

Dear Athens Township Trustees,

4/15/2021

The Athens Township Zoning Commission is strongly recommending to the Athens Township Trustees to not rezone the Bonewit Property from its current R1 to R3. At the public hearing held on April 14th 2021 the public opinion was overwhelmingly opposed to the rezoning. This feeling did not come from a few people. The Facebook post concerning the rezoning garnered over 4,000 shares and re-shares within 24 hours. As you know the population of the The Plains is less than 4,000. It is possible that there was somewhere in the comments a positive endorsement of the rezoning but we were unable to find one. The reasons the residents of The Plains gave for opposing the rezoning echoed the members of the Zoning Commission's feelings on the matter.

- 1) Consistency with current use: The surrounding area is predominately R1. Although there are spots in which there are exceptions the area is mostly single family dwellings.
- 2) The property value is not greatly diminished by its zoning as R1 instead of R3. Single family homes in area are needed and the proposed land would make very desirable building lots.
- 3) The current roadway access is narrow and sees fairly heavy traffic now. A high density R3 development would greatly exacerbate road congestion and cause concerns for children at the elementary school.
- 4) The single biggest concern both the public and the Zoning Commission has is there is no plan in place and therefore nothing that to justify the change from R1 to R3. If there was a particular plan then there would be something tangible to discuss. As it is R3 could allow for very high density housing. R3 could allow for a 20 story apartment building and that building could not be stopped however inappropriate it might be.

In conclusion the Zoning Commission unanimously and strongly recommends against the rezoning due to overwhelming public opposition which corresponds with the Zoning Commission members feelings on the matter.

Zoning was passed in The Plains by a 60:40 margin because residents of The Plains wanted to take control of where they live. Zoning has given them the tools to do that. It would be grossly unfair to ignore them, and rezone an area so some outside developers can build a complex that would lower the standard of living for the project's neighbors.

Sincerely



Sean Jones

Chairman, Athens Township Zoning Commission