

## CENTENNIAL HOA

Svein Romstad  
325 Glen Reserve  
Roswell, GA 30076

August 5th, 2013

The Roswell Planning Commission  
Roswell, GA

Re: RZ-201301214, CV-201301216 & CU-201301219  
SW corner of Holcomb Bridge & Scott Roads



Dear Members of the Roswell Planning Commission,

I am writing this letter on behalf of the nearly 200 homeowners in the Walton Centennial Neighborhood regarding the proposed development of a retirement facility on the last piece of undeveloped land in our neighborhood. Although many of us were led to believe by Hedgewood Properties that the plan for that parcel was a limited number of high-end townhome consistent with the one currently in our community, we understood those plans could change. However, to change from a small townhome development to a 130 suite retirement facility that requires several variances, even from an O-P zoning, in order to fit it on the 5 acre parcel seems to be an extreme change from the originally intended density. That said, even though the prospect of a high density retirement facility has not been well received by most of the homeowners, we are not necessarily opposed to such a concept as long as it fits on the property without numerous variances and also fits within the intent of the R-3c zoned Walton Centennial.

At the June 20<sup>th</sup>, 2013 Neighborhood Meeting arranged by the City of Roswell a plan was presented by the developer that requires numerous variances for parking, setbacks and natural buffers etc. It is our understanding the developer has since reduced the number of parking spaces required to conform to zoning requirements and that the City of Roswell Fire Department has revised the requirement for a 20 ft. fire lane circling the property to a less intrusive sidewalk. Although these changes now appear to allow for a very narrow natural barrier between the Walton Centennial common area boundary and the proposed buildings, it is questionable the space allotted will allow the proposed plan to maintain the natural integrity of Walton Centennial.

This perception was confirmed during an on-site walk which took place with the developer on June 30<sup>th</sup>, 2013. With various key areas staked (side walk, building corners etc.) the revised plan will still require virtually all trees facing Centennial Way to be removed (with the possible exception of the first row) taking away the existing natural buffer. In addition, the revised plan calls for shaving off about 8 ft. of the current hill in order to fit the proposed buildings. Although there are some provisions in the revised plan for restoring a natural buffer, the end product will dramatically alter the current "look and feel" of Walton Centennial. What is furthermore confusing is the perception by the developer that there are no buffer restrictions for selected areas facing Centennial Way. When reviewing the zoning map on the Roswell Government website (map #19-section 710, see attached), it clearly indicates that the entire street of Centennial Way falls under the R-3c zoning. With the entire developed part of Walton Centennial currently zoned R-3c it would seem there should be requirements of a 40 ft natural buffer and a 50 ft setback (as per O-P zoning) for all of the proposed project facing our residential neighborhood and not only selected parts.

With this letter, the homeowners of Centennial respectfully request the Rowell Planning Commission requires the developer to reduce the size of the proposed development so it can properly fit on the available piece of land without major natural buffer and setback variances which will allow for the integrity of Walton Centennial to be protected. We further kindly request a bond be required to guarantee that a natural buffer is installed appropriately that will maintain the "look and feel" of Walton Centennial as we know it today and into which we homeowners have invested.

Sincerely,



Svein Romstad  
President  
Centennial HOA

