

Charleston Oaks HOA Inc.

November 16, 2010

To: Roswell Planning Commission

RE: CU 10-04 Andretti Indoor Karting & Games
11000 Alpharetta Highway Alpharetta, GA

From: Charleston Oaks HOA Inc.

My name is Denise Rauch, 170 Charleston Circle Roswell, GA. I am representing the Board of Directors of Charleston Oaks HOA and represent the views of my neighborhood. Charleston Oaks HOA opposes the conditional use change of Andretti Indoor Karting & Games 11000 Alpharetta Highway, Alpharetta, GA.

We base our opposition on the following provisions of Article 31 of the Zoning Ordinance (Amendments, Zoning Procedures and Permits) Analysis Requirements:

#3 Whether the property to be affected by the proposal has a reasonable economic use as currently zoned (O.C.G.A. 36-67-3 (3)):

Andretti's has conducted their business at their current location under current zoning for multiple years – and therefore, the property has a reasonable economic use as currently zoned. As residents of Roswell and members of the local business community, we are strong supporters of profitable business and good growth. Unfortunately, CU 10-04 does not meet either of these criteria.

4 Whether the proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools (O.C.G.A.36-67-3(4)):

The intersection of Houze Way and Alpharetta Highway is currently heavily traveled. The left turn lane is currently quite dangerous. The influx of cars and people would only add to this situation, especially since the proposed outdoor go-kart track will be occupying a good portion of the parking lot and the whirling of go-karts will surely create a driving distraction.

The comparison of conditions at this location to the prior outdoor go-kart track at Star Time is imperfect at best. The Star Time track was located in the middle of a commercial zoning designation, not a commercial strip at the entrance to a huge, residential area. The Star Time track was located a good distance back from a secondary street, not a main artery of traffic. The Star Time track was immediately surrounded by other commercial retail stores, not office buildings. The small amount of residences near the Star Time track was apartments, not single family homes.

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#22 The consideration of the preservation of the integrity of residential neighborhoods shall be consider to carry great weight. In those instances in which the property fronts on a major thoroughfare and also adjoins an established neighborhood, the factor of preservation of the residential area shall be considered to carry great weight:

The location of the proposed outdoor go-kart track is in the worst possible location vis a vis negatively impacting the surrounding residential neighborhoods. Houze Way leads directly into several subdivisions and connects to Houze Road which leads to even more subdivisions. The noise level will severely impact the neighborhoods (sound, particularly at night, travels a great distance. At Charleston Circle and Hollyberry, one can clearly hear the Roswell High School band on game nights. The proposed go-kart track is much closer than the high school.) As noted above, increased traffic in an area prone to back-ups and accidents will only add to the traffic issues making the situation worse. The hours of operation, particularly keeping the track open until 1:00 AM is excessive, creating an atmosphere that could be ripe for frequent police interaction.

Granting this conditional use could change the character of the neighborhood, negatively impacting the neighborhood value and integrity. Andretti's is requesting variances from their current zoning conditions – in effect, requesting rules that are different than the rules their neighbors are required to uphold. Because they are asking for “favored standing” Andretti's should be held to a high level of compliance of Article 31 of the Zoning Ordinance Analysis Requirements. And since CU 10-04 does not meet this level of compliance, the request for the conditional use of an outdoor go-kart track should be denied.

Thank you for your consideration.