

Date: February 29, 2016

Subject: Broadcast Notice - IMPORTANT UPDATE - REZONING!

****The information and opinions contained in this email are not necessarily the opinion of the Wheatfields HOA or the Board of Directors. It is being sent to you for information only.**

Hi Neighbors,

Wanted to update everyone on the progress of the rezoning case soon to be in front of the county commissioners.

If you have not read my previous emails - here's the scoop in a nutshell.

A request has been made to rezone 61 acres at the corner of Chandler Road and Bowman Road (behind our community) with the intent of building a drug and alcohol rehab treatment center on it. So many reasons NOT to allow this to happen.

The first meeting to consider this request was scheduled for Wednesday, March 2, in front of the planning commission. **THAT HAS BEEN CANCELLED.**

The first public hearing on this case will now take place on March 22, in front of the county commissioners. They will not vote at that time. Because of the type of facility requested there are state requirements involved, (don't know what they are). In order to comply, the state requires that this request be tabled by the county for 6 months. That means WE have 6 months to bombard the planning commission and the county commission with our concerns and demand that they deny this request.

Here are some additional thoughts on this case:

1. On the rezoning applicant's response (entire questionnaire is attached) included in his request package to the county, question B asks:

Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.

Applicant's answer was N/A. Not applicable?? What!!

With that answer in mind please consider the following:

An open records report from Gwinnett County Police shows a similar facility in Norcross (Lakewood Behavioral Facility) required police assistance 192 time between October 2013 and February 2015. Here is the breakdown

Oct. 11 2013 thru Dec 2013 - 9 calls

Jan. 2014 thru Dec 2014 - 80 calls

Jan. 2015 thru Dec 2015 - 89 calls

Jan 2016 thru Feb. 2016 - 14 calls

Would you not consider, with this information alone, that a facility such as this will indeed adversely affect nearby property?

Lowered or stagnant property values

Increased crime, suspicious persons

The need for police assistance not only at this facility but in our own neighborhood

Loss of our peace of mind

Just to name a few.

2. Remember!! - Once the property is rezoned to O & I, it stays O & I, even if Mr Millsaps can't not continue with his proposal.

3. Inmates from area jails who were incarcerated due to non violent drug offenses may be allowed to serve out their sentence at this facility. (Diversion program)

4. Statistics from the National Institute of Drug Abuse show 40% to 60% of people in this type of facility relapse. If that happens and the patient decides to leave where would they go without any main roads close by, no public transportation, not much money, etc. Remember this property is SURROUNDED by communities just like ours.

5. Lakewood Behavioral Facility is situated on 5.8 acres, close to Peachtree Industrial and other main roads. Why does Mr. Millsaps need 61 acres. Sure, there is flood plain on this property but have you looked at the placement of all of the proposed buildings? Aren't they really spread out? Could this cause a problem with supervision? Missing patients in the middle of the night, maybe?

Please, please continue to email or call our county commissioners (their contact info is attached) (forgot to attach last time but promise it's there now). Don't put this on the back burner! Don't let them forget your concerns!

Below is the contact information for the Planning Commissioners

Chuck Warbington [770-315-2725](tel:770-315-2725) chuck@gwinnettville.com

Jeff Tullis [770-827-9533](tel:770-827-9533) jefftullis@gwinnettcountry.com

I will continue to update you with any new information and as we get closer to the public meeting on March 22, I will be begging you to take the time to attend with me. PLEASE CIRCLE THAT DATE ON YOUR CALENDAR! or for your technology minded people - PLEASE PUT IT IN YOUR PHONE! Just don't forget

AND LASTLY - PLEASE SEND THIS TO EVERYONE YOU KNOW IN COMMUNITIES THIS WILL AFFECT. This is most important - we are a BIG community but BIGGER is better. The more opposition, the more continued contact with commissioners, the more we sound like ONE, UNITED voice the better the outcome.

I thank everyone who responded to my first email. If you have any other comments or questions, please contact me.

Sincerely,
Terry McGaha

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