



Empowering Dreams for the Future

January 6, 2014

Mr. Wes Kimbrell
David Weekley Homes
4385 Kimball Bridge Road, Suite 201
Alpharetta, GA 30022

RE: Impact Statement for Rezoning of Belmont Hills Development

Dear Mr. Kimbrell:

In reviewing the plan for the development of the Belmont Hills area on Fleming Road, we have a few concerns:

1. We expect that the development of the 164 homes that you indicated would increase the population of Smyrna Elementary School by as many as 50 to 60 students. Smyrna Elementary is currently under capacity by more than 100 students, but we expect the enrollment to increase to its capacity over the next two years, which does not include the potential 50 to 60 students from this new development.
2. This development would increase the population of Campbell Middle School by approximately 15-20 students. Campbell Middle is currently over capacity by about 100 students, and this development could have a minor impact on that school as well. Campbell High School would not be significantly impacted, as they are under capacity at this time, and could easily accommodate the potential students from this development.
3. The increased traffic on Fleming Road would also be a concern for us, as this road is now heavily used by buses, as well as by parents dropping off and picking up students at certain times of the day. We hope that the development plan would strongly consider traffic patterns with regard to entrances and exits for this development.

While we think that the development of the Belmont area is a good idea and a certain improvement over the current situation, we hope that you give our concerns some consideration in the course of establishing the development.

Thank you for your time and consideration.

Regards,

Dennis L. Campbell
Director, Planning

DLC:cmj

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