposeful reason to re-zone these two parcels of land and for that reason we feel the zoning should be kept the same.

Thank you very much for your time and commitment to helping out Roswell.

Sincerely,

Lance and Sara Polikov
404-275-0950

Jackie Deibel

From: Marcy Parker <Imecparker@me.com>
Sent: Thursday, September 25, 2014 1:25 PM
To: Jackie Deibel
Subject: Rezoning Projects #201403108 and #201403094: Please REJECT rezoning request for high density lots

Hi, Jackie!

Thank you for the opportunity to provide input to the development projects currently under consideration at the corner of Coleman Road and 120. My husband and I have been residents of Roswell in the Coleman Ridge neighborhood for 15 years. We can't begin to tell you how much we love the area we call home.

However, we are gravely concerned with the development plans currently on the table, and **we urge the council to please reject the current rezoning proposal** to turn the lots at the end of the road into three story, high density townhomes.

Our key objection is the density of the proposal. In addition to aesthetic concerns, the amount of traffic and the massive increase in drainage onto Coleman Road will have a real, irreversible, negative impact on both the current homeowners as well as the city as a whole.

Roswell currently has a real demand for higher end homes with reasonable lot sizes. Developments aligned with the character of the city will draw residents who have or intend to plant long term roots in the community, which benefits the city in both the short and the long term as those residents invest their \$ back into the community.

High density townhomes with small lots offer little appeal to long-term families and will draw transient owners, impacting the City of Roswell and its residents over the long term. The only party to benefit from the change in zoning is the builder, who would suffer from none of the negative impacts of the development.

We beg of you - please maintain the current zoning requirements. The demand exists for newer homes with larger lots, and the opportunities are few and far between in our great city.

We also ask that you consider how this development would compete with the similar townhome development right across the street. A surplus of townhomes will drive rents down, and lower rents = lower selling prices for homes in the area. Please give these factors the heaviest of considerations.

Please, please vote against the high density townhome projects, and for building homes that align with the beauty and character of the City of Roswell. We love this great city and would hate to leave it.

Sincerely -

Lance and Marcy Parker
5065 Ashurst Drive
Roswell, GA 30075

Jackie Deibel

From: Gerry Paetsch <cgpaetsch@gmail.com>
Sent: Sunday, September 21, 2014 5:24 PM
To: Jackie Deibel
Subject: Coleman Road Rezoning

This email is in reference to the rezoning on Coleman Road.

We are against both large developments in this area.

Our concerns are increased traffic, effect on neighborhoods adjacent to the area, and noise from such dense projects.

Please consider the impact such large developments will have to this quiet residential area.

With respect,

Mary and Gerry Paetsch

2020 Bushy Run

Roswell, GA 30075

North Point Subdivision

Ms. Jackie Deibel
Community Development
City of Roswell
Roswell, Georgia

October 2, 2014

Dear Jackie,

First of all, thank you for your work in the city as we are faced with development in Roswell. I appreciate your participation with our homeowners association in Coleman Ridge and other concerned Roswell citizens.

I attended the information meetings held for the Rezoning # 201403108 - FrontDoor Communities and the Rezoning # 201403094 - R. Wayne Lamar & BDG-120. While I support the "positive" development of residential neighborhoods in Roswell, I must express my opposition to these proposed developments and their rezoning to higher density development.

Coleman road is currently a road off of which many residential subdivisions reside, including Coleman Ridge. I do not believe the recent adoption of the UDC was intended to move from established long term, low density, residential neighborhoods into high density developments.

As such, both of the proposed developments are asking to be rezoned to allow for higher density. These developments will have density far in excess of any other properties along Coleman and would adversely change the character of Coleman Road and existing neighborhoods. For example, the townhouses will be 3 stories, including a drive under garage along with some homes directly on Coleman. This would be a massive facade in relationship to all the other structures on Coleman and significantly destroy the character of Coleman Road.

Jackie, I also urge the City to consider both of these developments together. While I oppose the rezoning to higher density, I also anticipate much additional traffic on Coleman (with an additional traffic light?) as well as a massive increase in impervious surface which will result in more drainage problems onto Coleman Road and the neighborhoods.

