



September 28, 2022

Cobb County Planning Commission  
100 Cherokee Street  
Marietta, GA 30090

Re: Z-68 Revive Land Group

Dear Mr. Chairman and Commissioners:

I am writing on behalf of the Mableton Improvement Coalition to ask that you recommend approval if some very important issues can be resolved. We are pleased to see this property, now zoned General Commercial, under consideration for residential development. We have been speaking with Mr. Moore and his clients for several months and appreciate their consideration of the issues we have raised. Many of our requests are included in Mr. Moore's stipulations letter, but four of them remain at issue as of the date of this letter.

Site Plan Adjustments Needed – Units 28, 29, 30 and 31 and the cul-de-sac should be removed. Some of these units may be able to be moved adjacent to units 27 and 47. The roadway can be a simple 90-degree corner. This change will protect the privacy of the neighbors to the south, provide room for the required buffer, and allow more flexibility for the significant stormwater facilities needed. These 4 units will be more than 15 feet above the home to the south and removing them will allow the adjacent neighbors to continue to enjoy their homes and property.

The RM-8 category requires 25-foot landscaped buffers adjacent to lower density residential zoning. The current site plan shows only a 10-foot buffer. Following the county ordinance will require significant adjustments to the site plan.

Stormwater and Sewer Considerations – The property to the south, owned by the Delucas, currently suffers from significant erosion from stormwater coming from the western side of subject property and along the eastern property line of the subject property. The situation is so severe that the Delucas have been unable to leave their home due to water overrunning their driveway during heavy rains. Special attention must be paid to this situation, which is compounded by the location of the sanitary sewer in the same area as the drainage ditch on the eastern side of the subject property.

Architectural Review Committee – We appreciate that Mr. Moore’s stipulations letter includes this committee. We ask that you include a condition related to the committee that the final architecture include 1) significant architectural features on the sides of units that are visible from public roads, and 2) masonry or brick water tables on the front and sides of units. During our meetings with the applicant, we were shown elevations and color palettes which are not included in the stipulations letter. We ask that you require those of the applicant as part of any recommendation for approval – as a starting point for the Architectural Review Committee. The Committee would consist of the applicant, MIC, and the appropriate county staff, with final approval by the District Commissioner.

Landscape Review Committee – We appreciate that Mr. Moore’s letter includes this committee as well, along with the specification that there will be landscaping around the entirety of the detention ponds. We also ask that you make the landscape buffer and fencing along the DeLuca’s property line a specific charge of this committee. This fencing will be a black vinyl clad chain link fence with dense plantings designed to obscure the fence within 2 years. Prior to beginning the buffer design, the applicant will request the DeLuca’s preferences for these plantings, and honor them to the extent these plantings are acceptable to the County staff.

We look forward to welcoming new neighbors to the Mableton 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: 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