



February 28, 2019

Cobb County Planning Commission
100 Cherokee Street
Marietta, GA 30090

Re: Z-61, EMAE, Inc.

Dear Commissioners:

The Mableton Improvement Coalition recommends approval of this revised application which now provides for nine single family homes on this parcel on Factory Shoals Road, provided the following conditions are made a part of any final approval:

- Streets inside the development to be public, instead of private roads.
- Maintenance of the detention pond will be provided by Cobb County,
- Because we have not seen any final proposed architecture plans at the time of this letter, an Architectural Review Committee should be established, with the District Commissioner having final review and approval, and
- Garages are to remain available for the resident vehicle parking and this provision included in the HOA covenants.

We also ask that the wishes of the adjacent property owners on West Starling Drive be considered to help maintain the privacy that they have enjoyed to date. Mr. Troutman, the neighbor most impacted, has suggested a 20-foot buffer along the rear of lots 7, 8 and 9. The wider buffer would allow a staggered planting of evergreens. Though it would reduce the back yards of the new homes, we believe it is a reasonable request and ask that you include it in your recommendations.

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
Carlos Arenas
John Pederson, Cobb County Zoning Division Manager
Robin Presley, Deputy County Clerk
MIC Board of Directors and Zoning Committee