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To: "j thompson" <j.thompson@snellville.org>
Cc: "Tom Witts" <Tom.Witts@snellville.org>, BBender@snellville.org
Sent: Tuesday, May 23, 2017 2:02:12 PM
Subject: Rezoning South Crestview Drive



Jason,

As a 27 year resident on Summit View Ct. I have valid questions about the proposed rezoning of the old Maxi Price land along South Crestview Drive. For me, the primer was the discovery that this is the same developer who built what I consider to be the failed strip mall just across Hwy 78. That fact alone leads me to ask:

- What demographic study(s) has been completed to indicate this new development will be more successful? Looking at other 55+ and assisted living housing in the surrounding area there appears to be plenty of vacancies.
- Concerning the construction of office/medical space I would expect the existing concentration around Eastside is more than adequate and accessible for current and projected needs. Are we certain that decentralizing the medical community in Snellville is the best path forward?
- As for additional retail and restaurant space one wonders how much more space can the local residents support? Even the strip mall at Cooper and 78 still has vacancies.
- It appears to me this small development will clash with Snellville's stated goal of in-town development to become more of a live/work/play community.

I am in favor of rational economic development - even in my immediate neighborhood. But as a retired career property manager I do not subscribe to the 'build it and they will come' philosophy that was in-vogue prior to the Great Recession. All too often blind expansion leads to vacant space and falling rents, values and taxes for the remaining active properties.

I cannot make tonight's meeting due to prior promises to help with this last school week. However I will attend the June meeting.

Please consider this rezoning request carefully.

Thank you,

Richard Hart
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