



December 1, 2021

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 for the following reasons:

- The application does not comply with the Future Land Use Map, which calls for Medium Density Residential Development, up to 5 units/acre. The application is for 7.4 units per acre. Approving this application at a lower density, but without an updated site plan reflecting this lower density, deprives the community of a meaningful opportunity to comment on the proposal.
- The application does not include the entire development, therefore, any conditions you include in an approval will not be binding on the property currently zoned RM-12 at the corner of Mableton Parkway and Rioca Circle. For example, the proposed 25 foot landscape buffer is not required by ordinance and could not be required in Plan Review.
- Access to Rioca Circle is at a dangerous location and should be gated for fire emergency access only.
- The development does not meet the Mableton Parkway Design Guidelines.
- The plan includes private streets, rather than public streets, imposing a large financial burden on the future homeowners.
- The site plan does not clearly show well-distributed guest parking.
- There are no specified amenities such as a community gathering place, dog park, or playground.

- Stormwater detention locations are shown, but not drawn to a likely scale.
- As of the submission of this letter, no stipulations letter has been provided to the community by the applicant addressing issues such as creation of an HOA, landscaping plans and responsibilities, exterior maintenance responsibilities, rental limitations, or minimum square footage of the units.

We support the use of this property for residential development, rather than its current OS zoning. We are hopeful that a more suitable plan will be forthcoming that meets the requirements of the Future Land Use Map and improves the specific characteristics of the development so that a more viable community will be the result. We appreciate Mr. Mason's communication with our organization and look forward to continuing the conversation.

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,

A handwritten signature in black ink, appearing to read "Robin Meyer". The signature is fluid and cursive, with a large initial "R" and "M".

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, St Bourke
Tyler Johnson, St Bourke
MIC Board of Directors and Zoning Committee