

Pederson, John

From: Gunther, Skip
Sent: Wednesday, August 01, 2018 2:48 PM
To: John Berry
Cc: Weatherford, Bob; Pederson, John; jkm@mijis.com
Subject: RE: Zoning change for 39+ acres on Mars Hill for Senior Retirement Center

Hi John,

Thank you for your thoughtful email. I understand your concerns regarding both the pricing and the traffic.

The Cobb County Comprehensive Plan has clear objectives for providing affordable senior housing for the growing senior segment of our County population, particularly for those wishing to 'downsize' while remaining in the County, and for managing our growing traffic problem.

Although this does not justify our high levels of rush hour traffic in West Cobb, I want to let you know that I just returned from a 6000 mile driving trip to the West Coast and back and I saw traffic even more terrible than ours in many, many desirable communities across the country. Our national challenge is to find ways to manage traffic growth while honoring the Constitutional rights of land owners to sell their property for prices consistent with what others have sold their neighboring properties for. Cobb County is a very desirable place to live, and we all want to do everything we can to protect and make it better than anywhere else one might live.

I am copying Kevin Moore, attorney for the applicant, John Pederson, head of Cobb Zoning, and Bob Weatherford, our West Cobb Commissioner, so that they might be aware of your concerns.

I look forward to our hearing on this application next week, and I hope you are able to attend.

Thanks again,

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

From: John Berry [jberry1@bellsouth.net]
Sent: Friday, July 27, 2018 10:14 AM
To: Gunther, Skip
Subject: Zoning change for 39+ acres on Mars Hill for Senior Retirement Center

Skip,

I want to let you know that my husband and I are against the proposed 139 Units being proposed for construction on Mars Hill Road by Traton Homes. We are 72 years old and think over 55 communities are being over built and in a lot of cases, as in this instance, being put in the wrong places. We have looked at the homes on Stilesboro, Serenade and Encore and these homes are so overpriced that are out of the reach of most seniors. If we were even interested in moving into one of them we could not sell our 3,700 sq ft home for enough to purchase one. The biggest reason is the traffic in this area in particular on Mars Hill Road has gotten really bad. We have over 80 new homes coming on County

Line Road, there are approximately 120 new homes being built right above us in Paulding County and now another 139 homes being added on Mars Hill Road. Most homes average 2 cars and some more than 2, but with just two cars that will add another 678 cars to the road. When we have to make a doctors appointment we do not go early in the morning because of the traffic on Burnt Hickory, Mars Hill and continuing to Stilesboro. I understand the need for growth but at some point in time we have to say enough is enough. The other objection is that was presented does not fit into the existing environment. This area is all single family homes.

Please let us keep it that way.

Pat Berry