

## **Pederson, John**

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**From:** Bells Ferry Civic Association <bellsferrycivicasociation@gmail.com>  
**Sent:** Tuesday, June 26, 2018 9:22 AM  
**To:** Williams, Judy  
**Cc:** Porter, Galt; Powell, Thea; Gunther, Skip; Smith, Andy; Birrell, JoAnn; Pederson, John; Campbell, Jason; Eberhart, Inger; Johnson, Dana; Garvis Sams; michael stine; shepard45@comcast.net; Cecilia Hart; Erin Mulgrew; Tullan Avard  
**Subject:** Re: Zoning Case #Z-40, Application by Jim Chapman Communities to rezone a 35.8 acre tract from R-20 to RSL (non-supportive); Land lots 284 & 285, 16th District, 2nd Section, Cobb County, Georgia.

Dear Planning Commissioner Williams:

The Bells Ferry Civic Association asks that the Planning Commission continue case #Z-40, Jim Chapman Communities, on the corner of N. Booth Road and Bells Ferry Road, to be heard on July 3, so that the applicant and his engineers have sufficient time to analyze traffic data and respond to community concerns.

We have had two meetings with the developer as well as invited him to speak to our community at our annual public meeting. The addition of an upscale RSL is an improvement compared to other projects that could be developed in that location. Of paramount importance to us and to the neighbors affected by this project is that this development complement and causes no harm to established residential communities.

In our last meeting, a few issues remained which may require more time to resolve and we support giving the applicant the time to research viable solutions. We suggested that placing the single entrance/exit to the subdivision on Bells Ferry and adding a high-T intersection will cause additional traffic to the already congested area. We would like to see the entrance moved to North Booth, staggered from the school entrance and with a teardrop island for left exit. DOT expressed their preference for this alternate entrance as well, but need time to do a proper traffic study when school is in session. In addition, adding a dedicated right hand lane onto North Booth from Bells Ferry SB would help existing residents, school traffic, and those who will make the new development their home.

The entire property will be clear cut to the property line, including the side up against I-575 and the Exit 4 ramp. There will be some trees that will remain over the property line on the I-575 side on the right-of-way, but the width of that buffer is unknown. The developer's plan is to build only a 6 foot high berm on the 575 side, with some type of landscaping on top to help mitigate noise reduction for the development and existing neighborhoods. Our concern is that the noise levels will rise due to the removal of the trees and a higher berm is needed to shield the area from the road noise since no sound barriers will be added to that section of 575. We would like to see a landscape plan with the specific trees and their heights. In addition, there are no plans to add any landscape vegetation to the Bells Ferry or North Booth property lines, as was done at the developer's Brookhaven of North Cobb RSL. We recommend this as it would both serve as a noise barrier and a privacy feature since the developer is only adding a horse fence, not a privacy fence around his development.

We would like to see this case continued so that DOT has adequate time to review the traffic study data and weaving analysis to make recommendations about the safest entrance. This would also allow the developer time to make changes to the site plan and additions to the stipulations.

We support the idea of keeping this property residential, and thank the applicant for meeting with the community to both present his development publicly and for meeting with the BFCA to hear the concerns we've culled from neighbors. This property has been under scrutiny over the years and has been considered for development by commercial enterprises, which we vehemently opposed. We do think an RSL is the best option considering its low traffic and interference with local schools on N. Booth. However, additional consideration for the most appropriate traffic plan to alleviate future congestion in an already-difficult area is needed. We also want to ensure sound isn't an issue for this new community and in existing neighborhoods.

For these reasons, we respectfully ask that this case be continued.

Regards,  
BFCA Board of Directors