



December 1, 2021

Cobb County Planning Commission
100 Cherokee Street
Marietta, GA 30090

Re: Z-88 Taylor Morrison

Dear Mr. Chairman and Commissioners:

I am writing on behalf of the Mableton Improvement Coalition to ask that you recommend denial of this application for the following reasons:

- The application does not comply with the Future Land Use Map, which calls for Low Density Residential on the northern part of the property and Neighborhood Activity Center on the southern portion fronting on Veterans Memorial Highway. The Specific Area Guidelines in the 2040 Comprehensive Plan for Veterans Memorial Highway envision mixed use developments that include residential uses and supportive commercial development in a walkable design. This proposal for 7.95 units/acre does not fit either land use category or complement the adjacent single-family neighborhood.
- The density precludes the inclusion of critical amenities for these homes, such as gathering places, dog parks or playgrounds. These homeowners will not have walkable access to any public amenities, so it is very important that residential development here create a complete neighborhood.
- As we understand it, the northern portion of the property will have to be raised significantly for sewer flow, creating a hill next to the home at 5545 Glore Drive.
- The current site plan does not show curb, gutter and sidewalk for Glore Drive.
- As of the submission of this letter, no stipulations letter has been provided to the community by the applicant addressing issues such as creation of an HOA, landscaping plans and responsibilities, exterior maintenance responsibilities, rental limitations, or minimum square footage of the units.

We support the use of this property for residential development, and we are hopeful that a more suitable plan will be forthcoming that meets the requirements of the Future Land

Use Map and improves the specific characteristics of the development so that a more viable community will be the result. We appreciate Mr. Parker's communication with our organization and look forward to continuing the conversation.

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 a large initial "R" and "M".

Robin Meyer
Zoning Committee Chair

Cc: Cobb County Board of Commissioners
John Pederson, Cobb County Zoning Division Manager
Robin Stone, Deputy County Clerk
Walt Parker, Taylor Morrison
Kevin Moore, Attorney
MIC Board of Directors and Zoning Committee