

Pederson, John

From: David Ladd <davidjladd@gmail.com>
Sent: Monday, August 06, 2018 11:33 AM
To: Pederson, John
Subject: Rezoning Application Z-44/Public Hearing

Dear Mr. Pederson:

I have concerns regarding the proposed development for Rezoning Application Z-44 and think the application should be rejected.

My home is adjacent to the woodlands that would be destroyed to accommodate the development. I have lived here for 12 years and spent a lot of hours watching wildlife from my deck and accumulated a mass of observational data concerning indigenous and migratory wildlife.

Without going into great detail, here are the most relevant observations:

- The woods are homes to Red Cockeyed Woodpeckers and Alligator Snapping Turtles; both on the Georgia Endangered Species list.
- I have spotted an Eastern Indigo Snake several years in a row. Last observation, the snake was about six feet long. The snake lives in the woods directly behind my property and comes into my backyard to bask. The Eastern Indigo is listed as Threatened by both the State of Georgia and the US Government.
- I have observed a significant increase in the number of bats in the area. A few years ago, I did not see any bats, now I can spot them just about every night. Not sure of the species, but as far as I am aware, all bats are protected in Georgia and it is illegal to kill them.
- The large oak trees on the edge of the woods are home to a mating pair of Red Tailed Hawks which are federally protected raptors under the Migratory Bird Treaty Act.
- Peregrine Falcons are common visitors, not sure if they are nesting or not.
- Black bears have been spotted in recent history.
- Observed several species of owls.
- A herd of deer uses the woods as a food source and as a route to the Corp Property further up Mars Hill.
- Rainbow Trout are in Allatoona Creek. Last spring, I photographed a pair of rainbow trout on a spawning bed located in an area very close to the development. This is not a primary trout stream, so any trout reproduction is very fragile.
- Last spring, I photographed a paw print along a bank of Allatoona Creek. The print clearly has a leading toe with tear drop shaped pads, which are key identification features of a cougar paw.
- On the application Traton Homes LLC indicated that there is no evidence of archeological landmarks or existence of a cemetery. I believe this statement claim is entirely false. I am not an expert in archeology, but along the dry creek bed at the bottom of the valley are rock mounds which are consistent with grave sites for Cherokee or Creek Indians.
- Hummingbirds. The woods are a part time home for migrating Ruby Throated Hummingbirds and their numbers are steadily decreasing. I used to have 20 plus hummingbirds in my backyard at any given time. Now only I have four to five.
- This woodland is a connecting segment of a migratory passage way to the national forest, especially for large mammals. If we keep bulldozing these tracts of woodlands, we are eventually going to cut off all passage ways and lock the animals into residential areas and cities because they have nowhere else to go. Bear sightings are on the rise and bears should be roaming around downtown Marietta. This is also

pushing deer herds closer to main roads. In fact, I have spotted deer feeding along roadsides during mid afternoon which is not a natural behavior.

Also, I noticed that the current development Clovercroft Road and Mars Hill was originally approved for rezoning as a Residential Senior Living Community. After the woodlands were leveled, the development was rezoned again and it is now a higher end single family home development. Is this some sort of bait and switch tactic used by developers? The drawing submitted by Traton Homes LLC looks more like a densely populated subdivision for single family homes than a Senior Living Community. Mars Hill is becoming a hazardous throughfare between Stilesboro and US 41. I do not see how the road infrastructure can support several hundred more commuters without creating even more dangerous conditions from congested traffic patterns.

Do I need to appear at the meeting to present this information and answer questions? My phone number is 678-654-2923 if you would like to call me.

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Regards,

Dave Ladd