



August 13, 2018

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

Re: Z-39 Mableton Center

Dear Mr. Chairman and Commissioners:

The Board of the Mableton Improvement Coalition (MIC) recommends approval of this application for modification of the existing zoning stipulations, and ask that if you do so, you place the conditions listed below on that approval. We have had very cordial conversations with Mr. Woodard and Ms. Morchower; however, at this time, we do not have a revised stipulations letter that includes these conditions, most of which were agreed to verbally at the Planning Commission.

We support the recommendations of the Planning Commission with one exception: we suggest that the rear portion of the property be rezoned NRC, so long as the 25 buffer is required, the operating hours are limited, and the use restricted to low intensity recreation. Some of our conditions were included in the Planning Commission recommendation; however, those minutes have not yet been published and so we are repeating the most important items.

The conditions we request are:

1. Denial of the requested parking variance. There is space on the property to create the needed parking.
2. Creation of a Landscape Review Committee comprised of the applicant, MIC and the Community Development department, with final approval by the District Commissioner.
3. Requirement that the landscape enhancement strip along Mableton Parkway be installed.
4. The landscaping installed because of the Landscape Plan will be maintained and kept free of invasive vines and weeds. Any dead or damaged plantings will be replaced within 90 days.
5. Grass be kept cut to a height of less than 12 inches.
6. Installation of new fencing compliant with the Veterans Memorial Design Guidelines.

7. Modification of paragraph 7 of the applicant's stipulation letter dated August 6, 2018, so that the improvements to the building based on the renderings shown at the Planning Commission Hearing are required. The current language seems to make them optional, which we understand from Ms. Morchower was not the intent.
8. Creation of an Architectural Review Committee comprised of the applicant, MIC and the Community Development department, with final approval by the District Commissioner.
9. A 25-foot buffer on the R-20 portion of the property where it abuts residential zoning, rather than the 20-foot buffer referenced in the August 6, 2018 letter.
10. No outdoor activities on the R-20 portion of the property between 9pm and 8am daily.
11. The dumpster must be placed in an enclosure meeting current county standard and located according to that standard. Dumpster placement should not eliminate required parking spaces.
12. Any new sign will meet the Mableton Parkway Design Guidelines.
13. The following prohibited uses:
  - a. Liquor stores;
  - b. Adult entertainment;
  - c. Sales of sexually explicit or drug-related paraphernalia;
  - d. Pawn shops and title pawn shops;
  - e. Gold or precious metal dealers;
  - f. Tattoo parlors;
  - g. Nightclubs;
  - h. Video arcades as a primary use;
  - i. Check cashing;
  - j. Discount sales;
  - k. Drive through windows;
  - l. Auto sales, auto parts, auto service, and used tire sales;
  - m. Taxi dispatching services;
  - n. Wholesale only sales establishments;
  - o. Gun, knife or weapons sales;
  - p. Shooting ranges;
  - q. Firewood sales; and
  - r. Thrift stores, second hand stores, or flea markets.
14. All of the building renovations, landscaping, paving, dumpster installation and fencing must be completed before the issuance of any certificates of occupancy or business licenses are issued.

We are happy to see change coming to this unsightly property. We wish Mr. Woodard the best in renovating the buildings and bring new, productive uses to our community.

As always, thank you for the opportunity to be a part of this public comment process. If you have any questions, please feel free to contact me at 770 948-5394.

Sincerely,

Robin Meyer  
Chairman of the Board

cc: Lisa Morchower  
John Pederson, Cobb County Zoning Division Manager  
Robin Presley, Deputy County Clerk  
MIC Board of Directors and Zoning Committee