



March 31, 2021

Cobb County Planning Commission  
100 Cherokee Street  
Marietta, GA 30090

Re: Z-52 Carl Edward Dills

Dear Mr. Chairman and Commissioners:

I am writing on behalf of the Mableton Improvement Coalition Board to state our position on this application. The subject property is shown on the Future Land Use Map as Priority Industrial, which led us to recommend approval of the application, because we assumed that the initial issues with the application could be overcome. However, despite the application being amended to include the entire property, critical information and issues remain. We urge you to not move this application forward with an approval recommendation at this time.

The issues listed below are based on the site plan dated February 16, 2021. We are not aware of any stipulations letter or submitted elevations or renderings.

1. Sewer – the applicant proposes to use the existing septic tank system on the 436 Six Flags Parkway property for this 17,400 square foot industrial building with 55 parking spaces. Stormwater comments indicate concern about the location of the drainfield adjacent to the detention facility and water and sewer comments indicate that approval by Environmental Health is required for continued use of the septic system. It is difficult to imagine that a septic tank designed for a 1200 square foot house can meet this need. This issue should not be left to plan review. If use of the septic tank is not allowed, then the site plan will change significantly. This issue needs to be resolved before time and money are spent on handling other concerns about this application.
2. Parking – we cannot support the parking variance. The applicant's business might find fewer spaces sufficient, but the next business to locate here might not. Parking standards are enacted so that buildings remain economically viable and good neighbors over time, not just when the building is initially occupied. Additionally, the parking plan provided does not account for the many large commercial trucks used by the business. All the spaces appear to be sized for regular cars and trucks.
3. Traffic flow – the traffic pattern for trucks to access the new loading dock is not feasible. As drawn, trucks will drive through parking spaces and in front of the existing loading

dock, meaning that only one loading dock can be in use at any one time. Use of the existing loading dock requires that multiple parking spaces be empty.

4. Landscape buffers – we cannot support the reduction of landscape buffers between this industrial property and the homes to the east and west. In fact, the Comprehensive Plan includes a text amendment specifically calling for these buffers to be placed on the industrially-zoned property in order to mitigate the impact on existing homes.
5. Building architecture – we were provided an elevation of the building, but no information as to materials and color palette.
6. Uses – any recommendation for approval should be for this use only.

We support the applicant's desire to expand his business and wish him well in those endeavors. However, we have grave concerns about the feasibility of the current plan unless the property is connected to sewer. If that is done, then the site plan can be adjusted to address the buffers, parking and traffic patterns. Without sewer access, as presented, this expansion is, in our opinion, too much for these small parcels in an area with mixed uses.

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,

Robin Meyer  
Zoning Committee Chair

Cc: Cobb County Board of Commissioners  
John Pederson, Cobb County Zoning Division Manager  
Robin Stone, Deputy County Clerk  
Angela Hughes, Applicant's Representative  
MIC Board of Directors and Zoning Committee