



June 1, 2024

Cobb County Planning Commission
100 Cherokee Street
Marietta, GA 30090

Re: Z-9 Thomas Orok

Dear Mr. Chairman and Commissioners:

I am writing on behalf of the Mableton Improvement Coalition to recommend denial of this zoning application at 1558 Veterans Memorial Highway. This application is to rezone two parcels from CRC and R-20 to RM-8 for a townhome development. While we welcome the opportunity to replace the blighted commercial buildings located at this property, the current plan is inadequate and presents numerous traffic issues. Despite repeated requests for an improved plan, the applicant has yet to offer any changes.

At 8 units per acre, this 52-unit development is too dense, as noted by the staff analysis that suggests no more than 5 units per acre. This is also far too large a development to be without any sort of amenities. The elevations provided by the applicant are unacceptable, lacking any sort of architectural features or design elements. To the East, the rear of 12 units face Burrus Lane without sufficient landscape buffers and to the West the rear of 12 more units face commercial properties with no landscape buffers. Additionally, this plan and elevations do not meet the Veterans Memorial Highway guidelines.

A development this dense will add substantial traffic to Burrus Lane, which is already narrow and suffers from a blind hill. Although there are plans for improvements at this location, there are few specifics and no information as to how this development will contribute to those improvements. The inclusion of private roads and the cost it will place on future residents is also a concern.

Thus, we ask that you recommend denial of this application. 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 Co-Chair

Cc: Cobb County Board of Commissioners
John Pederson, Cobb County Zoning Division Manager
Robin Stone, Deputy County Clerk
MIC Board of Directors and Zoning Committee
Parks Huff