Despite the significant scale of this proposal, no traffic study, drainage study, environmental study, or infrastructure capacity analysis has been submitted with this application. The impacts of 64+ units, and potentially far more on the remaining 17+ acres of the property, on local roads, stormwater systems, and public utilities have not been quantified or disclosed to the community or to city staff. I respectfully urge the Planning Commission to require these studies before making any recommendation.

4. THE CONCEPT PLAN IS NOT BINDING

City planning staff has confirmed that the submitted concept plan is illustrative only. If rezoning is approved, the developer is not bound by the current design. Density can increase, building heights can change, and layout can be altered. The community is being asked to approve a zoning category, not a specific project. The actual development could be substantially more intense than what has been presented to the public.

5. THIS PROPERTY HAS A HISTORY OF CONTROVERSIAL REZONING ATTEMPTS

City records reflect that this same property, known as "The Cove," was the subject of a very controversial higher-density rezoning request in 2007, which was ultimately withdrawn before reaching City Council due to strong community opposition. The same fundamental concerns that drove that opposition remain valid today: the incompatibility of higher-density development with the established character of this neighborhood.

REQUEST

For the reasons stated above, I respectfully request that the Greater Lowndes Planning Commission recommend denial of Rezoning Case VA-2026-02. I further request that, in the event the Commission chooses not to recommend denial, it require the submission of complete traffic, drainage, and environmental impact studies prior to any final City Council vote.

I intend to appear in person at the March 30, 2026 public hearing to express these concerns.

Thank you for your consideration.

Respectfully submitted,

Herman Ertlschweiger Jr
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Sent from my iPhone