

Canton Road Neighbors, Inc.

Planning Commissioner Judy Williams
Honorable Members, Cobb Planning Commission
100 Cherokee St.
Marietta, GA 30090

July 31, 2018

Re: Z-48 Application of Todd Chapman to rezone a 1.55 acre tract at 821 Shallowford from R-20 to LI for Specialty Contractor and Office

Dear Ms. Williams,

After reviewing this application and staff analysis I contacted our area Neighborhood Advisory members and discussed the planned use. There was agreement that Deletion to NRC is the appropriate zoning district for the NAC land use. NRC allows Contractor (for office use) as a Special Exception.

I also discussed the case with Mr. Rozen, attorney for the applicant and learned that his client was agreeable to NRC. The site plan calls for construction of a steel frame building which I learned will have a brick facade. This appears to be a quality project that will be a net improvement to the area. There will be no heavy equipment onsite and no chipping or grinding of vegetative waste.

We support this application subject to the following:

1. Deletion to NRC for Contractor as a Special Exception (office use)
2. No heavy equipment
3. No outdoor storage
4. All work to be performed within an enclosed building; no outside work permitted
5. Steel frame building with brick facade
6. Per NRC code Landscaped Buffer adjacent to residential is 35'
7. Service vehicles to be parked in rear of building
8. Hours of operation Monday- Friday 8 am to 5 pm; Sunday closed
9. Staff Comments and Recommendations not otherwise in conflict

Respectfully submitted,

Carol Brown, M.R.P.
Canton Road Neighbors, Inc.

cc: Members of Cobb Planning Commission
Mr. John Pederson, AICP
Commissioner JoAnn Birrell
Mr. Adam Rozen, Esq.
Mr. Jim Smith
Mr. Eric Hill