



February 26, 2021

Cobb County Planning Commission
100 Cherokee Street
Marietta, GA 30090

Re: Z-6 Loyd Development

Dear Mr. Chairman and Commissioners:

I am writing on behalf of the Mableton Improvement Coalition Board to express our position on this application. We are supportive of residential development on this property, which is now predominantly zoned in commercial categories. As you know, Mableton is an attractive location for home buyers and we welcome more variety in housing style, size and amenities. Thus, we ask that you recommend approval of this application, with the conditions listed below.

We did not expect this application to be heard on March 2, and thus, we have not had the opportunity for the usual conversations and negotiations with the applicant. We have a meeting with them scheduled, so it is possible that some of these issues will be resolved by the time of the hearing. However, as of today, we ask that you address these items in any recommendation for approval:

1. The proposed density is far above the MDR category. We would suggest that the density be reduced, but we would prefer to see the amenities enhanced. At 98 units, the neighborhood should have a pool and clubhouse at a minimum.
2. The children's playground should be moved to the center of the development, away from the detention pond for both safety and aesthetic reasons.
3. The entrance on South Gordon should be aligned with Gordon Woods Drive.
4. The development is subject to the Mableton Parkway Design Guidelines, but we are not clear as to whether it complies. The berms seem to be a good way to buffer the development from traffic noise, but we need an understanding of the appearance of the development from the public streets and how the development meets the Design Guidelines. Among other things, the Guidelines require brick to be the predominant building material on the street-facing building sides.
5. An Architectural Review Committee is needed to better understand the proposed architecture and the impact of the Design Guidelines. We suggest the usual arrangement of the applicant, MIC and the Community Development Department.

6. The HOA should be responsible for maintenance of the roofs (in addition to the other common area items listed in the stipulations) in order to maintain a good appearance over time.
7. The berms along Mableton Parkway and South Gordon Road should continue along the northern property line with the small triangular property. The homeowners in those units will need protection from whatever occurs in the future on that commercial property.
8. A Landscape Review Committee is needed to review the details of the exterior plantings (including the berms) and fencing, and the plantings and fencing around the detention pond. The Committee would be composed of the applicant, MIC and the Community Development Department.
9. It is not clear to us whether a Traffic Study for this development is available. We need that study to understand the best access to and from this new development and the impact of this development on the adjacent elementary school.

Despite this long list, we welcome this proposed development and look forward to the new neighbors it will bring to Mableton. We look forward to the refinement of this proposal and its successful completion.

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
Garvis Sams
MIC Board of Directors and Zoning Committee