

# MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP  
WWW.MIJS.COM

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CAMP HILL, PA 17011  
TELEPHONE (717) 790-2854

June 26, 2023

*Via E-mail Only*

Mr. John P. Pederson, AICP  
Zoning Division Manager  
Zoning Division  
Cobb County Community Development Agency  
Suite 400  
1150 Powder Springs Road  
Marietta, Georgia

RE:                   Application for Rezoning - Application No.: Z-22 (2023)  
                          Applicant: MRE Properties & Investments, LLC  
                          Property Owner: Mt. Bethel Church, Inc.  
                          Property: 1.13 acres, more or less, located on the  
   southerly side of Lower Roswell Road,  
   westerly of Woodlawn Drive, being more  
   particularly known as 4608 Lower Roswell  
   Road, Land Lots 9 and 10, 1<sup>st</sup> District,  
   2<sup>nd</sup> Section, Cobb County, Georgia

Dear John:

The undersigned and this firm represent MRE Properties & Investments, LLC, the Applicant (hereinafter referred to as "Applicant"), as well as, the Property Owner, Mt. Bethel Church, Inc. (hereinafter referred to as "Owner" or "Property Owner"), in the above-referenced Application for Rezoning with regard to a developed parcel located at 4608 Lower Roswell Road, being 1.13 acres, more or less, located on the southerly side of Lower Roswell Road, westerly of Woodlawn Drive, Land Lots 9 and 10, 1<sup>st</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia (hereinafter referred to as the "Property" or the "Subject Property"). After meetings and continuing discussions with County Staff; discussions with area residents and homeowner representatives; reviewing the Departmental Comments and Staff Recommendations; and reviewing the uses of surrounding properties, we have been authorized by the Applicant to submit this letter of agreeable stipulations and conditions, which, if the Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested zoning and shall be binding upon the Subject Property. The proposed stipulations are as follows:

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- (1) The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions, in whatsoever form, which are currently in place on the Subject Property; together with any and all Departmental Comments and Staff Recommendations relating to the Subject Property from any prior zoning actions.
- (2) Rezoning of the Subject Property shall be from the existing zoning classification of RA-4 to the proposed zoning classification of Low Rise Office ("LRO"), with reference to the ALTA Survey ("Survey") prepared for Applicant by Chastain & Associates, P.C., dated April 22, 2023, and submitted with the Application for Rezoning on May 4, 2023. A reduced copy of the Survey is attached as Exhibit "A" and incorporated herein by reference.
- (3) The Subject Property is comprised of 1.13 acres, more or less, and has an existing building, with parking and landscaping.
- (4) Applicant proposes both interior and exterior renovations of the existing building for use as professional offices.
- (5) The entrance signage for the office building shall be ground based, monument-style signage, and shall consist of brick, stone, stacked stone, stucco, or combinations thereof, with accents, complementary to materials used in the renovation of the exterior of the office building.
- (6) The entrance area, together with any islands, planted areas, and streetscape area along Lower Roswell Road will be professionally designed, implemented, and maintained.
- (7) The landscape buffer requirement adjacent to residential properties shall be reduced consistent with the existing condition. However, Applicant agrees to re-landscape such areas.
- (8) Applicant agrees to comply with all Cobb County Stormwater Management requirements applicable to the Subject Property.
- (9) Applicant agrees to comply with all Cobb County Department of Transportation requirements applicable to the Subject Property.

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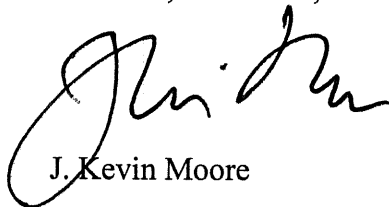
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We believe the proposed professional office is an appropriate use of the Subject Property. The renovation of the existing building, together with the improvements and upgrades to landscaping and parking, will be an enhancement to the Subject Property and the community as a whole. Thank you for your consideration in this request.