Jackie, once again I appreciate your assistance. I ask that you will ensure that my letter be appropriately distributed to ensure my voice is heard in opposition to these developments as they currently stand.

Sincerely,

Jim Yates
8055 Sandorn Dr.
Roswell, Ga 30075

Nina & Rob Kosakoski
1620 Oakwood Drive
Roswell, GA 30075

October 1, 2014

Roswell Planning Commission
Att: Jackie Deibel
38 Hill St.
Roswell, GA 30075

Sent via e-mail to: jdeibel@roswellgov.com

**Subject: Rezoning – 201403094 / R. Wayne Lamar / Marietta Highway & Coleman Rd.
Rezoning – 201403108 / FrontDoor Communities / 9330 & 9350 Coleman Rd.**

Roswell Planning Commission,

We are current residents in the North Point Subdivision and have resided there for the past three years. We have planning concerns with the two above-referenced, problematic rezoning requests that are currently before the Commission. We have summarized and explained our points and concerns hereinbelow.

Summary:

- 1) A traffic study must be conducted, as the 2 proposals should be considered 1 project.
- 2) A water drainage/runoff study must be completed in regard to the 2 proposals.
- 3) RS-9 zoning for 201403094
- 4) RS-9 zoning with restriction of property between Coleman Rd and current pond remain in current natural state for 201403108

At the neighborhood meeting on September 11, 2014, we were advised that both projects on an individual basis do not qualify for a traffic pattern study to be completed. The close proximity of the two projects clearly indicates that they be treated as one, based upon their significant potential impact on surrounding traffic patterns, and thus should mandate that a detailed traffic study be completed. We hereby request that you require a traffic study to be completed for these projects before the Commission.

Both projects will present water drainage challenges to an already present hazard facing the City of Roswell in this area. The south end of Coleman Road where it intersects with Marietta Highway (120) already poses a significant flooding hazard in moderate rain events. Adding two new developments will only increase this problem. Both Petitioners advised of retention ponds as a possible solution to such concerns. However, the Petitioners failed to provide any documentation whatsoever to back-up and support their suggestions. The potential drainage and runoff impact on the surrounding area is quite alarming and a drainage/runoff study is absolutely necessary at this stage.

For rezoning 201403094, we have concerns over the quality of home that can be built on the incredibly small lot size that is being proposed by the Petitioner. We would strongly recommend that any approval require a lot size comparable to Coleman Ridge subdivision and the adjacent Hampton Bluff subdivision that is zoned RS-9. In addition, the population density that comes with 6,600 square foot lot sizes makes generally only makes sense along a gridded street pattern in a city center, similar to those residences that were constructed around the Roswell Mill and on Green Street, where walkability was and is a viable transportation option. Such density in a closed suburban setting, that abuts a major thoroughfare such as Highway 120, is clearly inappropriate. This proposal woefully fails to recognize the negative impact on population density and the accompanying traffic obstacles such density will cause. We ask that any approval require significant increases in lot size requirements.

Rezoning 201403108 raises a number of clear red flags as well. The proposal currently includes 30 townhomes to be built on the work site. This development is undoubtedly inappropriate for the current community that is Coleman Road. The proposals failure to include any ingress/egress directly from Highway 120 is a major fault. The current design, using only Coleman Road, as a single access point for the development is absolutely unacceptable. Townhomes are justified and often optimal in a walkable community setting such as currently exists in the area surrounding Canton Street in Roswell. Coleman Road is not Canton Street and is not an appropriate site for large scale townhome communities. Any such development, if approved would have a negative impact on the character of the area. The increase in traffic from such a community would devastate the current acceptable traffic flow in the area. The quiet use and enjoyment of the neighboring homeowners would be drastically diminished should the plan be allowed to proceed as is. I would suggest that potential lawsuits based upon such factors would soon follow any approval of the plan in its current form. Another resident has also suggested that the 4 or 5 single family homes that are proposed to be constructed in front of the current pond would be a safety issue for traffic flow in this area. Our suggestion is that the Commission makes the correct decision, allowing the area to remain natural. Please do what you have to do to maintain the character of our community. Don't allow developers to buy their way into our community and destroy the gem that is the current community surrounding Coleman Road.

