



August 26, 2020

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 regarding this application. We do not have the items customarily submitted with a request to rezone property including a site plan showing set-backs, detention, driveway access, parking, etc. We also do not have building renderings or a landscape plan to review.

The subject property is shown on the Future Land Use Map as Priority Industrial, which lead us to recommend approval of the application, but only if sufficient information is provided such that a good plan can be approved for the subject property and the adjacent property at 440 Six Flags Parkway where the business currently operates. Without such information, the best we can do is offer these suggested conditions:

1. Amendment of the application to include the current business location at 440 Six Flags Parkway, so that a unified site plan showing future improvements can be provided. This site plan must include:
 - a. New buildings and current buildings that will be retained
 - b. Traffic flow of 53-foot trailers making deliveries as well as employees and delivery vehicles
 - c. Landscaping, parking, buffers, storage, dumpster location, and stormwater detention.
2. Appropriate buffering to the residential use at 440 and 470 Six Flags Parkway.
3. No razor wire or barbed wire visible from Six Flags Parkway
4. No parking on unimproved surfaces
5. No auto/truck-related uses, including repair, sales, parking or parts

If possible, we suggest a hold on this application until the necessary documents are submitted and can be reviewed by the staff, Planning Commission, and community members.

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
David Stuart, Applicant's Representative
MIC Board of Directors and Zoning Committee