



November 29, 2022

Cobb County Planning Commission  
100 Cherokee Street  
Marietta, GA 30090

Re: Z-71 Hamilton Homes

Dear Mr. Chairman and Commissioners:

I am writing on behalf of the Board of the Mableton Improvement to ask that you recommend denial of this application for a townhome development at the corner of Floyd and Glore Roads. This proposal for 32 townhomes is the wrong plan for this property.

This application is too dense for this property. This site is comprised of 9 lots from Briarcliff Estates and should be zoned at a density more in line with the neighborhood from which it was formed. The existing homes in Briarcliff Estates are on at least 0.5 acre lots. The plan is inconsistent with the Future Land Use Map, which calls for Low Density Residential (up to 2.5 units per acre). At 5.6 units per acre, it is triple the number forecasted in the original R-20 zoning of this property, more than doubles the upper limit set for the LDR category. To accommodate this high density, the application contains multiple variances to shrink setbacks.

This area is overbuilt with townhomes and needs more diversity of housing. Across Floyd Road is Willowcrest, which includes nearly 300 townhomes. Combined with the 43 townhomes being built behind Floyd Middle School, and the 76 units approved in June for the property across Floyd Road from the subject property, that is 419 new townhomes built within 0.5 miles. Single family homes are needed to maintain balance and a variety of housing options.

The site plan has significant transportation issues. It remains unclear if there is a connection between the existing portion of Anjul Drive and that which will extend through this development. A gate currently stands between this site and the end of Anjul Drive. Because the site plan shows the road in the new development continuing past the last townhome, motorists will assume this is a cut through to the existing homes, only to find themselves at a dead end with no easy turnaround. Guest parking is not well distributed and must be redesigned to accommodate county standards.

This plan is not visually appealing and detracts from the character of the existing neighborhoods. The backside of 16 units will face Glore Road with no visual screen, creating an unattractive view from the street and the Willowcrest neighborhood. The corner of Floyd Road and Glore Road will be taken up with a parking lot and a cul-de-sac. Additionally, the only renderings provided to date are exactly the same as Willowcrest, underscoring the lack of diversity this project brings to the community.

Common protections for the community are missing from the stipulations letter. There is no landscape plan or Landscape Review Committee to ensure that the significant screening needed will be put in place. There is no Architectural Review Committee to bridge the gap from the “example” renderings provided in the stipulations letter to the actual homes that will be built. Exterior building maintenance is not provided by the HOA, a necessary requirement to ensure high-quality long-term maintenance for this very visible development.

There is unanimous opposition from surrounding neighbors with whom we have had contact. The Briarcliff HOA, Willowcrest community and nearby Concord Village have all voiced their concerns over another townhome development in this area. Additionally, this will increase the burden of the privately owned stormwater management pond within Concord Village, which will absorb the runoff from this site.

We urge you to recommend denial of this application. The inappropriate density, poor site plan and unattractive street view will not add value to our community or to the investments made by neighboring property owners.

As always, we 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".

Robin Meyer  
Zoning Committee Chair

Cobb County Board of Commissioners  
John Pederson, Cobb County Zoning Division Manager  
Robin Stone, Deputy County Clerk  
Garvis Sams  
MIC Board of Directors and Zoning Committee