

Re: Etris Rd Rezoning/Variance Request: RZ12-05, CV12-02

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7/17/12
JD

Dear City Commissioners and Mayor Wood,

I am writing on behalf of the Edenwilde HOA ("Edenwilde"), which represents a neighborhood of nearly 400 homes in Roswell. Edenwilde formally requests your support in denial of EAH Investment's (the "Applicant") request for rezoning and associated variances.

Contrary to the Applicant's Letter of Intent, its request for R-3A zoning combined with the lot size and density of its proposed development does not fit with the existing neighborhoods in the surrounding area. Additionally, it is inconsistent with 23 of the 26 criteria outlined in the 2030 Future Land Use Map for this area. The surrounding neighborhoods all have significantly lower density, single family, homes whereas an R-3A zoning would allow for a much higher density, both single and multi-family. Although the Applicant has indicated its plan is for single-family homes and thus it would not appear that multi-family is an issue, the density permitted by R-3A zoning, the variances requested to allow for substantial reductions in setback, lot sizes and percentage of green space and the drawings submitted showing high-density rows of homes are all inconsistent with the surrounding land use and the 2030 Future Land Use Map. Approval of this request would also set a precedent for future neighboring developments and lead to an even greater negative impact on the residents in the area.

In brief, this application for rezoning should be denied because, among other things, it would adversely alter the characteristics of the area and negatively affect the property values in the surrounding neighborhoods. Both, the proposed lot and home size are significantly smaller than those in the surrounding area. In addition, there are already significant storm water runoff, erosion, and drainage problems in the surrounding area and the extremely high percentage of impervious land associated with this project would certainly add to any existing issues and most likely cause additional problems.

We realize that the current owners of this property have the right to develop this land and we would fully support a project that is consistent with the surrounding area. Unfortunately, this is not a suitable project for this particular site.

The Edenwilde HOA and the residents of the neighborhood thank you for your support and consideration in denying the Applicant's request.

Sincerely,

Edenwilde HOA
Lee Pettit, President