Attachment G

Christopher Gibbons

From: Sara Faris <sara.faris1@gmail.com>
Sent: Monday, May 5, 2025 12:05 PM
To: Christopher Gibbons
Subject: Briarwood HOA Concerns

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I am writing on behalf of Briarwood HOA to express all HOA residents' strong opposition to the proposed development of multi-unit apartment buildings within close proximity to our neighborhood. While we recognize the importance of addressing local housing needs, this specific project poses several serious concerns that we believe would negatively impact our community's character, safety, and long-term wellbeing.

1. Incompatibility with Established Neighborhood Character
Our community consists of single-family homes that reflect a cohesive architectural style and quiet residential atmosphere. Placing high-density apartment complexes so close to our property line would disrupt this established identity and introduce a sharp and abrupt contrast to the neighborhood's intended design.

2. Increased Transient Residency and Reduced Community Cohesion
Multi-unit apartments typically see higher turnover rates, which could hinder the sense of long-term investment and neighborly connection that has been carefully cultivated in our HOA. Frequent resident changes often lead to less community accountability and involvement, weakening the social fabric of the area.

3. Loss of Privacy and Potential Security Concerns
The proposed buildings' height and proximity would directly compromise the privacy of adjacent homeowners. Residents could be subjected to views into their homes and backyards, along with increased activity levels directly behind their properties. This raises concerns about personal security and diminishes the peaceful environment many moved here to enjoy.

4. Negative Impact on Property Values
Introducing dense rental housing so close to single-family homes risks devaluing nearby properties. Prospective homebuyers may be deterred by the lack of buffer between high-density living and private residences, leading to reduced demand and potential financial loss for current homeowners.

5. Inadequate Buffer and Poor Transition Between Zoning Types
The proposed development fails to provide a meaningful buffer or thoughtful transition between high-density residential and low-density, owner-occupied housing. Best practices in urban planning encourage gradual zoning changes to protect the character of established communities. Without such a transition, the development risks creating conflict and diminishing the quality of life for nearby residents.

We respectfully urge the Planning and Zoning Commission to reevaluate this proposal and consider alternate locations that are more appropriately zoned or planned for high-density use. We welcome growth that aligns with thoughtful, long-term planning and protects the character and quality of life in existing neighborhoods like ours.

Thank you for your time and consideration.

Sara Faris
Briarwood HOA Board