

Pederson, John

From: David Wilkerson <wilke2000@aol.com>
Sent: Tuesday, August 21, 2018 8:20 AM
To: cessna39@msn.com
Cc: jballi@slhb-law.com; Pederson, John; Harris, Marva; Mabry, Pamela; jensandjudy@yahoo.com; jens.rueckert@me.com; Cupid, Lisa
Subject: Re: Opposition to RSL Rezoning (Price and Density) of Farmland - Old Lost Mountain, Powder Springs

Good morning. We do apologize for the late timing. However, it was our understanding that the zoning was being held the last two months because the Commission was also concerned about the higher density.

Once we learned that it cleared the Planning Commission without any changes in density, we then asked for more information. I had been watching the case but didn't realize it cleared the Planning Commission until one of our residents in the neighborhood said that someone was trying to get them to sign a petition asking for the RSL zoning because they were concerned about higher density. That seemed odd to me because RSL is a higher density than what is already allowed.

While we do apologize for the late ask for the continuance, it would be beneficial to allow residents the time to get comfortable with something that will substantially change the area. It has been my experience that many people don't engage until the dirt is moving and then it is too late. The zoning process is the only time the community can have input. We appear to be getting close and the additional month would allow adjacent homeowners time to review the latest submission.

David Wilkerson

On Tuesday, August 21, 2018, Robert Richards <cessna39@msn.com> wrote:

Ms. Cupid

Thank you for the opportunity to follow up and clarify. The Merrion Park Board had been in talks with the Applicant (Developer) and our two concerns of Starting Price as well as Density were articulated as major concerns. We expected to re-engage with the Developer following the previous continuance, but we learned it was begin scheduled to go before the Commissioners again, ahead of that re-engagement.

I cannot overstate how strongly our concerned community views the Density issue, and urge you to allow us more time to facilitate additional discussion with the Developer on this matter.

Best regards
Robert

Best regards
Robert R. Richards

From: Cupid, Lisa <Lisa.Cupid@cobbcounty.org>
Sent: Tuesday, August 21, 2018 7:48:58 AM
To: Robert Richards

Cc: Pederson, John; Harris, Marva; Mabry, Pamela; James Balli; David Wilkerson; jensandjudy@yahoo.com; Jens Rueckert

Subject: Re: Opposition to RSL Rezoning (Price and Density) of Farmland - Old Lost Mountain, Powder Springs

Mr. Richards, this is very late timing to ask for a continuance especially considering the number of residents that may be attending today's meeting. What I will do is have James present and we may go from there and see if he's willing to hold the case after presenting it to the board. That's the best that I can do today in light of the circumstances as this case has already been continued and I know there have been many other community members that have been working with the Applicant to get them to this point.

Lisa N. Cupid
Cobb County Commissioner - District 4
100 Cherokee Street
Marietta, GA 30090

lisa.cupid@cobbcounty.org
(770) 528-3312

For weekly electronic newsletter, sign up at: www.cobbcounty.org/cupid

Sent from my iPhone

On Aug 21, 2018, at 6:34 AM, Robert Richards <cessna39@msn.com> wrote:

Good morning Ms Cupid

Thank you for your response and attention to our concerns. As a Board, we look forward to working with the Developer over the next month to find a reasonable middle ground relative to the starting "Price and Density." Based on the Stipulation Letter received via separate email yesterday, we appear to be in the zone regarding pricing, however the equally important and yet unresolved Density concern remains open.

To facilitate the next phase of engagement to resolve the Density concerns, I have copied the Board President David Wilkerson, and Vice President Jen Ruckert.

Again, thank you in advance as we work this through together.

Best regards
Robert R. Richards

From: Cupid, Lisa <Lisa.Cupid@cobbcounty.org>

Sent: Monday, August 20, 2018 10:49:05 PM

To: Robert Richards

Cc: Pederson, John; Harris, Marva; Mabry, Pamela; James Balli

Subject: RE: Opposition to RSL Rezoning (Price and Density) of Farmland - Old Lost Mountain, Powder Springs

Mr. Richards,

Thanks for letting me know of your concerns which I will take into consideration at our zoning hearing tomorrow. Please note I am including the county clerk, zoning manager and applicant on this email for their records.

Lisa N. Cupid
Cobb County Commissioner - District 4
100 Cherokee Street
Marietta, GA 30090
lisa.cupid@cobbcounty.org
(770) 528-3312

For scheduling and zoning matters, contact my office assistant:
Marva Harris, marva.harris@cobbcounty.org
(770) 528-3311

For communications and business outreach contact:
Andrea Ashmore, andrea.ashmore@cobbcounty.org

For community outreach and Hispanic outreach contact:
Yissania Sanchez, yissania.sanchez@cobbcounty.org

For weekly electronic newsletter, sign up at:
www.cobbcounty.org/cupid

From: Robert Richards [cessna39@msn.com]
Sent: Friday, August 17, 2018 8:49 PM
To: Cupid, Lisa
Subject: Opposition to RSL Rezoning (Price and Density) of Farmland - Old Lost Mountain, Powder Springs

Ms. Cupid,

By way of introduction my name is Robert Richards, and I reside at 2759 Carrick Court, Powder Springs GA 30127. Please accept this email as my formal complaint and opposition to the proposed rezoning by InLine Communities (Developer). The subject property is the farmland located on Old Lost Mountain Rd in Powder Springs.

As brief background, along with being a homeowner, I am also a Board Member of the Merrion Park Subdivision located off New Macland Rd, which abuts the subject rezoning. Through initial discussion with the Developer's representative, the Board and homeowners learned of their intent to build senior living homes with a starting price of 275K. During that meeting, Board members made clear that while we recognized their desire to maximize return on their investment, the density and starting price could adversely impact our future home value. As a note, our homes average 450K and sit on approximately 0.5 or greater acres.

Based on the latest update, it appears the Developer has elected to move forward with their plan as stated. Therefore I am sending this correspondence in strong opposition to their proposal. Specifically I am asking you to VOTE NO on their request. I am basing my opposition (to starting price and density) on my knowledge of the Market, and the resulting downward drag it will have on future buyer's perception of the community's value.

Please VOTE NO!!!

Respectfully

Robert R. Richards
404-645-0674
Cessna39@msn.com