



August 28, 2018

Cobb County Planning Commission
100 Cherokee Street
Marietta, GA 30090

Re: Z-55 Shiv Aggarwal, Hawthorne Plaza

Dear Ms. Chairman and Commissioners:

On behalf of the Mableton Improvement Coalition, I am writing to express our support for this application and ask that you recommend approval to the Board of Commissioners to the CRC category with the following conditions:

- All dumpsters should be placed in enclosures that meet current county standards and in locations that meet county standards. Now, there are dumpsters on 3 sides of the property, all of them visible to the public, including along the Veterans Memorial frontage. Dumping is a continuing problem when dumpsters are not enclosed.
- Install some additional landscaped islands in the parking lot. We understand that the number of parking spaces does not meet current county standards, but even when the grocery store was open, this parking lot has never been even half full. We suggest approximately 8 additional islands close to the Veterans Memorial frontage.
- Replace the existing pole sign with a ground-based monument sign in the same location. Parking would not be impacted by this change.
- A prohibition of these uses:
 - Liquor stores;
 - Adult entertainment;
 - Sales of sexually explicit or drug-related paraphernalia;
 - Pawn shops and title pawn shops;
 - Gold or precious metal dealers;
 - Tattoo parlors;
 - Nightclubs;
 - Video arcades as a primary use;
 - Check cashing;
 - More than one discount sales (one is open there now);
 - Drive through windows;
 - Auto sales;
 - Used tire sales;
 - More than one auto parts stores (one is open there now);
 - More than one light auto repair businesses (one is open there now);
 - Taxi dispatching services;
 - Wholesale only sales establishments;
 - Gun, knife or weapons sales;

- Shooting ranges;
- Firewood sales; and
- Thrift stores, second hand stores, or flea markets.

We recognize that the current owner has made improvements to the center and we appreciate those efforts. However, since Mr. Aggarwal purchased the property in December 2017, there have been ongoing code enforcement problems. The event center that apparently triggered this application has been cited repeatedly for operating without zoning. The auto repair business plead guilty once, and now asked for a jury trial on charges of untagged autos and working on cars outdoors. Litter and overflowing dumpsters behind the Family Dollar store have also been a problem, requiring a visit from Cobb police to even serve the citation to the store manager. Therefore, we also ask that you request code enforcement follow-up with the property 6 months and 12 months after any BOC approval of this application.

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: John Pederson, Cobb County Zoning Division Manager
Robin Presley, Deputy County Clerk
John E. Underwood
MIC Board of Directors and Zoning Committee