



April 27, 2021

Cobb County Planning Commission
100 Cherokee Street
Marietta, GA 30090

Re: Z-52 Carl Edward Dills

Dear Mr. Chairman and Commissioners:

I am writing on behalf of the Mableton Improvement Coalition Board to ask that you recommend approval of this application. We appreciate the work done by the applicant to allow for the connection to sewer and to scale down the new building. As of today, we do not have a stipulations letter and a few issues remain with the revised site plan. Therefore, was ask that you include the following conditions in any approval recommendation.

- The entry gate should be moved 25 feet further from the road to allow at least one large truck to park in the driveway in the event the gate is closed.
- A Landscape Review Committee should be established, consisting of the applicant, MIC, and the Community Development Department. The purpose of the committee will be to review proposed landscaping and fencing plans for the property, including:
 - Two staggered rows of evergreens around the detention pond to shield it from view, possibly requiring that the detention pond be moved further from the road.
 - No razor wire or barbed wire fencing visible from the street or neighboring residential properties.
 - The unpaved area between the building and the street will be planted with shrubs or trees to shield the view of the building from residential uses across the street. Any remaining unpaved area will be grassed, and the grassed area will be subject to the county's weed ordinance, requiring that it be kept cut to the required height.
- Any dead or damaged landscape materials will be replaced within 90 days.

- Remove the parking lot paved aprons closest to the street and install curb, so that vehicles cannot park on the unpaved areas, as shown on the attachment.
- A prohibition against parking any vehicles on unpaved surfaces.
- No outside storage of any materials, products, or debris.
- Any sign along the frontage must be monument style, in conformance with the county ordinance.
- The color of the metal roof and metal walls will be approved by the District Commissioner.

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,

Robin Meyer
Zoning Committee Chair

Cc: Cobb County Board of Commissioners
John Pederson, Cobb County Zoning Division Manager
Robin Stone, Deputy County Clerk
Angela Hughes, Applicant's Representative
MIC Board of Directors and Zoning Committee

Attachment showing paving to be removed or where barriers to vehicle travel are to be installed.

