



April 30, 2019

Cobb County Planning Commission
100 Cherokee Street
Marietta, GA 30090

Re: Z-13, Amber-Shea, 1311 Veterans Memorial Highway

Dear Ms. Chairman and Commissioners:

I am writing on behalf of the Mableton Improvement Coalition Board to ask that you recommend approval of this application. We are encouraged by the applicant's willingness to upgrade the property in order to accommodate a new tenant. We do, however, ask that your recommendation for approval be accompanied by significant conditions. We believe that many of these conditions will be acceptable to the applicant, but we are stating all of them here because we do not yet have a stipulations letter. The conditions are:

- If any exterior renovations are to be made to the building, creation of an Architectural Review Committee made up of the property owner or their designee, MIC and the appropriate staff member from the Community Development Department. The District Commissioner would have final approval of the architecture.
- Creation of a Landscape Review Committee made up of the property owner or their designee, MIC and the appropriate staff member from the Community Development Department. The District Commissioner would have final approval. This Committee's purview would also include fencing. The goal of the landscaping review committee is to ensure improvement is made in the appearance of the building from Veterans Memorial Highway.
- All landscaping must be maintained and kept free of invasive weeds and vines, and any dead/damaged plantings be replaced within 90 days of discovery. Grass must meet the county ordinance of less than 12" in height.
- Events must end by 10pm Sunday through Thursday and by midnight on Friday and Saturday.
- Dumpster must have rubber lids, be enclosed and the location specified on the site plan.
- Submission of documentation of sufficient parking on adjacent parcels, so that no parking variances are required.

- Removal of the old bank drive through roof and repaving of that area to accommodate additional parking.
- Removal of the chain link fence.
- No outside storage.
- Signs must be monument-style, matching the design, color and materials of the structure.
- Advertising banners and grand opening signs are limited to 30 days.
- Compliance with the Mableton Parkway/Veterans Memorial design guidelines.
- Improvements must be completed prior to Certificate of Occupancy.
- These uses to be prohibited:
 - a. Liquor stores;
 - b. Adult entertainment;
 - c. Sales of sexually explicit or drug-related paraphernalia;
 - d. Pawn shops and title pawn shops;
 - e. Gold or precious metal dealers;
 - f. Nightclubs;
 - g. Video arcades as a primary use;
 - h. Check cashing;
 - i. Discount sales;
 - j. Drive through windows;
 - k. Auto sales, auto parts, auto service, and used tire sales;
 - l. Taxi dispatching services;
 - m. Wholesale only sales establishments;
 - n. Gun, knife or weapons sales;
 - o. Shooting ranges;
 - p. Firewood sales; and
 - q. Thrift stores, second hand stores, or flea markets.

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
Parks Huff
MIC Board of Directors and Zoning Committee