Thank you for your time and efforts,

Rob Kosakoski

Tammy and Brian Borngesser
1605 Ridgefield Drive
Roswell, GA 30075

October 1, 2014

Roswell Planning Commission
Att: Jackie Deibel via email: jdeibel@roswellgov.com
38 Hill St.
Roswell, GA 30075

Subject: Coleman Road Development Letter for Planning Commission
Rezoning – 201403094 / R. Wayne Lamar / Marietta Highway & Coleman Rd
Rezoning – 201403108 / FrontDoor Communities / 9330 & 9350 Coleman Rd

Roswell Planning Commission,

We are current residents in the North Point Subdivision for 5 years and have planning concerns with the two referenced above rezoning requests that are before your commission. We have summarized our points below with following explanation.

Summary:

- 1) Traffic study required as the 2 projects should be treated as one.
- 2) Water drainage study required for both projects
- 3) RS-9 zoning for 201403094
- 4) RS-9 zoning with restriction of property between Coleman Rd and current pond remain in current natural state for 201403108

At the neighborhood meeting on 11 Sept 2014, we were advised that both projects on an individual basis to do not qualify for a traffic pattern study to be completed. The close proximity of the two projects combined should qualify that a traffic study be required. We request that you require a traffic study to be completed for both projects combined.

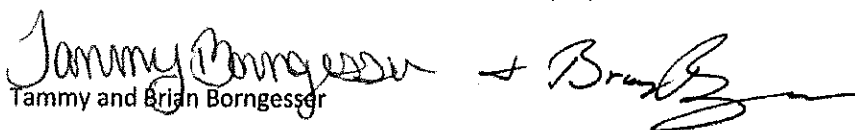

Both projects will present water drainage challenges to an already present hazard facing the City of Roswell in this area. The end of Coleman Rd and 120 already is a flooding hazard in moderate rain and adding two new developments will only increase this problem. Both Petitioners advised of retention ponds to resolve this concern, but their opinion did not have any documented backup to justify their position.

For rezoning 201403094, we have concerns of the quality of home that has the ability to sit on the very small lot size that is being proposed. We feel that the Petitioner will have difficulty providing a high quality product on this size lot and would recommend a lot size comparable to Coleman Ridge and the adjacent Hampton Bluff of which is zoned RS-9. Also, density that comes with 6,600 SF typical lot

sizes makes sense along a gridded street pattern in a city center, such as was constructed around the Roswell Mill and on Green Street where walkability was and is a viable transportation option. Such density in a closed suburban setting that abuts a major thoroughfare such as Hwy 120 seems inappropriate, congested and atypical to the precedent set by neighboring communities. In this neighborhood, lots are so narrow and all the driveways are front entry, which leaves no room for on-street parking. When guests come over to multiple houses on one street, the entire neighborhood's traffic pattern is blocked. Either cut the density, or suggest wide enough streets to accommodate actual on-street parking.

For rezoning 201403108, we have many concerns with the current proposal. The proposal currently has 30 Townhomes to be built on the site, which is inappropriate for the current community on Coleman Rd. If the development would only have ingress/egress from 120, the townhomes would be acceptable. However, this design using Coleman Rd as the only access point is not acceptable. Townhomes are justified in a walkable setting to shops and restaurants as currently on Canton Street and at the Frazier Street development. In addition, the planned 4 or 5 houses that are proposed in front of the current pond would be a safety issue for traffic flow and cars entering and exiting this area. Our recommendation for this area to remain natural, as the visual view into the back deck of the structures across the pond to see hanging boats and grills is not appealing and not in harmony with the current Coleman Rd. corridor.

