

Horizon at Wildwood Condominium Association, Inc  
c/o Eric Meadows – Board of Directors, Secretary  
3300 Windy Ridge Pkwy SE  
Atlanta, GA 30339  
770-704-0512  
eric4214@gmail.com  
July 31, 2018

Cobb County Planning Commission  
Attn: Andy Smith, Galt Porter, Skip Gunther, Thea Powell, Judy Williams  
Cobb County Government  
100 Cherokee Street  
Marietta, GA 30090

Dear Cobb County Planning Commission:

This letter represents the entire population of the Horizon Condominiums on behalf of The Horizon at Wildwood Condominium Association which includes 362 owners, 520 residents and is our official stance as members of the Wildwood Association, Powers Ferry Corridor Alliance and a property within 1000 feet of the proposed site. This letter is to voice our Associations concerns to the rezoning of the Parcels on Powers Ferry Road involved in zoning case Z-47 2018 (Restaurant Row) related to application of Powers Ferry Road Project, LLC to Rezone a Tract of land from GC to RRC.

While we believe the proposal put forth by the developer is a good beginning, it is short on details, they have been neglect in their efforts to work with the community and provided erroneous information relative to the existing plan. At this time, we do not believe the development will contribute positively to our community or the Wildwood Office Park.

We strongly object to the requested variances for the setbacks (both front and side) and parking. Both are highly inconsistent with setbacks in the Wildwood Office Park and the requested variance for parking will be catastrophic. In addition, the developer or developer's attorney provided false information relative to the parking spaces allocated for the development in their notification to neighbor and area residents dated July 6, 2018 stating on the document that there were 1,013 spaces for the development when there are only 510.

Our residents do not believe that this development is intensity or density appropriate for the tract of land, has an adequate plan to address the renovation of the existing retention pond, will have a negative/burdensome impact on traffic (we have residents that have been hit by cars on Windy Ridge Parkway near this site) without improvements to existing intersections and does not comply with the documents of the Wildwood Association for environmental protection. For these reasons we

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anticipate approval of this zoning request will negatively impact our property values and quality of life.

Unless the developer considers community input, provides more details and modifies their plans to proposed development we request the Planning Commission keep the existing GC zoning in place as it is appropriate for the Wildwood Office Park and our community.

Sincerely,

A handwritten signature in blue ink that reads "Eric Meadows". The signature is written in a cursive style with a large initial "E".

Horizon at Wildwood Condominium Association, Inc  
c/o Eric Meadows – Board of Directors, Secretary