



June 9, 2021

Cobb County Board of Commissioners
100 Cherokee Street
Marietta, GA 30090

Re: Z-61 Green Line Development

Dear Ms. Chairwoman and Commissioners:

I am writing on behalf of the Mableton Improvement Coalition Board to ask that you follow the recommendation of your Planning Commission and deny this application for the reasons listed below.

1. This property is in the LDR category of the Future Land Use Map, which maxes out at 2.5 units per acre. This plan is for 3.15 units per acre. All the property fronting Queen Mill Road is developed at R-20 or R-15, except for two developments adjacent to the Veterans Memorial Highway intersection. The steep terrain makes this property unsuitable for such dense development.
2. This proposal does not fit the development pattern of Queen Mill and Ivey Roads. Both roadways are characterized by single family homes on larger lots facing the road. Denser developments are set back from the road with an entrance street. There are no homes with visible rear yards facing the street, as this development would.
3. Three sides of this development will be seen from Queen Mill and Ivey Roads, and all three of those sides will be the backs of houses, stacked up the steep hill on this property. The landscape drawing submitted to the Planning Commission included only a few deciduous trees along the road frontage, which cannot possibly meet the applicant's claim that the landscaping will shield these homes from view.
4. The landscape drawing presented is not a landscape plan. There were no measurements, no professional stamp, no clear indication of how many plantings will be provided. Further, landscaping will need to be at the same elevation as the

homes if there is any visual buffering. The current site plan doesn't provide space for that possibility.

5. The RA-5 zoning category requires 70-foot wide lots along the exterior of the development. No exterior lots in this development meet that requirement, and the addition of a 10' buffer does not mitigate that impact.
6. The guest parking is not well-distributed, and on-street parking will be the result.
7. Adjacent property will be negatively impacted. The Nashes will have 7 homes along the side of their home, some of them at significantly higher elevations. The Williams will have homes behind them with first floors at least 20 feet higher than their home. Larger buffers are needed to protect these neighbors.
8. Renderings have been shown, but are not included in the stipulations letter, making it unclear what will be built here.
9. The minimum 1800 square foot home size is well below recent sales in the Bungalows and Vinings Vintage, where square footage usually exceeds 2400.
10. There is no provision for any meaningful amenities for these homes unlike other new developments in South Cobb and across the County.

We are not opposed to development on this property, but any new development should enhance, not diminish, our community. We always welcome the opportunity to work with applicants, but that has not been the case here. Since the last postponement, we have not received any reply to our email or had any communication from the applicant.

Thus, we urge you to deny this application, ending this year-long uncertainty, and allowing the Queen Mill/Ivey Road neighborhood to return to enjoying our great community.

As always, thank you for the opportunity to be a part of the 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: John Pederson, Cobb County Zoning Division Manager
Robin Stone, Deputy County Clerk
Rob Hosack
James Balli
MIC Board of Directors and Zoning Committee