

## Pederson, John

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**From:** Gunther, Skip  
**Sent:** Sunday, August 05, 2018 11:08 PM  
**To:** Rachael Goldman-Gorbutt  
**Cc:** Jim; Pederson, John; Weatherford, Bob; jkm@mijs.com  
**Subject:** RE: Z-44

Hi Rachael,

Thank you for your thoughtful comments. I'm looking forward to our Tuesday hearing when we will hear this application for the first time, and I will make sure that your concerns are heard and addressed.

I am copying John Pederson, head of Zoning for Cobb County, and Kevin Moore so that they are aware of your concerns as well.

Thank you,

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

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**From:** Rachael Goldman-Gorbutt [rachael@gorbutt.com]  
**Sent:** Sunday, August 05, 2018 1:35 PM  
**To:** Gunther, Skip; Weatherford, Bob  
**Cc:** Jim  
**Subject:** Z-44

Dear Skip,

We had a community meeting on Wednesday night and a meeting with Mr. Moore on Thursday night to discuss Z-44. It was nice to see so many people involved who are interested in the future of West Cobb and how our community will be shaped.

I continue to have some concerns regarding Z-44 that I wanted to express.

1. Why does it need to be a senior community? Mr. Moore mentioned that Atlanta is seeing a booming senior population (5th largest) and that a community like this will be an asset to our community. I respectfully disagree. The influx of seniors in Cobb County is due to our outdated tax laws, Cobb County is ATTRACTING people who are 62+ from all over the country because they are not required to pay into our schools. I moved here for the schools. My neighbors moved here because of the schools. That is what gives us our AAA rating. In years to come, who will take responsibility for our poorly funded school system?

2. I was disappointed with the site plan. When I queried Mr. Moore and asked what had changed after the county recommended denial, he said "nothing". Why are they disregarding the county and its comments? The county and its staff should not be ignored.

3. There is not enough guest parking on the site plan and there is only one way in and one way out on each street. I am concerned about moving vans, UPS trucks and guests clogging up roads and parking on Mars Hill.

Emergency vehicles should be able to get in and out of the community easily with out having to pull a U turn on a cul de sac to exit.

4. The density it too high on the site plan for our roads and our resources. What effect will run off have on Little Allatoona Creek, Parkwood and Price Park?

Thank you for considering my comments. As you do, I care about the future of West Cobb and District 1. I appreciate you and all that you do.

Sincerely,  
Rachael Gorbutt