

Pederson, John

From: Birrell, JoAnn
Sent: Friday, March 30, 2018 9:00 AM
To: Wishnia, Howard
Cc: Williams, JudyJ; Eberhart, Inger; Pederson, John
Subject: Re: "Z-12 (2018)" Opposition Letter

Thank you Mr Wishnia for your comments and input regarding zoning case Z-12. I do appreciate your comments and will take them into careful consideration. As you are aware the Planning Commission will hear this case next Tuesday at 9 am. We appreciate your willingness to speak at both meetings PC and BOC two weeks later.

Thank you for your participation in the zoning process. Have a great weekend.

JoAnn K. Birrell
District 3 Commissioner
770-528-3317

On Mar 29, 2018, at 5:06 PM, Wishnia, Howard <Howard.Wishnia@carters.com> wrote:

I sent the below to all parties, but wanted to personally address this matter with each of you in a more personal note based on your positions and past voting record.

I have in my years regrettable seen and experienced firsthand the results of irresponsible rezoning in other areas that I lived. For the past 25 years I have called Cobb County home. So many aspects of Cobb bring pride to my heart, inclusive of the responsible actions of the Zoning Board. Developers in most cases are driven by economic reward and have little to no concern for the short and long range impacts of what they do, it's all about chasing the dollar. It is the rational and professional efforts of individuals such as yourselves and the support staff that sort thru the proposals and have fortunately and historically always done the right thing for the county and its residents. Your support staff has recommended denial of the submitted proposal and I fully support their recommendation.

The above stated, I truly hope that you along with the other Commissioners support the recommendation of Denial of the rezoning Z-12(2018) proposal.

I look forward to speaking in front of the Commissioners on the 3rd and presenting my position along with those of my neighbors.

Howard D. Wishnia
Director Global Inventory Control
Carter's | OshKosh

3438 Peachtree Rd NE
Atlanta, GA. 30326
(678) 399-4715 Office | (770) 883-1375 Cell

From: Wishnia, Howard
Sent: Thursday, March 29, 2018 4:30 PM
To: 'BOB.WEATHERFORD@COBBCOUNTY.ORG'; 'MIKE.BOYCE@COBBCOUNTY.ORG'; 'JOANN.BIRRELL@COBBCOUNTY.ORG'; 'BOB.OTT@COBBCOUNTY.ORG'; 'LISA.CUPID@COBBCOUNTY.ORG'
Cc: 'THEA.POWELL@COBBCOUNTY.ORG'; 'JUDY.WILLIAMS@COBBCOUNTY.ORG'; 'MIKE.TERRY@COBBCOUNTY.ORG'; 'SKIP.GUNTHER@COBBCOUNTY.ORG'; 'GALT.PORTER@COBBCOUNTY.ORG'; 'tullanavard@hotmail.com'; 'wishnia@bellsouth.net'
Subject: "Z-12 (2018)" Opposition Letter
Importance: High

All:

I am penning this letter in opposition to the rezoning request identified as Z-12 (2018).

My opposition is based on several critical factors as follows:

- 1) I reside in the Falcon Hills subdivision with property adjacent to the redevelopment plan. I am not opposed to a reasonable development plan of 6-7 single family unattached residence, just not 20 units in a 6 acre lot.
 - a. Traffic patterns leaving Falcon Hills in the AM can take 10 minutes or more just to get from Shallow Ridge Road to Shallow Ford road safely.
 - b. Traffic patterns in the evening can take in excess of 15 minutes to exit Falcon Hills in either direction, and Bells Ferry /Shallow Ford road traffic backs up beyond this point of rezoning request.
 - c. Shallow Ford Road is not capable of handling any more additional traffic pattern.
- 2) I have resided adjacent to this property for 24 years, whereas we knew the property would eventually be redeveloped from the farm property that presently exists:
 - a. The financial impact to all the properties in the area which are single family, single residents, un-attached homes would create an adverse impact on value.
 - b. The potential run off risk to properties downhill from the proposed development would impede our ability to enjoy our residence while potentially creating unforeseen safety risks.
 - c. The noise impact derived from overpopulating a minimalist area, will have an adverse impact on all adjacent properties.
- 3) The County Zoning Staff who have already reviewed this proposal have recommended denial of this case.

I am in no way a professional, but will rely on the expertise of the Zoning Staff who recommends denial of the request. However I am and have been a resident of the area for close to 25 years and seen much development and rezoning in a very calculated and thoughtful manner in my area. I do not foresee the Board approving any rezoning request that would adversely impact not just my property but all properties in the area as well as any individuals who make use of Shallow Ford Road as an area of passage. As mentioned above I am not opposed to the redevelopment of the lot in question, just not in a manner that does not suit the area and more so will have an adverse impact not only on myself and my property. But all properties in the immediate and not so immediate area.

I will make a point of attending the hearing on 4/3/18. Regrettably many individuals from the Falcon Hills neighborhood who are in opposition have scheduled vacations during this period of time and are not available to voice their respective opposition as well since the schools are on break at this time.

I look forward to meeting you on the 3rd and addressing the Commissioners. I am also available to discuss my opinions pre and post hearing if any of you desire. I can be reached at 770-883-1375.

Warm Regards.

Howard D. Wishnia
Director Global Inventory Control

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