



January 26, 2022

Cobb County Planning Commission
100 Cherokee Street
Marietta, GA 30090

Re: Z-83 St Bourke

Dear Mr. Chairman and Commissioners:

I am writing on behalf of the Mableton Improvement Coalition to ask that you recommend denial of this application. We appreciate the improvements made in the revised site plan, but many issues remain with this proposal. Should it be possible for the application to be held for another month, it is possible that those issues can be resolved. But if you choose to make a recommendation to the Board of Commissions at your February 1 hearing, we ask that it be a recommendation for denial.

We have met virtually with the applicant twice and received verbal answers to some of our questions. However, we have not seen a stipulations letter and the site plan lacks many important features and measurements. Listed below are the issues we believe need to be spelled out before moving forward:

1. Any zoning approval must be site plan specific.
2. The site plan must be modified to show:
 - a. Sidewalk locations
 - b. Mail kiosk location
 - c. Planned fencing, if any
3. A school bus waiting area must be provided in the final plans
4. Driveways must be at least 22 feet from the home to the edge of the sidewalk
5. Public streets, not private streets
6. Minimum square footage of 2,000 sq ft.
7. Two car garages with a requirement that the garages be kept available for parking cars and not converted to living or storage space.
8. Establishment of an HOA responsible for landscaping, detention pond maintenance, and roof replacement.
9. A rental limitation of 10%, rounded up to 4 units maximum.

10. Establishment of a Landscape Review Committee comprised of the applicant, MIC and the Community Development Department to review the landscaping and fencing plans during Plan Review. Specifically, detention ponds will have evergreen landscaping around their entire perimeter and evergreen landscaping will be expected along Mableton Parkway to shield the new homes from the traffic.
11. If blasting is required, the blasting plan must be approved by the District Commissioner.

Two issues remain for which we do not have a recommendation because we do not have enough information, even after our meetings with the applicant. Both are critically important.

1. What will this development look like from Mableton Parkway and will it meet the Mableton Parkway design guidelines? Now, the backs of the homes face the highway, with their decks and back yards impacted by the traffic noise and pollution. We have asked the applicant to consider turning those units to face the street for a more pleasing appearance from the curb and to give the residents a back yard they might actually enjoy. If the street could come in front of the homes, they could be set further back from the highway. Additionally, the unit with its side to Mableton Parkway should have architectural features similar to the fronts of homes. We are awaiting a reply to our request.
2. What is the best type of buffer to protect the homes on Rioca Circle? Is there sufficient lower story evergreen vegetation in the buffer? Should it then be undisturbed? Will the trees in the narrow buffer be damaged during construction and thus, be better for the buffer to be replanted? We have asked these questions, but answers are not available.

In summary, we appreciate the progress made since December. We look forward to continuing our conversations with the applicant in hopes of additional improvements.

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