Thank you for your time and consideration of our proposal

 + 
Tammy and Brian Borngesser

Robert and Lindsay Lockery

1705 Ridgefield Dr.

Roswell, GA 30075

October 1, 2014

Roswell Planning Commission

Att: Jackie Deibel via email: jdeibel@roswellgov.com

38 Hill St.

Roswell, GA 30075

Subject:

Rezoning – 201403094 / R. Wayne Lamar / Marietta Highway & Coleman Rd

Rezoning – 201403108 / FrontDoor Communities / 9330 & 9350 Coleman Rd

Roswell Planning Commission,

We are current residents in the North Point Subdivision for 10+ years and have planning concerns with the two referenced above rezoning requests that are before your commission. We have summarized our points below with following explanation.

Summary:

- 1) Traffic study required as the 2 projects should be treated as one.
- 2) Water drainage study required for both projects
- 3) RS-9 zoning for 201403094
- 4) RS-9 zoning with restriction of property between Coleman Rd and current pond remain in current natural state for 201403108

At the neighborhood meeting on 11 Sept 2014, we were advised that both projects on an individual basis to do not qualify for a traffic pattern study to be completed. The close proximity of the two projects combined should qualify that a traffic study be required. We request that you require a traffic study to be completed for both projects combined.

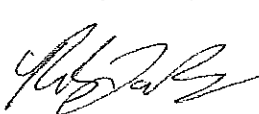
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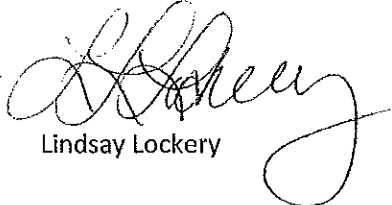
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Thank you for your time and consideration of our proposal


Robert Lockery


Lindsay Lockery

Paula and Michael Schlich
1770 Ridgefield Drive
Roswell, GA 30075

October 1, 2014

Roswell Planning Commission

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38 Hill St.

Roswell, GA 30075

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Roswell Planning Commission,

We are current residents in the North Point Subdivision for 28 years and have planning concerns with the two referenced above rezoning requests that are before your commission. We have summarized our points below with following explanation.

Summary:

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Thank you for your time and consideration of our proposal

Paula and Michael Schlich
1770 Ridgefield Drive
Roswell, GA 30075
678-428-6215

Jackie Deibel

From: J TUSKOWSKI <jhtusk@bellsouth.net>
Sent: Thursday, October 09, 2014 11:15 AM
To: Mayor Wood; Nancy Diamond; Becky Wynn; Rich Dippolito; Betty Price; Jerry Orlans; Kent Igleheart; Jackie Deibel
Subject: Coleman Rd Rezoning

Dear Mayor Wood, City Council Members, and City Staff,

I moved to Roswell three years ago into the Hawthorne subdivision off of Coleman Rd. My wife and two kids have thoroughly enjoyed moving to Roswell largely because of Roswell's current environment, community programs, parks, open spaces, preserved lands, outdoor activities, charming atmosphere and of course the people. However, I am writing to voice my concerns about the two proposed rezoning projects on Coleman Rd. that will be reviewed and decided on by the mayor and council and that are in contrast to the current environment and surrounding communities.

They are:

1. Petition: RZ201403108
 - Applicant: Wayne Clark/Front Door Communities
 - Request: RS30 to RTH (single family attached townhomes and single family detached residences)
2. Petition: RZ201403094
 - Applicant: R Wayne Lamar
 - Request: to NX with a conditional use for single family detached homes
 - Location: Marietta Hwy and Coleman Rd

My position is that I am for developing Coleman as currently zoned. I am against both of the re-zoning requests for the following reasons:

- High density homes are inconsistent with the other developments along Coleman and will not be within the character of other developments along Coleman Rd.
- The precedence that a successful re-zoning ruling will progress along Coleman Road allowing for other lands to be developed with higher density homes.
- Traffic and overcrowding of the area for the combined projects.
- Additional strain on the school systems which are already overloaded and which may subsequently require redistricting.
- Construction disruption over an extended period of time due to the combination and timing of both developments .

