

BUTLER CREEK NEWS



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Letter From the President

Happy Fall!

It was so nice to celebrate Halloween this year and have Trick or Treaters ringing the doorbell. Quite a change compared to COVID 2020. Next we are going to have a children's cupcake decorating event on Saturday, December 11th at 11am. More details to come.

Your Board is working hard to plan for the future of the neighborhood and the aging amenities. They are researching the costs associated with keeping Butler Creek's amenities safe and attractive. Butler Creek is a sought-after neighborhood due to its location but also because our neighborhood is a swim and tennis community. Several of the new neighborhoods on Mack Dobbs do not have any amenities. As homeowners, we all share the responsibility of maintaining these amenities since they contribute to the value of our homes. We anticipate sharing more information and proposing a timeline and financial plan early next year. The goal of your volunteer Board is to keep Butler Creek a neighborhood in which we can be proud. If you have any questions or concerns, please email the Board using the addresses located on the neighborhood website.

~ Sharon Cobb

Speed/Noise/Street Parking

Street parking, speeding vehicles and noisy vehicles – all ongoing concerns for our neighborhood:

- **Street Parking** – Each homeowner has adequate parking space in their driveways. Except for the occasional social gathering, there should be no parking in the street. Cobb County law requires vehicles parked in the street to be facing the correct direction and if there is an emergency, first responders will push aside any vehicles obstructing the path to get to the affected home. This is especially true of vehicles parked in curves. Park in the street at your own risk!
- **Speeding Vehicles** – The speed limit is 25mph throughout the neighborhood. We encourage all homeowners and their guests to be cautious and slow down! Watch for homeowners walking their dogs.
- **Noisy Vehicles** – Complaints continue to be received from homeowners from all sections of the neighborhood. We ask the drivers of these vehicles to respect Butler Creek residents by driving more slowly and responsibly throughout the neighborhood, especially between 10pm and 7am in order to reduce the modified muffler noise.

ACC

Reach out to Matt Blank for all ACC requests and approval.

Wondering what other updates/changes require ACC approval? The Covenants and By-laws are located on the Butlercreek.org website under Residents>Architectural. You don't need the password.

Continued issues that negatively impact the neighborhood's attractiveness:

- Modifications of any part of the exterior should be approved by the ACC, even if using the same color paint and/or same color roof.
- Missing siding, peeling paint and deteriorating trim should be addressed immediately to protect the home from the elements and to maintain curb appeal
- Long-term parking (more than a day) on any part of the yard is prohibited by Cobb County. Each home has adequate driveway space to accommodate homeowners' vehicles
- Long-term parking (more than 1-2 days) of campers, boats, utility trailers or recreational vehicles is prohibited by the covenants
- Trash cans should not be visible from the street except on trash pickup days when they are placed at the curb
- Yard maintenance for grass and weeds

Reserve The Pavilion

Please email Patsy Chastain, Social, to reserve the Pavilion for gatherings.

Yard of the Month

We loved seeing all the spooky & fall themed homes this season. Congrats to our decoration winners- **Doyle & Melissa Davidson** at 3297 SPT! The next winners (Christmas/Holiday decorations) will be announced Dec. 15.

*Images below provided by Yolanda White! Thank you so much Yolanda!



Windsong Development Update

Our Planning & Zoning Commissioner, Fred Beloin, recommended Open Space Community R20 or OSC R20 zoning and as of this week Windsong has notified the Board of Commissioners they are continuing their application until the December 21 meeting.

OSC R20 zoning contains a stipulation that 35% of the development must be Open Space. Currently, the Windsong development has 17.6 of the 37.3 acres designated as Open Space, which is 47%. The lake is a little over 2 acres of this Open Space and there are 4.4 acres of identified flood plain.

More importantly, OSC R20 contains a minimum lot size of 13,000 sf. This is significantly more than the proposed 5,500 sf minimum in Windsong's submitted plat.

With this recommendation came additional stipulations of no more than 66 homes, parcels within 100 feet of the adjacent to Signal Point and Arranmore (off Pine Mtn) must be ≥ 75 ft wide and there should be an undisturbed buffer of 150 feet between the back of the Mulkey property and the adjacent neighbors on Ellis Rd.

Additional points made were:

- The Residential Senior Living ("RSL") Code was intended to create developments within walking distance of Retail and Restaurant locations which this location does not provide.
- An R30 development would create less than 41 homes or 6 car trips per day per home vs Windsong's proposal of 82 homes and 500 car trips per day.
- Heightened concerns of downstream flooding issues where the Mulkey property abuts the Ellis Rd residents
- Concerns over homes being built too close to the lot line
- RSL zoning allows 55% impervious surfaces vs R30 (or R20) allowing 35% impervious surfaces

There were additional changes but these were the highlights.

Beloin and two other P&Z Commissioners (Vault, Anderson) voted to pass it to the Board. Two P&Z Commissioners voted against (Dance, Hughes).

There is the chance Windsong will withdraw their request for development and we will have to be vigilant for the next developer and their plans.

I will have another update after the 12/21 Board of Commissioners meeting.

Babysitters, Dog Sitters, Leaf Help?

We all need a little help sometimes! If you or someone in your family is interested in advertising their services like babysitting, dog sitting, helping with yard work/leaf clean up, or anything else you believe a neighbor may want to know about please email btlrcreek@yahoo.com and we will compile a list to share with the community.

Halloween Re-cap

Thank you to those that joined us for the pumpkin painting event last month. We hope you had as much fun as we did. Thank you Patsy Chastain for putting the event together.

