

To: City of Columbia Planning & Zoning Commission

From: Michael Sykuta, President and on behalf of the Bedford Walk HOA

Cc: Mr. Mark Farnen, Strategists Communications
Mr. Patrick Zenner, City of Columbia

Date: 21 February 2019

Re: P&Z Case #51-2019, Gentry Estates

The Bedford Walk HOA board met with Mr. Mark Farnen on 17 January 2019 at his request to discuss the rezoning proposal for the Gentry Estates property. At that time, based on the information Mr. Farnen represented, the Board voted to approve of the proposed rezoning.

In that meeting, Mr. Farnen was directly and explicitly asked whether the proposed rezoning would remove any of the restrictions in the existing development plan that originally had been negotiated between the Bedford Walk HOA and Jeffrey Smith Investment Co Inc. Mr. Farnen expressed that he did not believe any restrictions would be changed under the new zoning.

Having reviewed the City Staff report for this request, our Board now believes that either Mr. Farnen did not understand the consequences of the proposed zoning or deliberately misrepresented them to us. We have voted to withdraw our support. We ask that the Planning & Zoning Commission deny the requested change in zoning.

Respectfully,
Bedford Walk HOA