

Pederson, John

From: Gunther, Skip
Sent: Friday, August 03, 2018 11:14 PM
To: Cheryl Abrams
Cc: Pederson, John; jkm@mijis.com; Weatherford, Bob
Subject: RE: Opposition to Rezoning Case Z-43

Hi Cheryl,

Thank you for writing about your concerns. I plan to make sure we will address all of these issues at our hearing on Tuesday, and I hope you can attend.

I am copying John Pederson, head of Zoning, Kevin Moore, attorney for the applicant, and Bob Weatherford for their information.

Skip Gunther
District 1 Planning Commissioner
(678) 7904-8851

From: Cheryl Abrams [cherbluemountain@me.com]
Sent: Friday, August 03, 2018 1:06 PM
To: Gunther, Skip
Subject: Opposition to Rezoning Case Z-43

Skip, writing to voice our opposition to the Application for Rezoning No. Z-43 (2018) as to 42.10 acres, more or less, of real property located on the northeast side of Lost Mountain Road, north of Macland Road, being more particularly known as 1945 and 1949 Lost Mountain Road, Land Lots 386 and 429, 19th District, 2nd Section, Cobb County, Georgia.

Opposed to the re-zoning from current Residential R-80 to RSL (non-supportive) for the following reasons:

- 1) Concern with Traffic – the current traffic pattern on Lost Mountain Rd is heavily congested along the stretch from Macland Road to Dallas Highway. It has become a main thruway to get to I-75 via the Macland-Windy Hill extension. I'll focus on the stretch of road between Bullard Road and Macland Road as this is the most impacted by the proposed re-zoning based on the property location. This stretch is especially congested during morning and evening commuting time. Cars backup heading south on Lost Mountain towards the Macland Road and New Macland Road intersection at the Kroger and CVS. It can take several lights to get through the Lost Mountain/Macland Rd and New Macland Rd intersection taking into account the side traffic from Kroger shopping center, the new Dunkin Donuts and CVS. This property being requested for re-zoning is in this same area from this major intersection and could be adding possibly 174 more vehicles (based on the proposed 87 homes with 2 cars) or more to this already congested area. We have experienced where it can take five minutes at times to turn south onto Lost Mountain Road due to traffic from both sides. Of the proposed rezoning of the 42.10 acres a large area appears to be unplanned at this point. Concern that if rezoning approved could add additional homes beyond the 87 planned which is addition additional traffic.

- 2) Concern with Governance – what governance will be in place to control the age restriction of 55+ (or older) residents along with resell rules and leasing guidelines? How will it be controlled/monitored and enforced? Concern that homes after initially being sold to seniors might be resold or acquired/inherited to those not 55 or older. Also concern with leasing within proposed community. How will it be governed to not exceed 10% of units being leased by owner, per the RSL non-supportive regulations?
- 3) Surrounding Area – this area and adjacent/surrounding residential property is heavily wooded. Many hardwoods with wildlife. Concern the proposed high density cluster type community will clear cut all trees during construction making this area not compatible with the adjacent/surrounding residential properties with larger wooded lots. Also feel this proposed cluster type community (homes 7' apart) and the planned price points will impact existing property values.
- 4) Site Plan – current site plan indicates a 30' perimeter buffer but it is not clear on plans for buffer. IF rezoning approved, we request the Planning Commissioners and Board of Commissioners modify the 30' buffer to be undisturbed natural landscape (not a fence) and that this buffer NOT be included as part of the residential lots but instead part of said proposed community as an undisturbed natural buffer that individual homeowners cannot modify. The site plan has a multitude of individual lots in this proposed community that back up to large wooded individual residential lots. This undisturbed natural landscape buffer would help in making compatible with the adjacent/surrounding residential wooded areas/lots. We also request the Planning Commissioners and Board of Commissioners to modify the 25' building setback indicated on the site plan to reflect it starting at the end of the 30' buffer on the new proposed senior living residential lot side. If a fence is placed around the property that it reside on the new proposed senior living residential side of buffer with consistent fencing versus individual style fences chosen by each homeowner. The 30' undisturbed natural landscaped buffer and the 25' setback to start at the 30' buffer assist to minimize noise as well as car headlights and street lights from shining onto adjacent residential areas which is a concern since currently wooded and no traffic. These modifications also help with a consistent look for the adjacent residential properties and property values.
- 5) Concern that a change in site elevation once land is disturbed and excavated will place more storm water and sediment onto adjacent residential properties.
- 6) Several new 55+ active adult residential senior living communities are popping up. In this immediate Lost Mountain Road area to the proposed rezoning there are at least two – 1) Bel-Aire off Bullard Road off Lost Mountain Rd and 2) McConnell Green at Corner Rd/Lost Mountain Rd. Do we need another one in this immediate area? If so, recommend being placed on a side street versus right on a main busy road that is already congested.

Attached are signed petitions from other concerned residents in the immediate area.

Concerned West Cobb Citizens,
Frank & Cheryl Abrams