

Jackie Deibel

From: Robyn Stephens <robyncstephens@yahoo.com>
Sent: Tuesday, June 04, 2013 11:34 PM
To: Jackie Deibel
Cc: johnnymstephens@yahoo.com
Subject: Opposition of R-3A with Concurrent Variance (Location & Case Below)

Location: 12055 Houze Rd. & 365,375 and 395 Rucker Rd
Case: Rz-201301339, CV-201301341

Jackie,

If you will recall, I reached out to you yesterday inquiring about the case referenced above. Today, I came to your office to see and obtain further information about plans submitted by the builder William R. Hole/ D&B Development, Inc. in order to prepare for the upcoming public hearings.

Upon further review of the Builder plans for 47 Homes with two entry points on Houze Rd. and Rucker Rd., we (John Stephens and I) along with all other neighbors within the Crabapple Woods subdivision whom I shared a copy of the plans with this evening are opposing the request in zoning from FC-A & R2C conditional to R-3A with concurrent variance to lot width on the property at 12055 Houze Rd. which backs up to the Crabapple Woods resident homes.

We bought our home at 345 Camber Trace, Roswell GA approximately seven years ago on the grounds that there was only one (1) homeowner directly behind our property and an abundance of green space. This is the home and city we intended to raise our children in.

With the request to re-zone the property at 12044 Houze Road & 365,375 and 395 Rucker Rd to 47 homesites and have a major entrance/roadway to a new subdivision run along our back fence, my number one concern and opposition is the adverse impact to the safety of my children who can currently play in the backyard without any danger/risk of multiple automobiles having an accident and coming through wood fence and down hill to our home. Furthermore, the change in use of land will 1) create a substantial amount of additional traffic and backup going North and South on Houze Rd. on a two lane road and will add to constant blind spots while pulling in and out of the Crabapple Woods neighborhood 2) adversely alter the characteristics of our neighborhood (large, mature trees hovering in background of homes in Crabapple Woods) with a main entrance roadway directly behind the Camber Trace Properties as well as a create an easy cut through from Houze Rd. to Rucker Rd. for non-residents of the community (3) negatively effect the neighborhood's property values; (4) create further disruption to the quality of life for all residents in the area as the scale of the project is extensive during a time where there are two additional neighborhoods already being built on Rucker Rd.

I respectfully request for you to consider our opposition for the R-3A re-zoning as you prepare to make a staff recommendation. Please contact me at the mailing address, phone number, or email address below with any questions regarding this correspondence.

Thank you for your consideration.

Sincerely,
Robyn Stephens
345 Camber Trace
Roswell, GA 30076