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP



J. Kevin Moore

JKM:cc

Attachment

c: Cobb County Board of Commissioners:  
Lisa N. Cupid, Chairwoman  
JoAnn Birrell  
Keli A. Gambrill  
Jerica Richardson  
Monique Sheffield  
(With Copy of Attachment)

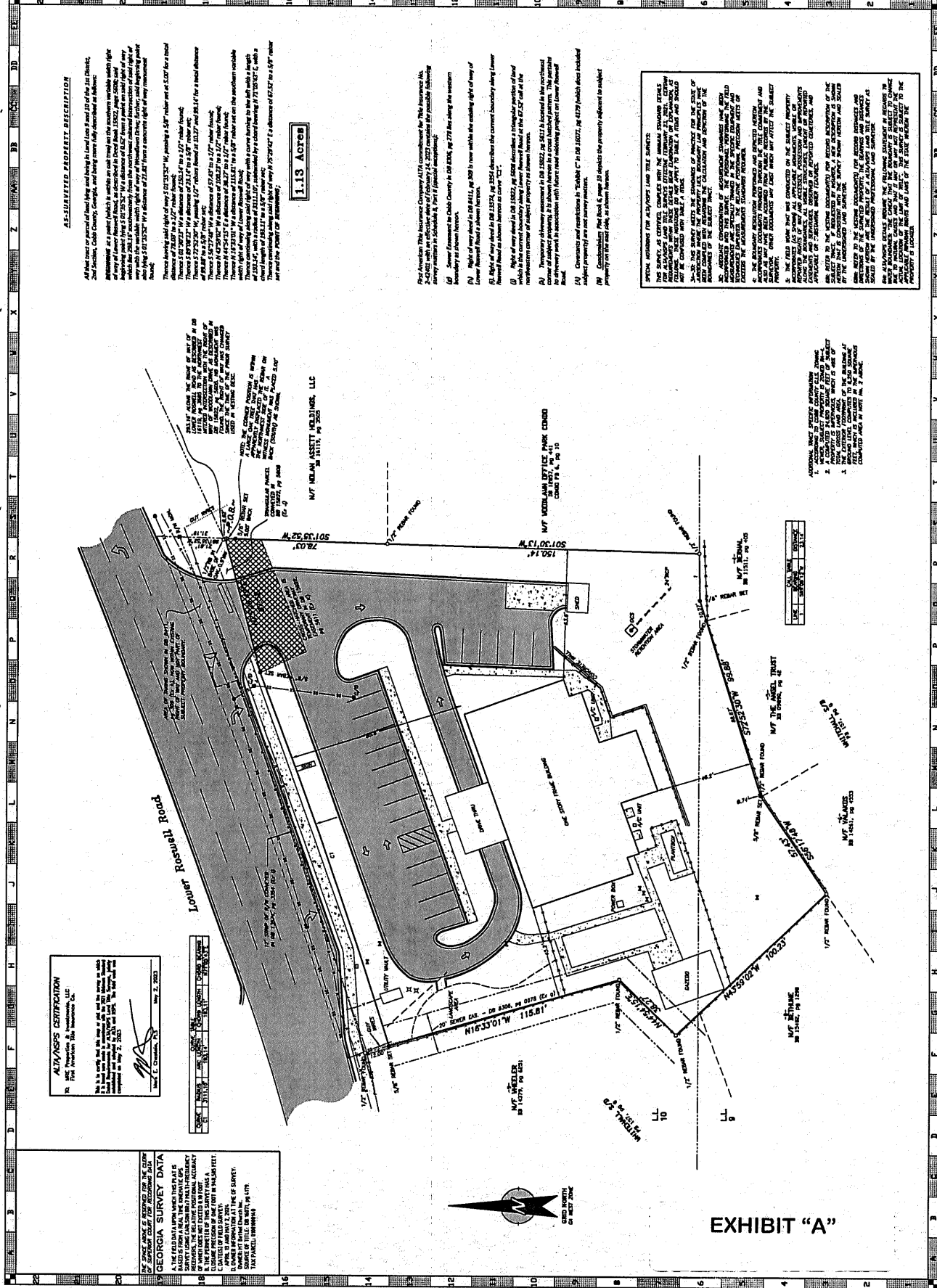
Cobb County Planning Commission:  
Stephen Vault, Chairman  
David Anderson  
Fred Beloin  
Deborah Dance  
Michael Hughes  
(With Copy of Attachment)

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Zoning Division  
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c: Jeannie Peyton  
Senior Planner  
Zoning Division  
Cobb County Community Development Agency  
(With Copy of Attachment)

MRE Properties & Investments, LLC  
(With Copy of Attachment)



ALTA'S LAST TITLE SURVEY PREPARED FOR MRE Properties & Investments, LLC LAND LOTS 9 & 10 COBB COUNTY, GEORGIA DATE APRIL 22, 2023

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