

Cannon, Chilinda

7251 Silverton Trail
Austell, GA 30108
Phone: 678-371-9691

► **Commissioner Bob Weatherford**

District 1 Commissioner, Bob Weatherford
100 Cherokee St
Marietta, GA 30090
Phone: 770-528-3312

Commissioner Weatherford:

My name is Chilinda Cannon and I am a 20-year resident of the Silverton subdivision in Austell - Cobb County District 4. My husband, Will Cannon III, and I recently signed a contract to build a home in the Kyle Farm subdivision located in Powder Springs – District 1. I am writing this letter to solicit your support against zoning case # Z-57. This case is being brought by John Gaskin, representative of Ballantry PMC Kyle, LLP.

Kyle Farm has been advertised as an upscale community in the Lost Mountain community. The current starting price range for the community is from the \$400s. There are a few homes in the \$400s in the community but the average is somewhere in the upper \$500s. There are several homes in the \$600 - \$800s as well. This rezoning effort by Ballantry PMC Kyle, LLP seeks to reduce lot sizes in the subdivision, build smaller homes and lower the starting price range to the \$300s. I am respectfully requesting that their request is denied and they are required to maintain the community as it is currently zoned.

Allowing them to reduce the lot sizes and decrease the starting price would put our neighborhood at a lower starting point than there other subdivision, Cambridge Preserve. Cambridge Preserve started in the \$300s and has now been adjusted to the \$400s. Many of the residents in Kyle Farm visited Cambridge Preserve first, but we were swayed into purchasing at Kyle Farm based on the promise of a community with resort-style amenities and a more luxurious feel. Per the website the following amenities are supposed to be provided: Clubhouse, Jr. Olympic Pool & Children's Pool, Tennis Courts, Playground, Bocce Ball, Dog Park, Walking Trail to Lost Mountain Park. It has recently been brought to my attention that the children's pool has been replaced with a jacuzzi and the dog park will not be a fenced in dog park that will allow dogs to roam free, instead it has been replaced with a grassy area that has a bench, swing and dog waste station. The reduction in amenities along with now attempting to reduce lot sizes, home sizes and add a reduced price point is a slap in the face to all of us that believed the advertisement of this builder.

The starting price range of \$400s that is currently offered is commiserate with the standard pricing in the surrounding community. The following new communities all have similar and higher price points:

- Somerset Oaks at Lost Mountain
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- The Summit at Lost Mountain
 - Stonemill Creek

I have recently started a new job near the airport and regrettably, I will not be able to attend the public hearing scheduled for Tuesday, September 4, 2018 so it is my hope that you will accept this letter as my strong opposition to this rezoning request.

Sincerely,



Cannon, Chilinda
Future Kyle Farm Resident
8/29/2018