

## **Pederson, John**

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**From:** Bells Ferry Civic Association <bellsferrycivicasociation@gmail.com>  
**Sent:** Tuesday, August 28, 2018 11:07 AM  
**To:** Williams, Judy  
**Cc:** boblterrell@bellsouth.net; Gunther, Skip; Smith, Andy; Porter, Galt; Campbell, Jason; Pederson, John; Cecilia Hart; shepard45@comcast.net; Tullan Avard; Erin Mulgrew; Birrell, JoAnn  
**Subject:** RE: Application of Bobby L. Terrell to Rezone a 1.37 Acre Tract from R-20 to NRC (No. Z-58).  
**Attachments:** Z58 2-story arrow.png; cbk.jpg

Dear Planning Commissioner Williams,

This letter is to serve as the Bells Ferry Civic Association's (BFCA) formal opinion on the prospective strip mall and restaurant(s) proposed on the small parcel of undeveloped land at the corner of Chastain Road and the I-575 NB ramp, known as Z-58, submitted by Bobby Terrell.

The BFCA is opposed to this rezoning from R-20 to NRC for several important reasons. The parcel is small at only 1.37 acres. The applicant's site map lists the building as two-story (attached screen shot), however staff comments (page 6) missed this and lists it as a single-story building. Currently zoned residential, shoehorning a two-story retail sales and restaurant(s) here is incongruous to its surroundings. On the easterly side is a quiet, low-rise orthopedic building with normal business hours. This proposal seeks to build retail restaurant(s) and shopping open from 6 a.m. to 12 midnight, similar to the building photo attached to this email. It also backs up to the yards of residents in Chastain Lakes subdivision and is therefore too drastic a change in rezoning request.

We are also concerned about traffic safety on Chastain Road, specifically right-turning trucks and cars at I-575, which borders this property. The egress from this development would be on Chastain Road and cars not turning immediately onto NB 575 would need to cross over right-turning traffic. This road also regularly backs up with cars past the orthopedic center, making egress from this area especially hazardous.

Pedestrians also have a difficult time navigating the vehicular traffic, which would only increase with an additional entrance so close to the I-575 on-ramp. Would we really want to encourage more pedestrians to make this dangerous trek?

There are no retail establishments east of 575 on Chastain until Canton Road. The corridor is filled with subdivision and families. While the BFCA encourages business that is attractive and beneficial to residents, students, and employees working in the area, this location is not compatible with retail.

Respectfully submitted,  
BFCA Board