

From: [LaToya Wright Wilson](#)
To: [Sally Helm](#)
Subject: 6 Gunnie Avenue Savannah, Georgia 31405
Date: Tuesday, June 24, 2025 9:52:28 AM

Good morning Ms. Sally.

My name is LaToya Wright Wilson and my Parents are William Jones Wright Sr. (Deceased) and Sheila M. Wright they are the owners of said property 6 Gunnie Avenue. Savannah, Georgia 31405. This is our family property, where we live. Therefore, we would like for MPC to honor our request as "NO" to Mr. Juan Eady owner of Allenville estate request for petition for rear and front setback. Also, I am sending photos of our property. Thank you so much for your support and understanding.

Most grateful,
LaToya Wright Wilson

From: [Sadie Esch-Laurent](#)
To: [Sharon Quarterman](#)
Cc: [Sally Helm](#); [Edward Morrow](#)
Subject: Re: Allenville Estates Residents Concerns with this attached Variance
Date: Friday, July 18, 2025 8:07:47 AM
Attachments: [Outlook-A black ba.png](#)

Hi Ms. Quarterman,

Received. We will be sure it will be posted as public comment.

Thank you,

Sadie Esch-Laurent

Assistant Planner

Chatham County-Savannah Metropolitan Planning Commission

E: eschlaurents@thempc.org | P: 912.651.1483

110 East State Street, Savannah, GA 31401

www.thempc.org



<https://linktr.ee/mpcresources>

From: Sharon Quarterman <squarterman4@gmail.com>
Sent: Thursday, July 17, 2025 10:50 PM
To: Sadie Esch-Laurent <eschlaurents@thempc.org>
Subject: Allenville Estates Residents Concerns with this attached Variance

Hi,

I attended the community meeting with Mr. Eady, the Coleman Construction engineer. Several of the residents voiced the following concerns about this proposed variance. I believe several plan on attending the voting meeting on July 24th, 2025. I'm sure Mr. Eady will claim we are in agreement with his proposal, however, I wanted to send a few of the concerns voiced by the residents, should you hear

1. There is considerable concern that Mr. Eady submitted a false letter initially without hosting a HOA meeting (since he is indeed the President). I'm told that since the chairman had not made him actually consult the residents. In fact, this was the 1st meeting we've had since moving in. I'm told, there has never been a meeting since the 1st house was occupied in 2020. Essentially, we've have no voice and had some residents had not shown up to the meeting, we would not have an opportunity to voice these concerns to Mr. Eady or the planning committee. So thank you for sending us through the process.

2. Several residents have asked him to either put in community center , a pool, or play ground in one of those remaining spaces. He vowed to come back to the community within 2 weeks with figures on putting in optional amenity; siting he expects the residents to pay additional HOA fees to pay for any new amenities. I doubt seriously, we'll ever see this happen since many have been in the community for 5 years and were promised these items initially and they've never materialized.

3. There is a significant concern for the overall aesthetics of the overall neighborhood since the property setbacks won't match the others in the neighborhood.

4. The sides of the proposed home (according to the proposed set-backs) pose a safety hazard for residents as we won't be able to see around the proposed home into oncoming traffic.

This is a major source of contention.

5. Also, the children do not have any green space to play safely. As it stands now, they have to play in the street because there is no other safe place, away from ongoing traffic.

Apparently, parents were promised to have a playground for their children. If these remaining lots contain homes, there will be no place for the children to play freely in the neighborhood.

6. There is also a concern about the privacy gating that would separate the community from current Gunnie street .

7. There is also a concern with the increased noise pollution between certain homes as a result of closeness of the homes and currently adjacent homes.

8. We've asked Mr. Eady for an entry gate to ward off some of the traffic traveling down Staley Ave. According to him, this would impede upon his plans for these new homesites.

To summarize, we are not in favor of the passage of this variance . I hope you'll take these concerns into consideration as you vote on July 24th. Several of us will be attending the meeting and will be able to add additional details on these concerns. Thanks again for holding space for our concerns.

Regards,
Sharon Quarterman
912 217 8119

From: [Edward Morrow](#)
To: [Sharon Quarterman](#)
Cc: [Sally Helm](#)
Subject: Re: Variance Submission - 25 - 002696-2BA
Date: Sunday, July 20, 2025 9:51:55 AM
Attachments: [Outlook-A black ba.png](#)

Ms. Quarterman:

Thank you for sharing your concerns.

My first thought is to ask whether you have any of the promotional materials or other written evidence of the developer's promise to provide an amenity. Was there a conceptual plan or brochure offered when you purchased your home that showed where the amenity was to be located? If so, now would be great time to produce any written evidence available.

My second thought is that you and your neighbors are likely to have a better outcome working with this applicant than with another. If this is unsuccessful, a subsequent purchaser (who owes you nothing) is very likely to return with the same request and much less of a feeling of obligation to make anyone whole after having made such an investment.

It is expected that the developer will want additional fees for the construction and maintenance of an amenity. Once the development is closed out, this ***should*** all be handed over to the control of an HOA with the means of maintenance already established.

I do apologize that you all are experiencing this. Ultimately, it is likely better to consider forming a group to purchase the property from the developer or working with the developer to reach a desirable outcome. If this is sold to a third party the circumstance will become much more difficult to resolve.

Best,

Edward Morrow, Jr, AICP
Director, Development Services and Current Planning
Chatham County-Savannah Metropolitan Planning Commission
E: morrowe@thempc.org | P: 912.651.1479
110 East State Street, Savannah, GA 31401
www.thempc.org



<https://linktr.ee/mpcresources>

From: Sharon Quarterman <squarterman4@gmail.com>

Sent: Thursday, July 17, 2025 10:26 PM

To: Edward Morrow <morrowe@thempc.org>

Subject: Re: Variance Submission - 25 - 002696-2BA

Hi,

I attended the community meeting with Mr. Eady the Coleman Construction engineer. Several of the residents voiced the following concerns about this proposed variance. I believe several plan on attending the voting meeting on July 24th, 2025. I'm sure Mr. Eady will claim we are in agreement with his proposal, however, I wanted to send a few of the concerns voiced by the residents, should you hear

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To summarize, we are not in favor of the passage of this variance . I hope you'll take these concerns in consideration as you vote on July 24th. Several of us will be attendance to the meeting and will be able to add additional details on these concerns.

Regards,
Sharon Quarterman
912 217 8119

On Wed, Jul 16, 2025 at 2:06 PM Sharon Quarterman <squarterman4@gmail.com> wrote:

Hi,

I'm writing in response to this variance application. I live at 122 John Eady Ct Savannah, Ga 31405.

I along with several residents share great concern about the approval of this variance. I've had several unfortunate encounters with this builder's tactics which are aggressive at best. Initially, getting him to even fix a leak in the house that was present when moved it, took several phone calls and literally tracking him down to get him to honor his word. He even threatened to send us a repair bill for items that were covered under the warranty.

I'm told that the builder, Juan Eady (who is also the HOA President). presented a false letter from the HOA stating that we were all in favor of this petition a few weeks ago; although none of the homeowners had been consulted previously. While this is morally unscrupulous, this was a gross misrepresentation of the communities wishes, as well as a grave abuse of authority on his part.

We have a meeting scheduled for 7/17 at our community gazebo, to discuss the attached variance application, but I suspect there will be more half-truths, lies, and other manipulative tactics hurdle our way in order to get it to pass. Without having someone from the planning division present at this meeting to ensure the information we are being given is accurate and complete, I will not be in support of the passing of this appeal.

Sincerely,
Sharon T Quarterman
912 217 8119