



January 27, 2021

Cobb County Planning Commission
100 Cherokee Street
Marietta, GA 30090

Re: Z-39, KO Development

Dear Mr. Chairman and Commissioners:

I am writing on behalf of the Mableton Improvement Coalition Board to ask that you recommend approval of this application, so long at the following conditions are established.

- Creation of a Landscape Review Committee, composed of the applicant, MIC and a representative of the Community Development Department, to approve landscaping on the exterior of the development and around the detention pond. Special attention is to be given to creating a sound and visual barrier along Mableton Parkway, and an attractive entrance and visual screen along Puckett Drive.
- Amendment of the stipulations letter to specify the amenities that will be included in the open space. We strongly recommend the designation of a dog walk area as well.
- Specification of a rental limitation of 10% or 2 units
- A requirement that the HOA be responsible for exterior maintenance, including roofing and siding.
- A corrected site plan, showing no buffer variances and ensuring that each unit has usable outdoor space, either to the side or in the rear of the home.

We are pleased to see this development proposed for this Medium Density Residential property, which until a few years ago was shown as commercial on the future land use map. This innovative plan and distinctive architecture will add to home buyers' choices in 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
Zoning Committee Chair

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