



August 26, 2020

Cobb County Planning Commission
100 Cherokee Street
Marietta, GA 30090

Re: Z-50, Meritage

Dear Mr. 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 appreciate the willingness of the applicant to incorporate many of our suggestions, including most notably, the preservation of the landmark home on the property. This graceful house will become an amenity for the development and remain a part of our community. We do, however, offer these conditions for inclusion with your recommendation for approval:

1. Provision of rendering of the townhomes and bungalows in the color palette planned for the development. The images attached to the stipulations letter are generally red brick. We have been told by the applicant that these homes will be similar to Phase I of Willowcrest and use white brick. We need images of what will be built.
2. The applicant agreed verbally (and to some degree in # 16 of the stipulations letter), to make changes to the elevations of the townhomes. However, new images have not been provided in the several weeks since then. Thus, we ask for an Architectural Review Committee made up of MIC, the applicant and the County staff, with the District Commissioner having final approval. This committee will review the front elevations, as well as the side elevations of end units, which will have at least the architectural features described in the stipulations letter.
3. The side of bungalows #6 and #7 that face the historic house must have additional architectural features, such as shutters, porches, brick on the first floor, and extra windows. These elevations will also be subject to the Architectural Review Committee.
4. Creation of a Landscape Review Committee to review the landscaping and any fencing along the exterior of the development and around detention areas. Such committee will consist of MIC, the applicant, and the county staff.

5. All garages must remain available for the parking of the residents' vehicles.
6. Paragraph #8 of the stipulations letter should be changed to require the applicant to fully fund the traffic light at Glore and Floyd Roads, up to \$250,000. Any funds not used will be returned to the applicant. This traffic light was previously approved by the BOC when the first phase of this development was approved. There has been no progress evident towards its installation.
7. The minimum square footage of the town houses and bungalows should be at least 1,750 and 1,650 respectively – the limitations included in the approval for the first phase.
8. Item #11 should be re-phrased to say that the applicant will replace any part of the existing 10-foot multipurpose trail along Floyd Road that is disturbed during construction of this development.
9. Item #14 of the stipulations letter should be adjusted to require this connectivity regardless of a variance application. This trail was included in the site plan approved by the BOC for Phase I. We have been told it was left off the approved site plans during Plan Review. It should be restored now.
10. A walking path should be added that connects the parking area behind bungalow #20 to the Floyd Road multipurpose trail.
11. The word "potential" needs to be removed from the description of the amenities on the site plan.
12. Item #5 of the stipulations letter should be changed to read as follows:

The existing house at 4730 Floyd Road will be renovated to meet current building code, fire code and ADA standards for a neighborhood amenity, but remain in keeping with its historic character for the life of the structure. The view of the house from Floyd Road will remain unobstructed. The exterior appearance of the front and sides of the house will remain the same as the attached photo, including, but not limited to: paint and roof color and materials, window and door locations, and size and amount of trim materials. The floor plan and historic interior features will remain unchanged to the extent feasible to meet code requirements. Before and during the initial renovation, an advisory committee of members of the Mableton Improvement Coalition and the Friends of the Mable House will be consulted and given the opportunity to provide input into the renovation plans, with final approval of the plans by the District Commissioner. The goal is to create a useful amenity for the Willowcrest neighborhood that is visually appropriate from Floyd Road and which retains as much historic character as possible. The house will be owned, managed, and maintained by the Willowcrest Homeowners Association for the benefit of its members.

We understand that the first phase of Willowcrest has been very successful for Meritage, with homes selling quickly and above the expected prices. We appreciate their willingness to engage with us and discuss some difficult issues. We understand that they are agreeable to some of the items listed above, and hope that the remainder can also be included in your recommendation for to the BOC for approval.

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,

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, Attorney for the Applicant
MIC Board of Directors and Zoning Committee



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