



June 10, 2020

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

Re: OB-27, Rekeep Investments

Dear Mr. Chairman and Commissioners:

I am writing on behalf of the Mableton Improvement Coalition Board to ask that you postpone the hearing on the applicant's request to remove all zoning conditions for this property currently zoned General Commercial. Despite a month of inquiries to the Zoning Division and the applicant, it is still unclear what property is under consideration in this Other Business item.

Parcel ID	Street Address	County GIS map	OB Application p1	OB Application p3
19129400300	1058 VMH	Yes	No	No
19129600330	1095 VMH	Yes	No	No
19129700030	None	Yes	Yes	Yes
19129400490	None	Yes	?	Yes
19129500370	None	Yes	?	Yes
19129500740	None	Yes	?	No

Additionally, the notice sent to nearby property owners was internally inconsistent. It contained an illegible map, described the property as Land Lots 1294 and 1297 (about 80 acres), and included the first page of the application, which references only 1058 Veterans Memorial Highway (which is not 7.0123 acres as stated). A copy of the notice is attached.

Please postpone this hearing and require this applicant to re-file an application with a clear site plan that includes all the parcels. Preferably, that application would be for a full re-zoning to a modern category such as NRC and CRC.

If, however, you move ahead with this hearing, we recommend approval with the conditions listed below. Our position assumes that all six parcel numbers listed above are under consideration. We understand that the current conditions referencing a grocery store-anchored shopping center might no longer be feasible. We have asked the applicant about their plans for the property and learned that they intend to rent to whatever tenants present themselves.

Thus, we suggest these conditions:

1. Landscape Review Committee composed of the applicant, MIC and the Community Development Department to develop a plan consistent with the Veterans Memorial Design Guidelines; landscaping to be installed by Dec 31, 2020. Any dead or damaged landscaping materials installed as a result of this plan will be replaced within 90 days.
2. Any dumpsters to be placed in code-compliant enclosures
3. No outside storage or display
4. No new building construction or parking areas without rezoning application
5. Buildings to be repainted with colors to be approved by the District Commissioner
6. Signage compliant with Veterans Memorial Design Guidelines
7. Prohibited uses:
 1. Liquor stores;
 2. Adult entertainment;
 3. Sales of sexually explicit or drug-related paraphernalia;
 4. Pawn shops and title pawn shops;
 5. Gold or precious metal dealers;
 6. Nightclubs;
 7. Video arcades as a primary use;
 8. Check cashing;
 9. Discount sales;
 10. Auto/truck sales, auto parts, auto service, and used tire sales;
 11. Taxi dispatching services;
 12. Gun, knife or weapons sales;
 13. Shooting ranges;
 14. Firewood sales;
 15. Thrift stores, second hand stores, or flea markets;
 16. Convenience stores with gasoline sales
 17. Gas stations
 18. Vehicle parking lots for cars, trucks or commercial trucks
8. Removal of the chain link fence between the 1058 and 1095 VMH (if 1095 VMH is in application)
9. Repaving and restriping of parking lot at 1058 VMH
10. All improvements completed prior to issuance of additional business licenses.

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
Zoning Committee Chair

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

REKEEP INVESTMENTS INC

1708 HOWELL MILL ROAD, NW
ATLANTA, GA 30318

May 14, 2020

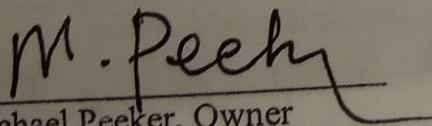
RE: Cobb County Application

Dear Neighbor,

Rekeep Investments Inc, GA based corporation since 1997, the owner of LOTS 1294 and 1297 since 2018, filed application for Other Business with Cobb County to remove the restrictions on the use of property established by the decision of Cobb County Board of Commissioners of Road and Revenues and the Cobb County Planning Commission dated March 15, 1988 and to issue new zoning certificates for above mentioned Lots.

The Applicant hereby notifies you, that the Application referenced above will be considered by Cobb County Zoning Division at 9 am on June 16th, 2020 at 1150 Powder Springs Street, Suite 400, Marietta, GA, 30064. Enclosed are copies of the Application along with the site plan.

Sincerely Yours,



Michael Pecker, Owner
Rekeep Investments Inc.

OFFICIAL BUSINESS
Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035)

BOC Hearing Date Requested: 08-27
5-19-20

Applicant: Rekeep Investments Inc Phone #: 404 584 9881
(applicant's name printed)

Address: 1408 Howell Mill Road Atlanta 30318 E-Mail: rekeep@gmail

Michael Faucher Address: 1408 Howell Mill Road, Atlanta
(representative's name printed)

M. Faucher Phone #: 404 458 7054 E-Mail: rekeep@gmail
(representative's name printed)

Signed, sealed and delivered in presence of:

Notary Public

My commission expires: _____

Titleholder(s): Rekeep Investments Inc Phone #: 404 367
(property owner's name printed)

Address: 1408 Howell Mill Road, Atlanta E-Mail: rekeep@

(Property owner's signature)

Signed, sealed and delivered in presence of:

Notary Public

My commission expires: _____

Commission District: Cobb County Zoning Case: 32

Size of property in acres: 7,0123 Original Date of Hearing: 3

Location: 1058 Veterans Memorial Highway
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 1294 and 1297 District(s): re

State specifically the need or reason(s) for Other Business: see e

