

## Pederson, John

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**From:** Gunther, Skip  
**Sent:** Tuesday, March 13, 2018 8:00 AM  
**To:** Kenneth McCurley  
**Cc:** White, Ashley; Pederson, John; Weatherford, Bob; gsams@slhb-law.com  
**Subject:** RE: Rezoning of 800 Poplar Springs Rd. Dallas, Ga. 30157

Hi Kenneth and Sandy,

Thank you for your thoughtful email regarding the rezoning application z-21. As you may know, the first Planning Commission hearing for this application is scheduled for April 3rd in the BOC Meeting Room, 100 Cherokee Street, Marietta Square. I urge you to attend if you can.

You are right. The Open Space Community (OSC) Overlay District allows a builder to set aside open space (at least 35%) in exchange for smaller lots. As an R-30/OSC subdivision with 11.23 acres, this parcel would have a maximum of 12 lots, the same as it would have with no rezoning at all. If it is allowed to go to R-20/OSC, it could have as many as 19 lots, which is the same as it could have with straight R-20 zoning. The applicant is asking for the denser R-20 category because other subdivisions nearby have been allowed to be at densities similar to what R-20 allows. The decision to allow or disallow any increase in density will be made by the Planning Commission and ultimately by the Board of Commissioners.

I understand your concerns about traffic, and I know our Cobb Department of Transportation (CDOT) is reviewing the best way for this parcel to have access to our roads and highways. I am forwarding your concerns to Ashley White, our CDOT representative to the Planning Commission for her review.

I am also forwarding your email to John Pederson, head of Cobb County Zoning, Bob Weatherford, our elected District Commissioner, and Garvis Sams, attorney for the applicant.

Skip Gunther  
District 1 Planning Commissioner  
(678) 794-8851

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**From:** Kenneth McCurley [sandyken@bellsouth.net]  
**Sent:** Monday, March 12, 2018 5:04 PM  
**To:** Gunther, Skip  
**Subject:** Rezoning of 800 Poplar Springs Rd. Dallas, Ga. 30157

Mr. Gunther

This is in regards to the rezoning of 800 Poplar Springs Rd. Dallas, Ga. 30157 from R30 to R20 OSC.

My understanding of the OSC zoning was to encourage builders to set out a few building lots for green space, in exchange for which they could obtain a more dense lot requirement. However it appears here they are trying to use property not suited for building as green space, and skirt the true meaning of the zoning.

The small site plan we received in the mail from, Sams, Larkin, Huff & Balli, shows the entrance to the property on Poplar Springs Rd. just after a sharp curve heading toward Hwy 120. This is a very poor choice since our property is across Poplar Springs and we have had several vehicles end up in our ditch after either knocking down our mail box or our split rail fence. We feel an entrance on Hwy

120 would be a much safer option, since the property has more road frontage, on Hwy 120, and the line of sight is much greater, plus an old drive to the property is already there.

The posted speed limit for Poplar Springs Rd. is 35 mph, however most people are going 10 to 20 mph faster than the posted limit, more traffic entering the road where indicated is only going to cause more accidents, and possible injuries.

In closing we encourage you to keep the R30 zoning and have the access to the property be from Hwy 120 not Poplar Springs Rd.

Thank you for your consideration,

Kenneth & Sandy McCurley  
871 Poplar Springs Rd.