

**November 22, 2024**

**Petition to Deny Zoning Approval for Rezoning Request at 3720 and 3716 Powder Springs Rd Adjacent to Creekwood Subdivision, a 55+ Community in Powder Springs, GA**

**To:** Powder Springs Zoning Department

**Subject:** Opposition to Rezoning Request for 3720 and 3716 Powder Springs Rd (Land Lots 833 and 870)

We, the undersigned residents of Creekwood Subdivision and concerned citizens of Powder Springs, GA, petition the Zoning Department to deny the rezoning request for an approximate 4.9-acre tract at 3720 and 3716 Powder Springs Rd (Parcel Identification Numbers: 19087000010, 19087000150). The request seeks to rezone the property from R-20 to PUD-R to accommodate a townhouse community. We believe that this development would negatively impact the safety, security, peace, property values, and well-being of the senior residents of Creekwood Subdivision, as well as disrupt local wildlife and natural habitats.

**Reasons for Denial:**

**1. Safety Concerns**

Rezoning to a Planned Unit Development-Residential (PUD-R) would introduce a dense, multi-family townhouse community directly adjacent to Creekwood, an age-restricted senior neighborhood. Increased traffic congestion from the new development poses significant safety risks, especially for senior residents who may have slower reaction times. Younger, faster-paced drivers and the increased presence of children could lead to a higher risk of accidents, particularly on shared roads and intersections near the development.

**2. Security Risks**

Townhouse communities often have a more transient population due to higher rental rates and affordable ownership models, leading to frequent turnover. This transient nature may result in unfamiliarity among neighbors, undermining the strong sense of security and trust that Creekwood residents rely on. The sudden influx of younger, unfamiliar residents could compromise the safety of seniors, who are particularly vulnerable to crime and less capable of responding to emergencies.

**3. Disruption of Peace and Quiet**

The 55+ community of Creekwood was designed to provide a peaceful, serene living environment for seniors. The proposed rezoning would likely result in noise disturbances from increased traffic, social gatherings, and construction activities. The introduction of younger families and children could also bring heightened activity levels that disrupt the tranquility senior residents depend on, diminishing their quality of life.

#### **4. Impact on Health and Well-being**

Creekwood residents chose this community for its quiet, stable environment, which is essential for their physical and mental health. The proposed development would lead to prolonged periods of noise and disruption, exacerbating health conditions such as hypertension, anxiety, and heart disease. The constant noise and activity from a neighboring townhouse community would be particularly stressful for seniors, who often have limited capacity to adapt to environmental changes.

#### **5. Decline in Property Values**

Many Creekwood residents have invested a significant portion of their life savings into their homes, expecting a stable environment and potential property value appreciation. A dense townhouse development nearby could decrease property values in Creekwood, as it may deter prospective buyers seeking a quiet, age-restricted community. The resulting decline in demand would negatively impact the financial security of the senior homeowners.

#### **6. Strain on Shared Resources**

The proposed rezoning would result in a higher population density compared to the existing R-20 zoning. This increased density would put additional pressure on local infrastructure and services, including roads, utilities, parks, and emergency services. Seniors, who rely heavily on nearby healthcare and quick emergency response, may face delays or reduced access if resources are stretched thin by the needs of a new, densely populated townhouse community.

#### **7. Mismatch in Community Culture**

Creekwood Subdivision was designed with the specific needs of seniors in mind, fostering a calm and leisurely atmosphere. Introducing a townhouse development with younger families, active lifestyles, and differing social activities would clash with the culture of a 55+ community, creating tension and diminishing the sense of identity that Creekwood residents have cultivated.

#### **8. Wildlife Preservation and Environmental Concerns**

The area surrounding Creekwood Subdivision includes important green space and natural habitats that support local wildlife. Rezoning from R-20 to PUD-R and allowing a dense development on this 4.9-acre tract would likely lead to habitat destruction, displacing wildlife such as birds, deer, and other native species that currently inhabit the area. The increased construction activity, noise, and environmental disruption could further degrade the local ecosystem, diminishing the natural beauty and biodiversity that are valuable to both the senior residents and the broader Powder Springs community.

