



June 1, 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.

Specifically, 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.
- 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.
- This is not a safe location for a business that will 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 and, in our opinion, unsafe.
- The site plan shows the playground located to the side of the building, as close as 35 feet to Veterans Memorial Highway. There is a 5-lane US highway with heavy truck traffic that generates significant noise and fumes.

- There is no landscaping plan or any plan to improve the aesthetics of the building or buffer against existing residential properties.
- There is no stormwater plan tied to the conversion of impervious included in this application via additional parking. This unit 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,

A handwritten signature in black ink, appearing to read "Robin Meyer". The signature is fluid and cursive, with the first name "Robin" being more prominent than the last name "Meyer".

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