



November 3, 2015

To: Mayor Rusty Paul & City Council, Chairman Lee Duncan, Planning Commission, Sandy Springs, GA.

Re: Application RZ-15-0074; 5111 Peachtree Dunwoody Road

Dear Mayor Paul, Council Members, Chairman Duncan:

The High Point Civic Association opposes the above-referenced Re-zoning Application, and we ask that you Deny this application.

The proposed development on this 1.28 acres of property (plus an abutting remnant parcel of .46 acres) violates the existing comp plan, which suggests 1 home per acre. There is no hardship or any other valid reason whatsoever for this property's zoning density to be increased from R-2 to R-3. In fact the Applicants currently live in an adjoining home to the east that is zoned R-2! If this property were to be zoned R-3, it would constitute spot-zoning, which has never occurred in Sandy Springs. Approval of this Application would also be a slap in the face to those homeowners all along Peachtree Dunwoody Road who have recently invested millions in their new homes.

Re: homes that front onto Peachtree Dunwoody Road (from the Glenridge Connector south to the city limits of Atlanta), all of them are at least 75 feet from the curb – and the existing home on the subject property presently sits at 150 feet from the curb; but if this request were to be approved, a home could be built 40 or so feet from the curb – which is totally unacceptable to our homeowners and their neighborhoods.

The Applicant incorrectly compares requested density for their 1.74 acres to nearby NUP projects that are all in excess of 5 acres (the minimum size required in Sandy Springs' zoning ordinances). Rather, this Application should conform to the nearby homes & lots on Peachtree Dunwoody Road – and it does not. If this Application were to be approved, it would have a negative effect on the quality of life & market values of the large homes directly across the street – and establish a horrible precedent for the real estate designs & standards on Peachtree Dunwoody Road.

Thank you for your thoughtful consideration on this matter.

Sincerely,

Eric Johnson

Eric Johnson, Zoning Committee Member for the High Point Civic Association

High Point Civic Association PO Box 420216 Sandy Springs, GA 30342