

ROSWELL COMMUNITY DEVELOPMENT

JACKIE DEIBEL, PLANNER III

RE: REZONING REQUEST FOR ETRIS AT KENT ROAD

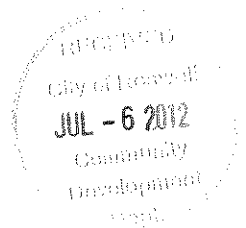
DATE: 7/5/2012

BY: EDWARD ANDREWS HOMES

RESPONSE FROM: GARY & EARLAINE WEBB

12275 KING RD. ROSWELL, GA

CORNER OF KING RD. & KENT RD.



TO CITY OF ROSWELL, GA REVISED 7/5/2012 ETRIS ROAD REZONING

FROM: GARY AND EARLAINE WEBB, 12275 KING RD., ROSWELL, GA. CORNER OF KENT AND KING RD.
7+ ACRES ON CORNER OF KING AND KENT WITH 681" FRONTAGE ON Kent Rd.
REZONING REQUEST BY EAHOMES FOR ETRIS AND KENT RD.

Ok FOR DEVELOPER TO DUMP 40-80 PLUS CARS ON KENT ROAD THEN ETRIS OR KING RD. IMPACT ON KENT RD PROPERTY OWNERS.

EXCESSIVE NOICE, GAS POLLUTION, AND DUST POLLUTION IF GRAVEL, SPEEDING IF PAVED ;MY PROPERTY WHICH I HAVE OWNED SINCE 1974, DESTROY IT WITH WIDENING THE ROAD TO BENEFIT A DEVELOPER WHO LIVES IN ANOTHER CITY WITH DISREGARD FOR THE IMPACT IT WILL HAVE ON MY PROPERTY.

MY POND AND PASTURE WILL BE IMPACTED AS WELL AS MY PRIVATE HOME AREA.

23 CRITERIAS REQUIRED FOR REZONING CONSIDERATION

1. Not suitable to area

2. Would adversely affect the roadways in every direction. Completely destroy the use of Kent Rd. as it is today. It is already dangerous to walk on the road as the drivers speed at approximately 50 mph and NO ticket for speeding can be given per ROSWELL POLICE. Paving would only worsen the amount of cars and traffic

3. This property was not put up for sale. I am sure there are a lot of people wanting to live in Roswell that could afford to buy this property and build one large home (or 4 or 5 on 12 acres). This would be a completely acceptable rezone to R1

4. COMPLETE misuse of streets, and schools in the area. Very hard to get out of Kent Rd. at the present usage to enter King Rd. and proceed to Roswell High School. Also, Etris Rd. with present usage is already backed up in the mornings with cars proceeding to elementary school. Additional 38 homes at first with additional 5-6 which they are leaving off as "FUTURE CONNECTING ROADWAY" AND THEN ADD THESE HOMES would completely clog roadways

5. It is my understanding that the use for this entire area is R1. Why would the area be changed to R3A. MONEY-MONEY-MONEY



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6. Storm drainage would be adversely affected. Running all the water under Etris Rd. would lead to flooding of the road in HIGH volume rainfall. (Example, remember when we had flooding 4 years ago and King and Etris flooded. We are at of maximum buildout now. What would 38-44? more homes displacing that much ground do to the runoff area that is left. Yes, they added small detention at Kent Rd. but you are still displacing a HUGE amount of land with impervious material

7. As stated R3A is totally out of place and not in Roswell future planning

8. If allowed it will set a precedent for all future rezoning.

9. If advertised for sale, property value for 12 acres as R1 would be the same

10. Absolutely, there are many people wanting 12 acres to use for personal use and not ruin the adjacent homes by overbuilding the acreage and burdening the roads.

11. NOT IN THE LEAST.

12. Comparing 46 tiny homes to 1 to 5 large homes plus the acreage could result in more revenue to Roswell with less homes plus the benefit of not overburdening the area with cars and pollution

13. Extensive grading and redirecting storm water runoff will be MAJOR. Really hard to drain 12 acres under a street and into a pond.

14. NOT suitable at all for proposed R3A

15. NEVER up for sale by owner until approached by EAHOMES WITH THEIR PROPOSAL to completely destroy our current way of life in the area

16 "NONE"

17. Completely unacceptable and not needed by anyone but the developers to add cash flow into their pockets and then they can walk away



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18.Changing the entire look and feel of the area. Currently homes in area with reasonable setbacks on lots. Adjacent home on acreage. This will bring a look of intown fill and completely out of character for this area.

19.This will change the complexion of the entire area in an adverse way

20.Environment-add additional air pollution from cars and home useage for heating. Storm drainage on neighboring homes very damaging. Large impact on lakes in adjoining subdivisions with sedimentation.

21.Proposed change does not meet overall zoning scheme for area R1 to R3A does not fit the area or future planning by Roswell

22.If this consideration of preservation of integrity of existing homes carries great weight then there is nothing to consider about this change. IT MUST BE DENIED COMPLETELY. IT DOES NOT FIT. IT DOES NOT PRESERVE THE EXISTING RESIDENTIAL AREA AT ALL.

23.No one in the area is asking for this type of change.



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