



August 27, 2024

Cobb County Planning Commission
100 Cherokee Street
Marietta, GA 30090

Re: Z-47 American Dream Homes, LLC

Dear Mr. Chairman and Commissioners:

I am writing on behalf of the Board of the Mableton Improvement Coalition to ask that you recommend denial of this zoning application. The reasons for our recommendation for denial are as follows:

- The proposal does not fit the character of the community given that the surrounding properties are R-20 (Single Family Residential).
- The proposal does not conform to the Future Land Use Map, which is Low Density Residential (LDR). LDR does not allow RA-6 (Single Family Residential attached/detached). This RA-6 plan has 4.6 units/acre, while the maximum under LDR is 2.5 units/acre.
- The site plan removes the required buffer on the southern boundary adjacent to R-20 zoning.
- There is no guest parking shown on the site plan. Including this required parking will require substantial changes to the site plan.
- No elevations of the proposed homes have been provided.
- No landscaping plan or entrance monument plan has been submitted.
- The mail kiosk is not included on the site plan.
- No stipulation letter has been submitted to address rental restrictions, HOA creation, HOA responsibilities such as exterior building maintenance and landscaping, and amenities.
- Serious questions have been raised in the staff analysis as to how stormwater will be managed.

Resolution of some of these issues will have a significant impact on the site plan. This proposal should not go forward until a revised site plan is available for staff and public review. Even if these issues can be resolved, we cannot support such a dense development that is out of step with the Future Land Use Map and the surrounding development. 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 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
Clemente Quinones, PE