



August 30, 2021

Cobb County Planning Commission
100 Cherokee Street
Marietta, GA 30090

Re: Z-23 Fifty-Nine Twelve Mableton Parkway

Dear Mr. Chairman and Commissioners:

I am writing on behalf of the Mableton Improvement Coalition to ask that you recommend approval of this application, so long as the conditions below are included in that approval. You will recall that we had previously opposed this application. However, the acquisition of the property along Old Powder Springs Road by the adjacent church has reduced the uncertainty associated with the that property.

We have received Mr. Sams' letter of August 30, and appreciate the concessions made by his client. However, many important protections for the community remain unresolved, and thus, we request that the below conditions be attached to any recommendation of approval:

1. Since the prior zoning, the property on Old Powder Springs Road is shown on the GIS map as one parcel – 648 Old Powder Springs Road. We ask that this property be restricted to church related activities only by the adjacent church at 5932 Mableton Parkway.
2. No new structures or parking facilities can be built on any part of this property covered by this zoning application without approval by the Board of Commissioners through a rezoning application or Other Business agenda application.
3. A minimum 20 foot buffer landscaped with a double staggered row of evergreens must be placed on the western boundary of the subject property to protect the adjacent single family homes. The present zoning sets this buffer at 35 feet. The 10 foot buffer now proposed is an unacceptable variance from the requirements of the NRC ordinance. The buffer must be installed within 90 days of BOC approval of this application. Any dead or damaged plants will be replaced within 90 days.

4. We appreciate Mr. Sams' list of prohibited uses, but ask that the second sentence of item "g" of that list be deleted. Mableton is over-saturated with thrift stores and second-hand stores.
5. Uses that require parking in excess of that provided on the property and under the easement with the church must also be added to the list of prohibited uses. Examples are event facilities and houses of worship.
6. When parking spaces for 5912 Mableton Parkway are calculated, for paragraph 6 above, those along the sides of the building and any blocking the access to the building in the rear must be subtracted from the total.
7. Item #10 of Mr. Sams' letter indicates that a dumpster "component" will be installed within 120 days of BOC approval. Please amend this language to dumpster "enclosure".
8. The building must be repainted in colors approved by the District Commissioner prior to the issuance of an certificates of occupancy or business licenses or within 90 days of BOC approval, whichever comes first.

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
Garvis Sams
MIC Board of Directors and Zoning Committee