



July 31, 2019

Cobb County Planning Commission
100 Cherokee Street
Marietta, GA 30090

Re: Z-44, Kerley Family Homes, White Boulevard

Dear Ms. Chairman and Commissioners:

I am writing on behalf of the Mableton Improvement Coalition Board to ask that you recommend approval of this application, subject to the conditions described below.

We appreciate Mr. Moore's meeting with the community on two separate occasions, both of which were productive and informative. This property presents two especially difficult issues: the Future Land Use Map and access points to public streets. We believe the most recent site plan, along with strong stipulations and conditions, are a positive step for our community and a better alternative than development under the current zoning categories.

As we submit this letter, we have not received a stipulation letter, so many of the conditions listed below may well be covered by Mr. Moore's expected letter. The conditions we request as part of any approval are as follows:

- Rezoning to a revised site plan that has no variances applicable to the outer boundaries of the development.
- One access point on White Boulevard; no access on Nickajack Road, except for the one single family home as shown on the site plan.
- Sidewalk, curb and gutter on White Blvd.
- Installation of a street sign indicating that the name of the street in front of the development is White Blvd. This sign should be placed where White Boulevard makes a 90 degree turn towards the school.
- An increase in the eastern buffer to 75 feet from the 50 feet shown on the most recent site plan.
- All construction access from White Blvd.
- Homes must be 2,000 square feet or larger, with brick or stone water tables on all 4 sides of the units.

- HOA covenants that restrict rental to 10% of the units and that provide for HOA maintenance of the roofs and landscaping.
- Creation of a Landscape Review Committee for the exterior landscaping and fencing.
- A listing of the minimum equipment that will be installed in the pocket parks; examples are benches, tot lots, gazebos, and fire pits.

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
Zoning Committee Chair

cc: Cobb County Board of Commissioners
John Pederson, Cobb County Zoning Division Manager
Robin Stone, Deputy County Clerk
Kevin Moore
MIC Board of Directors and Zoning Committee