



November 28, 2018

Cobb County Planning Commission
100 Cherokee Street
Marietta, GA 30090

Re: Z-80, Embry Development, Old Bankhead Highway

Dear Ms. Chairman and Commissioners:

On behalf of the Mableton Improvement Coalition Board, I am writing to express our position on this application. Although this application does not fit the letter of the Future Land Use Map, it does fit the spirit of redevelopment in our community. This commercially-zoned property has sat vacant since at least 1985, if not longer. We have acres of un-used or under-used commercial property in our community. Creating a new neighborhood here will bring new families and their purchasing power to Mableton.

Thus, we ask that you recommend approval to the Board of Commissioners, subject to conditions that will foster a robust community, with an economically-viable HOA, appropriate amenities and sufficient buffering from the surrounding commercial properties. These conditions are:

- 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 of the architecture.
- 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. One of the goals of the Landscape Review Committee will be to create a barrier between the homes and the adjacent commercial property.
- Public roads, so that the homeowners are not burdened with the cost of road maintenance.
- Detention pond maintenance by Cobb County, rather than the HOA. The detention pond could be accessible directly from Old Bankhead Highway.
- A requirement that the HOA maintain the roofs of the homes, so that a uniform appearance can be ensured.

- A refinement of stipulation #5 in Mr. Moore's letter of September 27, to ensure that the garages are also not used for storage but are to remain available for parking vehicles.
- A stipulation that rental agreements will be for a minimum of one year.
- The addition of a playground as a required amenity.
- The addition of a school bus waiting area at the entrance, which could be cement or other hardened materials compatible with the landscaping.

We are pleased to see another new housing development proposed for this part of Mableton and look forward to welcoming these families to our community.

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
Kevin Moore
MIC Board of Directors and Zoning Committee