

## EMAIL OPPOSITION FOR N12-2022-2262 Z-22-1246092

---

**From:** Sharon Groves <[sdgroves@bellsouth.net](mailto:sdgroves@bellsouth.net)>

**Sent:** Tuesday, November 1, 2022 5:32 PM

**To:** Plansustain <[plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov)>

**Subject:** Case N12-2022-2262 Z-22-1246092 15-147-07-001 1065 Fayetteville Rd, Atlanta, GA 30316

SUBJECT: Case N12-2022-2262 Z-22-1246092  
15-147-07-001 - 1065 Fayetteville Rd, Atlanta, GA 30316

Dear Mr./Ms.:

The Terry Mill Community Association opposes the townhouse development at 1065 Fayetteville Rd, Atlanta, GA 30316.

We oppose the rezoning and the development of the proposed development for the following reasons:

1. The proposed entrance/exit from the townhomes onto Graham Circle (a dead end street) would create a hardship for staff and visitors of Chris Kids, including the meetings of the Terry Mill Community Association. The street is used for parking.
2. Traffic. Traffic is already very heavy on Fayetteville Road between Glenwood Avenue and Flat Shoals Road, especially during morning and evening hours. This is because people are commuting to and from work and school buses are carrying children to and from school. Often on Fayetteville Road traffic headed toward Flat Shoals Road is backed up past Bencal Drive. This also makes it difficult for residents on the side streets to exit onto Fayetteville Road. Cars exiting Graham Circle can have difficulty exiting onto Fayetteville Road during high traffic times, as well.
3. The development is too dense. The proposal is for 104 townhomes with two-car garages. That will probably add an additional 200 or more cars. A less dense development is suggested.

Sincerely,

Mrs. Iula Wright, President 404-378-9484 home  
Terry Mill Community Association  
1779 Fayetteville Ct. SE  
Atlanta, GA 30316

Submitted by *Sharon Groves*  
[sdgroves@bellsouth.net](mailto:sdgroves@bellsouth.net)  
770-655-6505 cell

---



Changing Directions.  
Changing Lives.

## Board of Directors

Julia Houston (Chair)  
Jay Bernath (Vice Chair)  
Ana Amato (Treasurer)  
Cyril Turner (Secretary)  
  
Isys Caffey-Home  
Emily Chambers  
Lori Chennault  
Kathy Colbenson  
Lenore Cusick  
Dan Diffley  
Todd Ellis  
April Estes  
Deirdra Glover  
Bo Keatley  
Rob Kight  
Michael Lammons  
Paula Larson  
Marybeth Leamer  
Pascal R. Lewis  
Maney Mazloom  
Terrin McKay  
Araya Mesfin  
Condace Pressley  
Sheila Ray  
Terry Russell  
Maria Smith  
Steve Tedder  
Rebecca Woods

November 1, 2022

Re: N12-2022-2262 Z-22-1246092  
15-147-07-001  
1065 Fayetteville Road  
Atlanta, GA 30316

Dear Planning Commission,

I am sending this letter to oppose the application by Toll Brothers to re-zone the district to RSM for the construction of 104 single family attached townhomes as currently planned. With each townhome having two cars, an additional 208 cars will be entering and exiting the development each day. This poses a danger to the residents of Summit Trail Apartments who are pedestrians. Summit Trail Apartments is a permanent supportive housing program serving 18 - 24+ year old young adults who are aging out of foster care or who were formerly homeless.

Specifically, we oppose an entrance/exit to the townhome development using Graham Circle which is a short dead-end street. Graham Circle entrance/exit has limited sight distance on Fayetteville Road as cars come over the hill from Flat Shoals Road.

We propose that the one entrance/exit to the development be directly across from Pine Trail which provides excellent sight distance both ways on Fayetteville Road and protects our pedestrian at-risk population.

We have spoken to the applicant's attorney about options which include 1) a permanent restriction of any access to Graham Circle and 2) a reduction of the number of townhomes so that the project requires one entrance/exit only, instead of two.

Thank you for your attention to this really important matter.

Sincerely,

Kathy Colbenson, LMFT  
President & CEO