



June 26, 2024

Cobb County Planning Commission
100 Cherokee Street
Marietta, GA 30090

Re: Z-33 O'Dwyer Properties

Dear Mr. Chairman and Commissioners:

I am writing on behalf of the Mableton Improvement Coalition Board to recommend approval of this application for a townhome development at 1035 Old Bankhead Highway. Low density townhomes (3.8 per acre) are a good use for this awkward property sandwiched between commercial zoning and single-family homes. The elevations are interesting and vary from what we've seen for developments in this area and the 25-foot unit width provides an attractive streetscape. This application includes underground detention, which is more attractive than its aboveground counterparts. However, we ask that you include the following stipulations in any recommendation for approval.

- Architectural Review Committee consisting of representatives of the applicant/property owner, the Mableton Improvement Coalition and appropriate County staff. We have seen photographs of the planned architecture, but they were not attached to Mr. Moore's June 24 letter. We ask that if you recommend approval, those images be a condition of your approval.
- Landscape Review Committee, consisting of representatives of the applicant/property owner, the Mableton Improvement Coalition and appropriate County staff to review all exterior landscaping and fencing, with special attention paid to the sides of units #1 and #9.
- Area under power lines to be included in landscape plan and maintained by HOA, with minimum landscaping grass and mulch, as well as fencing in this area, subject to Georgia Power's regulations.
- No short-term rentals permitted.

We are pleased with O'Dwyer's interest in Mableton and welcome them to our 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 678 592-4274.

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 Co-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