



October 30, 2019

Cobb County Planning Commission
100 Cherokee Street
Marietta, GA 30090

Re: Z-56, KO Management, Inc.

Dear Ms. Chairman and Commissioners:

I am writing on behalf of the Mableton Improvement Coalition Board to ask that you recommend approval of this application, subject to the conditions described below. We are supportive of residential development for this property as it is compatible with the existing neighborhood. Changing the zoning on the commercial portion is especially important, since any commercial development of that property would negatively impact the neighborhood along Wood Valley Way.

As we submit this letter, we have not seen a current site plan or a stipulations letter. It is possible that some of the recommended conditions will be included in those documents. The conditions we recommend are:

1. A site plan with no variances, and the detention pond placed in a location acceptable to Stormwater Management.
2. Acceptable elevations for the proposed homes, with a minimum square footage of 2,000 square feet of heated space and two-car garages. Though we have seen images at a previous hearing, we have not been provided with images of all planned home elevations or information about the materials and colors planned. We suggest an Architectural Review Committee if all this information is not available at your hearing and/or if there are concerns about what is provided.
3. A 40 foot setback along Mableton Parkway with 20 foot heavily landscaped buffer.
4. Establishment of a Landscape Review Committee comprised of the Mableton Improvement Coalition, the developer, and the Community Development Department. This Committee will review all the landscaping and fencing visible from outside the community, with special attention to the landscaped buffer along Mableton Parkway and the adjacent residential properties on Wood Valley and Glore Circle. The goal of the Mableton Parkway buffer plantings is to shield the homes from the view and noise of the highway, within 3 years minimum, even if this exceeds county development standards. A variety of planting will be required for visual interest.
5. Establishment of an HOA with responsibility for the common areas.
6. Rental limitation of 10% of the homes.

7. Garages must be available for parking and cannot be converted to living space or storage uses.
8. Streets in the community must be public streets.
9. Demolition of dilapidated house at 5678 Mableton Parkway within 60 days of approval.
10. Ongoing maintenance of landscaping for the home on Wood Valley Way, including removal of downed trees. Upon redevelopment, this home will be demolished, and the vacant parcel incorporated into the new neighborhood.

As always, thank you for the opportunity to be a part of this public comment process. If you have any questions, please feel free to contact Nate Smith at (470) 599 2253.

Sincerely,

Robin Meyer
Zoning Committee Chair

cc: Cobb County Board of Commissioners
John Pederson, Cobb County Zoning Division Manager
Robin Stone, Deputy County Clerk
Parks Huff
MIC Board of Directors and Zoning Committee