

URGENT NOTIFICATION

As a homeowner in Four Seasons Lakesites Property Owners Association, and particularly near the Bittersweet Rd area, you are receiving this notice to update you on some very important changes that may be happening in the area.

Camden County Planning & Zoning Commission has before it a plan that has been submitted that would allow for a large parking area on Bittersweet (in addition to the parking that exists and is currently owned by Camden on the Lake, formerly Horny Toad), a 24 hour Deli/Convenience store, and upwards of 40 nightly rental cabins to be built on property at the intersection of Bittersweet and Anemone.

Most of the property involved has been undeveloped &/or used or anticipated that it would be used as R-1 (single family residential) which is what surrounds it. This property was somehow overlooked when the original zoning was done, has now been bought and the owners/developers would like it to be zoned as B-2, to allow for any commercial development.

The Board of the Four Season's Lakesites Property Owners Association on behalf of it's members has sent a number of letters to the Commission requesting that the zoning be R-1 (in congruence with the surrounding areas) primarily to help maintain property values in the area. There are other concerns

as are pointed out in a sample copy of one of the letters which is enclosed.

It is imperative that the P&Z Commissioners and the Camden Commissioners hear from the current homeowners potentially affected, NOW regarding this issue.

The Board's representation is not enough, the homeowners themselves need to speak up!

The P&Z will be voting to approve this development in mid-April and if there is no opposition from those homeowner's in the area, the developer's will most likely get the commercial zoning that they are requesting. If that happens, the developer's will no longer be held to the current plan and literally, most anything could be built on the property.

Two attachments or enclosures accompany this notice. The first is a copy of the most recent letter sent to the P&Z Commission, as previously mentioned. The second is a template for anyone wanting to speak up and voice your opinion to the P&Z commission and/or the Camden County Commissioners. You may certainly draft your own letter too.

Below are the emails and addresses of the members of the P&Z Commission, as well as those of the 3 County Commissioners.

Please take a few minutes and let them all know where you stand on this important issue.

Camden County Commissioners

Chris Franken: kris_franken@camdenmo.org

Bev Thomas: beverly_thomas@camdenmo.org

Cliff Luber: cliff_luber@camdenmo.org

Each can also be reached by mail at the following address:

#1 Court Circle, Suite 15
Camdenton, MO 65020

Planning & Zoning Commission Members

Jerry Carroll (chair)

Woodrow Tweed

Dr. Lorraine Brown

Alison Schneider

Nancy Osborne

David Delashmit

Norman Buechting

Quent Hardman

Mickey McDuffey (Vice Chair)

Charles Whelpley

Rich Pieper

All can be reached by email at pz@camdenmo.org or by mail at the mailing address above.

RE: Case Number #13-220

Date: _____

Dear

I(we) are property owners in Camden County, specifically

(property owner address)

With regard to the proposed zoning for this case, I(we) would request that the P&Z commission and the Camden County Commissioners zone this property as R-1 and not allow any commercial development (especially any 24 hour convenience store), nightly rental units and/or any other development that would impact the single family residences in the immediate area. Not only are there a number of residences that will be directly affected by the nightly activity, lights and noise, but there is also a school nearby. The students who attend and live at that school are often out and about and their safety is also a concern. The peaceful tranquility and safe neighborhood that we have all enjoyed over the years would be placed in jeopardy as could many property values.

Thank you for your serious consideration regarding this matter.

Sincerely,