I understand that over the years there have been many nice development projects that have been appropriately developed as zoned:

Huntwick Plantation (1990)
Huntwick Farms (1990)
Magnolia Walk (1995)
Coleman Ridge (1996)
Hawthorne (2004)
Robinwood estates (2006)
Ashley Manor (2009)
MossPointe (current)
Olde Roswell Estates (current)

Please take the appropriate actions such that Coleman road can remain a stable residential community growing as zoned under the current comprehensive plan. Being in the construction and real estate industry, I am an advocate for development; however, development needs to consider the existing environment and community rather than simply be a vehicle for profit. Both properties can be developed as currently zoned providing the developer with a positive return of their investment while maintaining the character of the environment and surrounding communities.

Regards,

John Tuskowski

Jackie Deibel

From: Heather Kopanoff <heather@promotionsdirect.com>
Sent: Thursday, October 09, 2014 10:52 AM
To: Kent Igleheart; Jerry Orlans; Betty Price; Rich Dippolito; Becky Wynn; Nancy Diamond; Mayor Wood
Cc: Jackie Deibel
Subject: Coleman Road - BDG/120 and deferred FDC

Dear City Representatives,

After attending the neighborhood meeting for both of these proposed rezoning issues, I 100% expected FDC to defer. Not only were they overwhelmed by the opposition, they were not prepared to talk about alternatives that would be a win-win for both developer and our beautiful part of the city on Coleman Road. However, just because it is small strategy for FDC to defer and not be grouped together with BDG, we are still going to be fighting the same battle.

Coleman/120 should not be viewed as such. It's Coleman Road and Marietta Hwy/120. Coleman road is lovely single family neighborhoods and small estate lots that should be allowed to stay this way. Marietta Hwy/120 is a multiuse commercial/residential road and serve as a buffer to downtown Roswell. There is no reason that the Coleman side of this proposal couldn't be developed as zoned. If the owners of the 120 side would like to develop a neighborhood that is pursuant to the new UDC and developed as your staff recently deemed appropriate, then they can make higher density on the 120 side and lower on the Coleman Road side. Many developers around the greater Atlanta area are doing just this....starting with less expensive smaller homes and graduating into bigger and more costly homes. It would be a perfect opportunity for this property and still stay within the zoning your staff approved most recently with the UDC.

I do hope that FDC doesn't think that deferring will take our eye off the ball. I can speak for my subdivision, Mosspointe, and others in the Coleman Road area that we do not want Townhomes on this property no matter what month they decided to present their proposal.

Thank you.

Heather Kopanoff

Promotions Direct, Inc.
20 years of dependable service

Jackie Deibel

From: Hannah Sheikh <ilikecutepuppies@yahoo.com>
Sent: Thursday, October 09, 2014 10:15 AM
To: Jackie Deibel
Subject: Coleman Road Proposed Rezoning - Re: NO to BDG & FDC & Re: Front Door Comm. Deferment

Dear Jackie Deibel:

My name is Hannah Sheikh. I live in the Riverbirch Glen subdivision off Willeo Road at 550 Boulder Way.

While I support development in properly zoned areas, I am strongly against the proposed rezoning plans for the Marietta Hwy/Coleman and Front Door Communities projects along Coleman Road.

The BDG rezoning proposal should **not** be approved, as the proposed rezoning does not keep with the 2030 Comprehensive Development Plan for the City of Roswell. If this rezoning is approved, it would break ground for other rezoning of the same property type; which leads me to why I believe Front Door Communities deferred their meeting one month. Please note that I believe this was a calculated move on FDC's part to 1): allow the Marietta Hwy/Coleman Road proposal to smooth the path for Front Door to propose their zoning map amendment, and 2): push the meetings into the holiday season in hopes to have a smaller presence at the meetings because of residents who will be out on holiday vacations.

I thank you for your time and consideration. I believe in respecting Roswell's Comprehensive Development Plan, and preserving the essence and charm of Coleman Road.

Very Sincerely,

Hannah Sheikh
550 Boulder Way
Roswell, GA 30075