



October 31, 2023

Cobb County Planning Commission
100 Cherokee Street
Marietta, GA 30090

Re: Z-46 Morrison Building and Investment, LLC

Dear Mr. Chairman and Commissioners:

I am writing on behalf of the Mableton Improvement Coalition to ask that you recommend approval of this application to the LRO zoning category, rather than NRC. We support Mr. Morrison's plans to use this small building for professional offices, and in keeping with his plan, we believe that LRO is the most appropriate category. We also ask that these conditions be added to any recommendation for approval:

- If deleted to LRO, the following uses would be prohibited: group homes, day care, vehicle parking, radio/tv towers, in home day care, and banks.
- Maximum of 6 parking places to minimize stormwater runoff into the neighborhood since no detention will be required. The current site plan has the same 10 spaces planned for the prior daycare application. The county requirement for professional offices is 1 space/285 square feet, which would net only 4 spaces.
- A Landscape Review Committee, composed of the applicant, MIC, and the appropriate county staff, with final approval by the District Commissioner. The landscape plan will include the landscape enhancement strip and a buffer between this property and adjacent residential properties.
- No outside storage or merchandise display.
- All lighting must be permanently installed and not illuminate adjacent residential properties; no temporary lights, such as rope lights and storefront LED lights.
- No business license may be issued for a business at this location until the parking and landscaping have been installed.

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 Co-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