



November 15, 2023

Cobb County Board of Commissioners
100 Cherokee Street
Marietta, GA 30090

Re: OB-58 Bennett Real Estate Holdings

Dear Ms. Chairwoman and Commissioners:

I am writing on behalf of the Mableton Improvement Coalition to ask that you recommend approval of this application with the conditions listed below. We understand from Ms. Bennett that the expansion of her daycare business to the building at 10 Veterans Memorial Highway is no longer feasible, and because of this, she wishes to remove the requirement for the additional parking. We also understand that since the 2020 rezoning, she has made arrangements for off-site parking during events at the business.

However, we are concerned that, without proper safeguards, the subject property (still zoned for a day care operation) could be used for that purpose in the future by a different owner. Right now, for example, this building has no paved driveway or parking, no landscape plan, and no site plan that would accommodate parents dropping off children. Thus, we suggest these conditions in conjunction with your approval:

- The building at 10 Veterans Memorial Highway cannot be occupied without approval by the Board of Commissioners of a new site plan (including appropriate street access and parking, any required stormwater controls, landscaping, and any changes to the building footprint), building elevations, and approved uses for the property. If this is a separate business from the current daycare at 20 Veterans Memorial Highway, then a full re-zoning application should be filed.
- The landscape buffer required by the 2020 zoning must be installed by March 1, 2023. The location and specific plantings must be approved by the appropriate Community Development staff.

- There is to be no parking on unpaved surfaces.
- DOT comments and recommendations, especially those removing access to Wallace Road and Veterans Memorial Highway and prohibiting vehicular drop off and pick up on the property.

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
Sandi Bennett
MIC Board of Directors and Zoning Committee