

October 30, 2019

Cobb County Planning Commission
100 Cherokee Street
Marietta, GA 30090



Re: Z-55, WLM Holdings, LLC

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 with conditions listed below. We support this local business and appreciate their growth and desire to expand in Mableton. While recommending approval, we must also point out conditions requiring special attention related to this use and a previous case by this applicant.

MIC supported Z-108, 2016 for the same applicant with detailed stipulations including landscaping provided by the applicant. Three years later, many of the stipulations originally provided and approved by the board have not been completed and have been disregarded by the stipulation letter received from Mr. Balli. Additionally, the application before you is a result of several code enforcement complaints and violations of community development standards including: Clear cutting and grading without a Land Disturbance Permit, fence height exceeding Cobb County requirements, and parking of trucks on non-hardened surfaces.

The conditions we request are:

1. A site plan be submitted prior to the BOC hearing showing:
 - a. Stormwater detention per stormwater requirements.
 - b. Paved driveway access into the plant storage area to allow for drop-off and pickup of plants.
 - c. Existing fencing along Veterans Memorial Highway to be removed and reinstalled inside the buffer with height and design meeting Cobb County Development standards (not to exceed 6 feet) and the Veterans Memorial Highway Design Guidelines.
2. Landscaping submitted by the applicant in 2016 enforced with specific attention to the Wallace Rd side including eradication of kudzu.
3. A substantial buffer is necessary between the KidsRKids daycare and the subject property to protect the business and children attending the center. Since the subject property has many 'as-built' setbacks, variances on this side are inappropriate. We request:
 - a. A 30 ft buffer on the subject property that runs the length of the boundary between KidsRKids and the subject property.
 - b. Fencing to be removed and reinstalled inside the buffer with height meeting Cobb County standards (not to exceed 6 feet).
 - c. A double row of staggered evergreen shrubs planted on six-foot centers as a buffer on the outside of the fence – between the parcels. 100% visual buffer should be achieved within 3 years. The goal is for the existing day care center, and

others viewing the property from Veterans Memorial, to see only vegetation; not the chain link fence.

4. Plans for the landscaping, paving, and detention must be submitted to Community Development and other relevant departments within 60 days of BOC approval. Because the grading has already taken place, we are not certain of the process to be used, but these improvements should be permitted and inspected by staff to the same standard as if the Land Disturbance Permit had been properly applied for.
5. All improvements listed above and those included in Mr. Balli's stipulation letter must be completed within 180 days of BOC approval.

We request special consideration to ensure all requirements are met as approved by this Board and the Board of Commissioners. We wish to see all local businesses thrive and work well together. The numerous incomplete stipulations from 3 years ago, special exceptions to the NRC code, and proximity to a thriving daycare and Lindley Middle School all require strong attention to detail for our recommendation of approval.

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 Sonya Wheatley at 770 757-5080.

Sincerely,

Robin Meyer
Zoning Committee Chair

cc: Cobb County Board of Commissioners
John Pederson, Cobb County Zoning Division Manager
Robin Stone, Deputy County Clerk
James Balli
MIC Board of Directors and Zoning Committee