

To: Members of The Planning and Zoning Commission  
From: The Guilford Preservation Alliance

I am writing as Chair, and on behalf of the Board of Directors of the Guilford Preservation Alliance in opposition to the proposed zone boundary change from R-1 to C-1 for the property at 111 Whitfield Street (Map 32, Lot 102, Zone R-1).

GPA opposes this change for the reasons below:

- By extending the high density commercial zone, the proposed change would cause a disruption in established neighborhood residential patterns.
- This could have significant negative affect on residential property values in the area.
- There is no proof of a need for more commercial space during these difficult economic conditions.
- It could then open the door for creeping commercial zoning south down Whitfields Street, which could have a detrimental affect on the character of the the town center.

We believe that prior to the Commission making any decision on such a significant proposed change, its Planning Committee should undertake a proper study/assaessment of the need for more commercial development in the area.

Thank you for your consideration.

Shirley Girioni, Chair  
Guilford Preservation Alliance