



June 1, 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 approval of this application with the conditions listed below. This represents a change in our position, which had been to recommend denial. We made this change because of the improvements made to the site plan and to the stipulations letter, which we have seen in draft form.

Specifically, the conditions we request are:

1. Public streets for the entire development. The site plan and draft stipulations letter call for public streets, but we do not know the outcome of DOT's review. Public streets are integral to our recommendation for approval.
2. 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, the southern detention pond will have evergreen landscaping around its entire perimeter, the northern detention pond will have evergreen landscaping along its southern perimeter, and evergreen landscaping will be expected along Mableton Parkway to shield the new homes from the traffic.
3. Establishment of an escrow account of \$150,000 for damage claims by Rioca Circle property owners if blasting is required for this development, per Cobb County code section 18-361(d)(12).
4. Clarification that the HOA will be responsible for enforcing the rental restrictions, and for maintenance of the stormwater facility(ies), entrance monument, dog park, parking lot and pavilion.
5. Addition of acceptable renderings to the stipulations letter.

6. A requirement for underground utilities and environmentally sensitive street lighting.
7. No external setback variances.
8. The standard language defining the scope of the District Commissioner's authority to approve minor modifications to the approved application, conditions, stipulations and site plan.

At your May meeting, direction was given to the applicant to reduce the development to 36 units. We believe the new site plan solves the problem that this unit reduction was intended to address. We recommend the development remain at 38 units in order to provide a stronger financial base for this new 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,

A handwritten signature in black ink, appearing to read "Robin Meyer". The signature is fluid and cursive, with the first name "Robin" being more prominent than the last name "Meyer".

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