

I am a concerned citizen who opposes the proposed high-rise condo development in the Gettysvue community, Clubhouse Villas, for the following reasons:

- Violation of the Gettysvue restrictive covenants – each lot is limited to 1 single-family residence not to exceed 2 ½ stories high.
- Fit and Form – high rise condo buildings do not adhere to the architecture and beauty of our community. It is for this reason that we all signed onto covenants that restrict us to single-family residences no more than 2 ½ stories high.
- Increased traffic - as many as 180 additional vehicles on our streets (two allowed per condo unit). It is currently difficult to exit/enter GV, and increased congestion can be expected on Ebenezer Road and Westland Avenue thus affecting adjacent neighborhoods as well.
- Increased stormwater flow to areas already experiencing flooding.
- Density – exceeds maximum density zoning for community originally 1 to 3 units per acre.
- Visual detracting – harms views from the street and dining area of the Club.
- Impact to the golf course – relocation of the tennis courts will alter clubhouse views as well as major alteration to the 18th hole.
- Impact to golf memberships – less parking and less available tee times.
- Impact to social memberships – less parking, less enjoyment of facilities and amenities due to crowding conditions.
- Expect that the construction period could take as long as 3-5 years based on current market constraints, as evidenced by construction of townhomes located at the Ebenezer entrance to GV.
- Decrease in property values is expected both during the construction period and after occupancy is granted.
- Development will add strain on utilities public services, i.e.,
 - Fire, ambulance and police response will be diminished,
 - Utilities strained, such as water, sewer, electric, gas, etc.
 - Project will exasperate existing water drainage issues.

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