



May 28, 2019

Cobb County Planning Commission
100 Cherokee Street
Marietta, GA 30090

Re: Z-28, Ellenwood MCRE, LP – 6116 Mableton Parkway

Dear Ms. Chairman and Commissioners:

I am writing on behalf of the Mableton Improvement Coalition Board to ask that you recommend approval of this application. The Mableton Banquet Hall is a long-standing business in our community, and we support their continued operation in this shopping center. We do, however, recommend that you include the following conditions for this property:

- If any variance is needed to meet the parking requirement, the variance should be applicable to the Mableton Banquet Hall only. Should the Mableton Banquet Hall close in the future, the tenant mix in the shopping center must then meet the county parking ordinance.
- If any exterior renovations are to be made to the building, an Architectural Review Committee would be established, made up of the property owner or their designee, MIC and the appropriate staff member from the Community Development Department.
- Placement of dumpster in brick enclosure, matching the building.
- No outside storage.
- Compliance with Mableton Parkway Design Guidelines with any future redevelopment,
- The following uses to be prohibited:
 - a. Liquor stores;
 - b. Adult entertainment;
 - c. Sales of sexually explicit or drug-related paraphernalia;
 - d. Pawn shops and title pawn shops;
 - e. Gold or precious metal dealers;
 - f. Nightclubs;
 - g. Video arcades as a primary use;
 - h. Check cashing;
 - i. Discount sales;

- j. Drive through windows;
- k. Auto sales, auto parts, auto service, and used tire sales;
- l. Taxi dispatching services;
- m. Wholesale only sales establishments;
- n. Gun, knife or weapons sales;
- o. Shooting ranges;
- p. Firewood sales; and
- q. Thrift stores, second-hand stores, or flea markets.

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
Zoning Committee Chair

cc: Cobb County Board of Commissioners
John Pederson, Cobb County Zoning Division Manager
Robin Stone, Deputy County Clerk
Lauren Hansford
Kevin Moore
MIC Board of Directors and Zoning Committee