



June 29, 2022

Cobb County Planning Commission
100 Cherokee Street
Marietta, GA 30090

Re: Z-35 Morrison Building & Investment, LLC

Dear Mr. Chairman and Commissioners:

I am writing on behalf of the Mableton Improvement Coalition to ask that you recommend denial of this application for a daycare center at 259 Veterans Memorial Highway. While we agree that this property has potential for a commercial use, this home has been rented almost continuously for many years, so a conversion to a commercial use is not necessary at this time. We have been in communication with Mr. Morrison since the last hearing and are in receipt of the updated site plan. However, our concerns have not been addressed.

Specifically, as we did at the June hearing, we present these reasons for our recommendation of denial:

- The property is too small for the 18 children. Mr. Morrison told us he plans to serve in this facility. If the facility operates 24 hours a day, all the children could still be there at the same time, with parents similarly coming and going in a pattern that would exceed the small parking space.
- A parking variance is rarely appropriate for a day care facility, and certainly is not appropriate here, where there is no other place to park. Some of the 10 spaces will be used by employees, leaving around half of them for the parents who must park to drop off or pick up their children.
- If business does operate 24 hours a day, what safety measures will be in effect? The most likely situation is a woman alone picking up and dropping off children. How will the building itself be secured?

- This is not a safe location for a business that could generate peak traffic during the morning and afternoon rush, especially when those vehicles will contain children. The proximity to the traffic light at Cooper Lake Road makes turning left out of this property very difficult at almost every hour, and, in our opinion, unsafe.
- There is no landscaping plan for the front of the property or for the rear, where a significant planted buffer is needed per county code when commercial property abuts residential property.
- There is no plan to improve the aesthetics of the building or the view of the site from Veterans Memorial Highway.
- There is no stormwater plan for the significant addition of impervious surface to this lot for the additional parking. The site plan does not calculate impervious surface or contain dimensions of the new parking lot and entrance driveway. It appears, however, to be close if not more than the 5,000 square feet that would trigger a stormwater plan. This parcel backs up to residentially used property with existing stormwater issues and any increase in impervious surface without adequate detention will only exacerbate the existing problems.

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
Rodney Morrison
MIC Board of Directors and Zoning Committee