



March 28, 2021

Cobb County Planning Commission
100 Cherokee Street
Marietta, GA 30090

Re: Z-61 Green Line Development

Dear Mr. Chairman and Commissioners:

I am writing on behalf of the Mableton Improvement Coalition Board to ask that you recommend denial of this application as it is currently presented. While it is an improvement over the original plan, it still does not meet the County's Future Land Use Map or fit into the development pattern along Queen Mill Road. Additionally, despite having reached out to the applicant on multiple occasions, we still lack information commonly provided for subdivision re-zonings. These items are of particular concern:

1. The plan exceeds the LDR category, which maxes out at 2.5 units per acre. This plan is for 3.15 units per acre. All of the property fronting on Queen Mill Road is developed at R-20 or R-15, with the exception of two denser developments adjacent to the Veterans Memorial Highway intersection. The steep terrain makes this property unsuitable for such dense development.
2. The RA-5 zoning category requires 70-foot wide lots along the exterior of the development. No exterior lots in this development meet that requirement.
3. The guest parking is not well-distributed, and on-street parking will be the result.
4. Three sides of this development will be seen from Queen Mill and Ivey Roads, and all three of those sides will be the backs of houses. Given the steep terrain, it's difficult to imagine how landscaping can overcome this unattractive layout.
5. Adjacent property will be negatively impacted. The Nashes will have 7 homes along the side of their home, some of them at significantly higher elevations. The Williams will have homes behind them with first floors at least 20 feet higher than their home. Larger buffers are needed to protect these neighbors.
6. No elevations or renderings have been provided.

7. The minimum 1800 square foot home size is well below recent sales in the Bungalows and Vinings Vintage, where square footage usually exceeds 2400.
8. No landscape plan has been provided. In order to provide any visual barrier, landscaping will need to be at the same elevation as the homes. The current plan doesn't provide space for that possibility.
9. Staff recommendations concerning the access onto Ivey Road will help mitigate the problems caused by the traffic from this development. However, it's indisputable that fewer homes will mean fewer cars, and thus, less impact.
10. There is no provision for any meaningful amenities for these homes.

We are not opposed to the development of a new neighborhood on this property, but given this plan, we urge you to recommend denial to the Board of Commissioners.

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
Rob Hosack
James Balli
MIC Board of Directors and Zoning Committee