



January 30, 2024

Cobb County Planning Commission
100 Cherokee Street
Marietta, GA 30090

Re: Z-1 Mirna Aracely Torres Castro

Dear Mr. Chairman and Commissioners:

I am writing on behalf of the Mableton Improvement Coalition to ask that you recommend approval of this application with the conditions outlined below. We are appreciative of the applicant's desire to invest in our community and of their well-considered plan for this difficult property. The selection of the LRC category is very appropriate and will prevent traffic-heavy uses so close to the Factory Shoals/Mableton Parkway intersection. We have discussed these conditions with Mr. Torres and understand that they are acceptable to him:

- Architectural Review Committee, comprised of the applicant, MIC, and the appropriate county staff, to review the final elevations and ensure compliance with the Mableton Parkway design guidelines.
- Landscape Review Committee, comprised of the applicant, MIC, and the appropriate county staff to review the landscape plan and any fencing plan, with specific attention to landscaping to buffer the adjacent undeveloped residential property and landscaping that will screen the detention pond from view.
- Prohibit one use allowed in the LRC category: day care.

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".

Robin Meyer
Zoning Committee Co-Chair

Cc: Cobb County Board of Commissioners
John Pederson, Cobb County Zoning Division Manager
Robin Stone, Deputy County Clerk
Daniel Escobar Torres
MIC Board of Directors and Zoning Committee