



April 29, 2019

Cobb County Planning Commission
100 Cherokee Street
Marietta, GA 30090

Re: Z-33, Deville Group

Dear Ms. Chairman and Commissioners:

I am writing on behalf of the Mableton Improvement Coalition Board to ask that you recommend denial of this application for a convenience store on Mableton Parkway. This property is unsuited for this use because its narrow shape requires variances that place this intense use too close to dozens of apartments in the Sierra Forrest complex.

The application begins with a request for variances to reduce the buffer between the convenience store and the adjacent apartment complex from 40 feet to 10 feet and reduce the landscape buffer from 20 feet to 10 feet. These buffer requirements are in the County Code for a reason; residential uses need protection from NRC uses. This NRC use – a convenience store – is among the most intense in the category, and thus there should be no consideration of reducing the required buffers.

This convenience store would negatively impact the adjacent apartment homes with the sounds of car doors, deliveries from large trucks, and HVAC and refrigeration equipment. Much of this noise would emanate from the rear of the building. Additionally, gas stations are brightly lit for safety reasons and no amount of landscaping would shield the apartment complex. Lastly, there are the fumes associated with gas stations, which would be exacerbated by the close proximity of the pumps to the homes.

The shallow dimensions of the parcel prevent the gas pumps from being in front of the store; instead they are on either side. From a public safety standpoint, this is unwise. Convenience store employees are challenged by the need to watch one pump area for problems and it seems unlikely that they will be able to manage two while attending to customers in the store.

We recognize that the current zoning category must be replaced. If you must proceed with any rezoning of this property, please do so with the following conditions:

1. The property must return for an Other Business Agenda item to approve a use once it has been identified.
2. The following uses are prohibited:
 - a. Liquor stores;
 - b. Convenience stores selling gasoline;
 - c. Adult entertainment;
 - d. Sales of sexually explicit or drug-related paraphernalia;
 - e. Pawn shops and title pawn shops;
 - f. Gold or precious metal dealers;
 - g. Tattoo parlors;
 - h. Nightclubs;
 - i. Video arcades as a primary use;
 - j. Check cashing;
 - k. Discount sales;
 - l. Auto sales, auto parts, auto service, and used tire sales;
 - m. Taxi dispatching services;
 - n. Wholesale only sales establishments;
 - o. Gun, knife or weapons sales;
 - p. Shooting ranges;
 - q. Firewood sales; and
 - r. Thrift stores, second hand stores, or flea markets.
3. Compliance with the Mableton Parkway Design Guidelines.
4. Establishment of Architectural and Landscape Review Committees comprised of MIC, the applicant at the time, and the Community Development Department, with the District Commissioner having final approval.

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 Presley, Deputy County Clerk
Kevin Moore
MIC Board of Directors and Zoning Committee