

## To our neighbors in Piedmont Bend:

Please be advised that an OSC-1 rezoning and development plan has been submitted to Cobb County to develop approximately 7.48 acres as a new subdivision. The proposed development property is located within 4 already existing subdivisions: 1) Piedmont Bend - running along the northeast end of Kinridge Court and along sections of Kinridge Road, Kinridge Trail, and Tree Top Bend; 2) Glenwood Ridge – running along sections of Glenridge Drive and Glenridge Court; 3) Cambridge Park running along Renford Pointe, and 4) Sandy Plains Estates – along Trophy Drive. The subdivision is proposed to include 16 single-family homes up on the ridge, which can be accessed only by an existing private driveway off Kinridge Court in the Piedmont Bend subdivision.

Many of us are concerned about the significant negative impact such a development will have on the surrounding neighborhoods. Our primary concerns are related to 1) management of the significant additional stormwater/runoff impact of this development on surrounding homes, streets and neighborhoods, and 2) multiple safety concerns associated with development on the property whose grade has an extremely significant degree of slope. The property has been previously deemed as having “an extreme topography” and past proposals to build on the ridge were rejected by the County due to extreme steepness of the grade – especially that of the only available access point up to the ridge. Most of the property runs downhill with only a relatively small section up on the ridge being somewhat level. Some of our specific stormwater and safety concerns include, but are likely not limited to, the following:

1. **Stormwater/Runoff management** concerns due to the steepness of the terrain combined with developer removal of young and mature trees on and down the ridge (to enable views for the new homeowners according to the initial developer’s proposal), and the increase of nonpermeable surfaces extending from the development of a residential entrance driveway from Kinridge Court up to the ridge, a new residential street on the ridge, and the actual footprints of 16 homes, each initially proposed to be approximately 3000 sq feet which does not include driveways. Currently, Kinridge Court at the base of the ridge already experiences significant flooding to the street and many driveways after significant rainfall, as well as mud-clogged street drains. Perhaps other surrounding streets also already have these issues as well. We believe such a development will only make this worse and will likely impact areas further downslope.
2. **Safety issues** related to the proposed access road (currently a narrow existing driveway) up to the ridge include limited/challenging access for commercial, emergency, and non-commercial vehicles due to the significant slope of the grade. For example, initial development of property and construction of access road, street, and houses will necessitate heavy commercial equipment trucks going up and down on a regular basis for an extended period of time. In addition, once proposed subdivision is in place, it must be easily and safely accessible by all emergency and utility service vehicles including firetrucks, ambulances, police, garbage and recycling trucks, utility companies and so forth. It must also be sufficient to safely carry residents’ and guests’ cars, trucks and SUV’s, and all delivery and service vehicles (i.e. UPS, FedEx, Postal Service, Amazon, Uber and other such delivery trucks). We understand that the Fire Department requires a grade slope of no more than 18% to access service areas; however, prior information coming out of a 2003 rejection of another such proposal to build on the ridge found the grade to be as much as 30%!

In addition to the inaccessibility due to the extreme grade and/or dangers inherent to vehicles using such access as proposed, we have grave concerns for the homes at the foot of this proposed entrance/driveway. Any vehicle traveling up or down the steep grade could experience loss of control and crash into homes downslope on Kinridge Court. These concerns extend to the residents who would be living on the ridge not only in case of a vehicle loss of control, but also during our winters when the driveway to the ridge is sometimes impassable due to icy conditions. Historically, at such times, individuals who live in the existing home on the ridge must park their cars at the bottom of the driveway if they wish to be able to leave their property by car.

Concerns exist, as well, for the safety of the many children who live and play along Kinridge Court in and around the proposed entrance road and as they walk back and forth to their bus stop as traffic will significantly increase.

Although not currently proposed by the developer, in the event he was to propose to make leveling alterations to address the grade severity of the accessway or the ridge itself, this would mostly likely be achieved via blasting. The inherent risks involved with construction/grading blasting include noise, vibration damage to surrounding properties, and a number of physical dangers.

Another concern regarding this proposed development relates to how we can ensure that this new community will not violate or amend the proposed OSC regulations for setbacks and supposedly guaranteed greenspace in the future. Should such regulations be violated or lifted, increased removal of natural habitat and mature trees could occur, further worsening our stormwater/runoff problems.

We understand there are likely many other issues and concerns not touched on here. In order to hear from others in the affected neighborhoods, we are arranging meetings for further discussion and planning of our opposition to the proposed rezoning and development. We can then take our specific concerns and opposition before the Cobb County Planning Committee and Board of Commissioners meetings in July, when they will rule on whether or not to allow this proposal to move forward. We've reserved space in the Mountain View Library on Sandy Plains Road for both Tuesday, June 7 and Tuesday, June 14 at 6:30 – 7:45 p.m. We hope you will plan to attend one or both of these meetings, and we will send out email reminders as we get closer to those dates. Below are key contacts we've established for the various impacted neighborhoods.

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Please let us know if you have questions or comments related to the proposed development. Thank you!