



August 13, 2018

Cobb County Board of Commissioners
100 Cherokee Street
Marietta, GA 30090

Re: OB-32, Gursharan Pannu

Dear Mr. Chairman and Commissioners:

The Board of the Mableton Improvement Coalition (MIC) recommends approval of this application for modification of the existing zoning stipulations, and ask that if you do so, you place the conditions listed below on that approval. The property is zoned Light Industrial. However, it is located in a Community Activity Center on Veterans Memorial Highway, a highly visible location. The applicant has indicated his willingness to improve the appearance of the property and we support those efforts.

The conditions we request are:

1. Move trash dumpster away from the front of the building to a less visible location and place it in a masonry enclosure with metal gates.
2. No outside storage or outside display of merchandise, which is a condition of the current zoning, but one that has not been adhered to.
3. Removal of vines and other vegetation from the sides and rear of the building.
4. Clean-up of the detention facility to the west of the building and certification by a professional engineer that the detention facility is operating properly.
5. Development of a Landscape Plan by a professional landscape architect for the Veterans Memorial Highway frontage. Such landscaping must be consistent with the Veterans Memorial Design Guidelines. The Landscape Plan will be reviewed by a Landscape Review Committee comprised of the applicant, MIC and the Community Development department, with final approval by the District Commissioner.
6. The landscaping installed because of the Landscape Plan will be maintained and kept free of invasive vines and weeds. Any dead or damaged plantings will be replaced within 90 days.
7. Grass be kept cut to a height of less than 12 inches.
8. Installation of new fencing compliant with the Veterans Memorial Design Guidelines.
9. Removal of the current signs from the building.

10. Installation of a new sign compliant with the Veterans Memorial Design Guidelines.
11. Items 1, 3, 4, 5, 8, 9, and 10 must be completed before the issuance of any new or the renewal of any current certificates of occupancy or business licenses. The applicant's record of compliance with the current zoning and its stipulations and the current condition of the property make this request especially important.

Please note that this application seeks to add only one additional use to the current allowed use of art fame assembly and sales, and that is granite and floor tile. Mr. Pannu told us that he no longer operates his own business here but is planning to lease space to other businesses. Therefore, we are concerned that the requested modification does not address the future uses of this building.

As always, thank you for the opportunity to be a part of this public comment process. If you have any questions, please feel free to contact me at 770 948-5394.

Sincerely,

Robin Meyer
Chairman of the Board

cc: Gursharan Pannu
John Pederson, Cobb County Zoning Division Manager
Robin Presley, Deputy County Clerk
MIC Board of Directors and Zoning Committee