



August 28, 2018

Cobb County Planning Commission  
100 Cherokee Street  
Marietta, GA 30090

Re: Z-49, KO Development, Mableton Parkway

Dear Ms. Chairman and Commissioners:

On behalf of the Mableton Improvement Coalition, I am writing to express our support for this application and ask that you recommend approval to the Board of Commissioners. At the time of writing this letter, we have not received a stipulations letter and we have just received a photo of a proposed fence and elevations of the homes. Given the deadline for comments, it is not possible for us to consider that information in this letter. Thus, at this time, we ask that you include these conditions with any recommendation for approval:

- Creation of an Architectural Review Committee made up of the property owner or their designee, MIC and the appropriate staff member from the Community Development Department. The District Commissioner would have final approval.
- Creation of a Landscape Review Committee made up of the property owner or their designee, MIC and the appropriate staff member from the Community Development Department. The District Commissioner would have final approval. This Committee will also include fencing. The primary goal of the Landscape Review Committee will be to create a visual barrier between the homes and Mableton Parkway, so that homeowners are shielded from the traffic noises and the community does not have a view of back yards. A combination of fencing, plantings and berms will be considered.
- Establishment of an HOA with responsibility for common area maintenance
- A requirement that homes have 2 car garages that remain available for parking automobiles; no conversion to living/storage would be allowed.
- Detention pond would be maintenance by Cobb County and detention pond landscaping will be designed to obscure fencing within 2 years.

We are pleased to see new single family housing proposed for this part of Mableton in a manner that fits the existing neighborhoods.

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 me at 770 948-5394.

Sincerely,

Robin Meyer  
Chairman of the Board

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