

*Dear Cohutta Planning and Zoning Board Members, Mayor and Council,*

*I am writing to express my strong opposition of Case#####, the proposed rezoning at the northwest quadrant of Red Road and Blue Roads as shown in case number##### on the posted zoning notice. While the local community may be unable to prevent development, that will be detrimental to the area, nearly all residents in the surrounding neighborhoods are completely opposed to the addition of multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, and potentially lower the property values of the existing community.*

*Traffic and safety of pedestrians are major areas of concern. Traffic jams north of Butler Blvd already spans the distance between Butler Blvd deceleration lanes and the intersection, and the intersection is routinely blocked by traffic turning onto Hodges toward Butler Blvd during rush hour. The PUD lawyer indicated that the existing PUD would make traffic worse than the proposed PUD. While the traffic may be lighter on average, the local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for the existing four Glen Kernan neighborhoods. The traffic surge during morning rush hours will also negatively impact safety for children, since students walk to school in the mornings. In general, the area traffic is continuing to increase, and heavy traffic is already common at times from Butler Blvd to Beach Blvd, which may not have been anticipated during the last rezoning approval.*

*Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail for this proposal and/or other approved plans.*

*Wildlife has been observed in the area, and any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat. During the planning commission meeting, a speaker indicated that the proposed planning area has several endangered species, which should be investigated by the appropriate agency prior to approving development.*

*Property values are likely to go down in the area if multi-family apartments or condominiums are built. Multifamily dwellings are inconsistent with the*

SAMPLE OPPOSITION LETTER TO ZONING/ANNEXATION/VARIANCE

*neighborhoods developed in the area. I was disappointed that only 75 or so notices were mailed. There was no indication of where the notifications were sent, but I suspect none were delivered into our neighborhood...*

*I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails. Thank you for your continued service and support of our communities.*

*Best regards,*

*X\_\_\_\_\_ Your signature*

*Date: \_\_\_\_\_*

*Your name*

*Your address*

*City, State Zip Code*

*Phone#\_\_\_\_\_*

**PLEASE NOTE THIS IS ONLY A SAMPLE LETTER AND YOU NEED TO WORD IT AS BEST SUITES YOUR NEEDS TO THE COHUTTA PLANNING AND ZONING BOARD AND/OR MAYOR AND COUNCIL ETC.... COMPLETED LETTERS SHOULD BE REMITTED TO THE CODE ENFORCEMENT OFFICE LOCATED ACROSS THE STREET FROM THE COHUTTA TOWN HALL INSIDE THE COHUTTA POLICE DEPARTMENT POLICE SERVICES CENTER. COMPLETED FORMS SHOULD BE DROPPED OFF IN A SEALED ENVELOPE AND ON THE FRONT REFERENCE YOUR NAME AND CASE NUMBER AS SHOWN ON THE ZONING NOTICE SIGN. LETTERS WILL BE SUBMITTED TO THE ZONING BOARD IN YOUR SEALED ENVELOPE.**

**AS ALWAYS, WE REQUEST THAT YOU ATTEND IN PERSON ALL ZONING MEETINGS AND/OR TOWN COUNCIL MEETINGS AS YOUR PRESENCE IN PERSON ALONG WITH A LETTER SPEAKS VOLUMUES AND GIVES YOU A VOICE IN YOUR COMMUNITY. WE WANT TO HEAR FROM YOU!**

**IF YOU HAVE ANY QUESTIONS REGARDING A SAMPLE LETTER OR OTHER PLANNING/ZONING/CODE ENFORCMENT MATTERS, THEN PLEASE CONTACT THE CODE ENFORCEMENT OFFICE BY CALLING 706-222-0100.**

**\*\*\*NOTE THAT EFFECTIVE 2/1/2022 ALL PLANNING/ZONING/CODE ENFORCEMENT MATTERS AND REQUESTS FOR CHANGES WILL BE HANDLED THROUGH THE COHUTTA POLICE DEPARTMENT CODE ENFORCEMENT OFFICES LOCATED AT 5113 RED CLAY ROAD, COHUTTA GA, 30710.**

**ALSO, WE ACCEPT LETTERS IN FAVOR OF PROPOSED CHANGES TOO, NOT JUST OPPOSITION LETTERS!!!**