### **Conclusion**

We urge the Zoning Department to prioritize the needs and rights of the existing senior residents of Creekwood Subdivision, as well as the importance of preserving local wildlife habitats. The

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proposed rezoning and development would significantly compromise the safety, security, peace, health, property values, and natural environment of the area. The long-term costs to the quality of life for Creekwood residents and the surrounding ecosystem far outweigh any short-term benefits of approving this development.

By signing this petition, we express our strong opposition to the rezoning request (R-20 to PUD-R) for the properties located at 3720 and 3716 Powder Springs Rd. We respectfully request that the Powder Springs Zoning Department deny this application in order to protect the well-being of our senior community and the local environment.

Date	Signature	Printed Name	Address
1. 11/22/24		BYRON HOLMES	3703 CHESWOLDE AVE
2. 11-23-24		BEVERLY HOLMES	3703 Cheswolde Ave
3. 11-23-24		JEANETTE SMITH	3924 Shelleydale Dr
4. 11/23/24		Benjamin W Gribble	4005 Shelleydale Dr.
5. 11/23/24		Mary E. Gribble	4005 Shelleydale Drive
6. 11/23/24		CASSANDRA HARRIS	3945 Cheswolde Drive.
7. 11/23/24		Sophia Simpson-Hickman	<sup>3902</sup> Shelleydale Drive
8. 11/23/24		Christine White	<sup>3838</sup> Shelleydale Dr.
9. 11/23/24		DAVID L WHITE	"
10. 11/23/24		Thomas Cobb	3840 SHELLEYDALE DRIVE
11. 11/23/24		Luz McCobb	3840 " "
12. 11/23/24		Kevin E Rose	3905 " "
13. 11/23/24		Janet Strickland	<sup>3921</sup> " "
14. 11/23/24		Joanie Reese	<del>3828</del> 3828 Shelleydale
15. 11/23/24		Spencer Reese	3828 Shelleydale DR.
16. 11/23/24		HARVEY C. REESE, III	3828 SHELLEYDALE DRIVE

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17. 11/29/2024 ~~Priscilla Edwards~~ Priscilla Edwards 3923 Shelley Dale Dr.
18. 11/23/2024 ~~Ernie of Emerald Quality~~ Emerald Quality 3705 Cheswolde
19. 11/23/2024 ~~Brian EL~~ Brian EL - 3705 Cheswolde
20. 11/23/2024 ~~Tommy~~ TOMMY HECKMAN 8902 SHELLEYDALE
21. 11-23-2024 DIANE Y. STEWART 3416 Shelleydale Dr.
22. 11/23/2024 Donald P. Trehon 3861 Shelleydale Dr
23. 11/23/2024 Norma C. Palm 3861 Shelleydale Dr
24. 11-23-2024 JEFFREY PARKER 4001 SHELLEYDALE DR
25. 11-23-2024 Robert Linder 3701 Cheswolde Ave
26. 11-23-2024 Robert V. Linder 3701 CHESWOLDE AVE
27. 11-23-2024 Paula Perez 3931 Shelleydale Dr
28. 11-23-2024 ~~Stephanie~~ 3931 SHELLEYDALE DR.
29. 11-23-24 Fiona Muscu 3820 Shelleydale Dr
30. 11 23 24 Ken Mosger 3820 Shell Dale DR
31. 11-23-24 DEAN SMITH
32. 11-23-24 Wendy B. Parker 4001 Shelleydale Dr
33. 11/23/24 ~~Paul~~ 3905 Shelley Dale Dr
34. 11/23/24 Granite Montgomery 3711 Cheswolde Ave.
35. 11/23/24 Jay Rine 3927 Shelleydale Dr.
36. 11-23-2024 ~~John~~ 3910 Shelleydale Dr
37. 11/23/2024 ~~Buddha~~ Buddha 3922 Shelleydale Dr
38. 11/23/2024 Uran Loring 3846 Shelleydale Dr.
39. 11/23/2024 Salah Farrell 3846 Shelleydale Dr.

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- 40. 11/23/2024 Sonya R. Demek 3920 Shelleydale Dr
- 41. 11/23/2024 Kiran Sharma 3879 Shelleydale Dr.
- 42. 11/23/24 Cheryl T. Willean 3834 Shelleydale Dr
- 43. 11/24/2024 Valeri Smith 3842 Shelleydale Dr
- 44. 12/3/2024 Wesley D Jr 3707 Cheswolde Ave
- 45. 12/3/2024 Cathy Jones 3707 Cheswolde Avenue
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