



September 29, 2021

Cobb County Planning Commission
100 Cherokee Street
Marietta, GA 30090

Re: Z-56 Traton

Dear Mr. Chairman and Commissioners:

I am writing on behalf of the Mableton Improvement Coalition to ask that you recommend approval of this application to the RA-5 category, conditioned on the stipulations letter dated September 29, 2021, which includes the site plan dated September 17, 2021. We appreciate the dramatic changes made in the development since the original application, moving from 145 townhomes to 79 Single Family homes keeping the full amenities. Traton Homes has listened to the community and responded, and the current plan reflects that community input.

However, there are two issues that still need attention:

1. *Elevations of the proposed homes that are realistic and appropriate.* The drawings attached to the stipulations letter were provided when the development changed from townhomes to lots as small as 4,000 square feet. As such, the garage doors are the most prominent architectural feature. Traton's website depicts more appropriate homes under construction in other locations. We would like more appealing homes depicted with the same level of detail for this development.
2. *The landscaped buffer on the north and east sides of the development.* The plan and stipulations letter call for it to be fully landscaped. We and the adjacent Huntcrest community have asked for the exterior 10 feet to remain undisturbed and interior 10 feet to be planed with evergreens to provide visual screening.

Additionally, we appreciate and recommend to you the DOT recommendation for repaving Leila Street.

As always, thank you for the opportunity to be a part of the public comment process. If you have any questions, please feel free to contact me at 770 948-5394.

Sincerely,

A handwritten signature in black ink, appearing to read "Robin Meyer". The signature is fluid and cursive, with the first name "Robin" being more prominent than the last name "Meyer".

Robin Meyer
Zoning Committee Chair

Cc: Cobb County Board of Commissioners
John Pederson, Cobb County Zoning Division Manager
Robin Stone, Deputy County Clerk
Kevin Moore
Huntcrest HOA
MIC Board of Directors and Zoning Committee