

views a map of the proposed development provided by the Sommers Group (**please look at the attached development map**), it becomes clear that the section of the border abutting Ridge Acres is dwarfed by the proposed development's much longer borders with tracts of land that are zoned R80/R100. In fact, **only 19%** of the proposed development's border that is contiguous with other zoned tracts (this excludes the proposed development's western border with State Route 91) abuts an existing R60 development. **Fully 81% of the proposed development's border abuts tracts zoned R80/R100.** As you can see, any analysis of the existing zoning in the developments and non-developed areas contiguous to the proposed development would strongly suggest that the argument for rezoning the Millstein Property to R60 *is incredibly weak* in comparison to a zoning designation greater than R60. You cannot drive a car west from Ridge Acres across the Millstein Property to SOM Center. You cannot even walk that route without trespassing on private property. SOM Center has a north-south traffic pattern. Why would you create an east-west zoning pattern along a north-south traffic corridor?

Even Mr. Sommers' own development plan inadvertently makes the case that an R80 development is the more appropriate option. If the average lot size in his R60 development is 90% of an R80 lot, why not just build an R80 development? Like counterfeit brand name goods sold on the internet, Mr. Sommers is trying to sell us on a counterfeit R80 development. It is like Mr. Sommers is trying to persuade us that Olive Garden is a real Italian restaurant. The only reason for this is so that Mr. Sommers can build some more houses and make some more money. Your constituents deserve better. They deserve the real thing.

Before making any decision on this matter, I implore you to listen to the attached recording of Planning Commissioner Dr. Steve Norris' remarks dissenting from the decision of his fellow commissioners (**Please click on the attached link and download the audio recording. Or get the recording from Vicki Grinstead. Dr. Norris's remarks start at the 1:14:35 mark**). Please listen to Dr. Norris' remarks or you will not get the full effect. The summary of his remarks contained in the minutes to the May 14th Planning Commission meeting do not do him justice. It is crucial that you keep in mind that if the Millstein Property is rezoned from R100 to R60, you will be establishing a precedent that will be used to rezone all of the nearby undeveloped R100 tracts to R60. Please, understand the neighborhood that we have here. We do not have to turn this area of South Willoughby into North Willoughby. We do not have to turn Ward 4 into Ward 2. We do not need to extend R60 zoning west from Ridge Acres to SOM Center Road. Thank you.

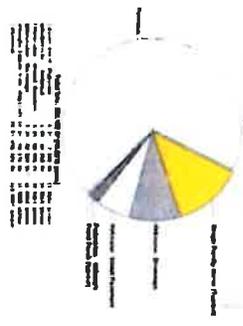
Sincerely,

Paul F. Petrick, Esq.

CAROLINA
Place 501

S.O.M. Center Road 80'
(a.k.a. State Route 91)
2 3/8"

Willow Creek
Place 50



Site Study - Willoughby

Site Data	
Total Number of R-60 lots	47
Average Lot Size	10,987 sq.ft.
Minimum Lot Size	8,400 sq.ft.
Length of Street Centerline	1,369 linear Feet
Part/Commons	1,766 Acres



Aspen Woods
subdivision No. 1

Aspen Woods subdivision
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Aspenwood Lane 52'



EXHA

