



May 27, 2020

Mr. Galt Porter
Cobb County Planning Commission
100 Cherokee Street
Marietta, GA 30090

Re: Z-30, Rauof S.Elmasry, 6175 Mableton Parkway & 426 Community Drive

Dear Commissioner Porter:

On behalf of the Board of the Mableton Improvement Coalition (MIC), I am writing to request you recommend denial of this application to the Board of Commissioners.

We tried to reach out to the applicant several times to learn more about this application. After several attempts, we finally had a brief conversation Monday evening, May 25. We were assured we would receive renderings of the building and followed up via email with that request. As of today, we have not received any additional information.

While we appreciate the applicant's interest in bringing a new business to this location, we cannot see how a Grocery Store can fit on this small and unusually shaped property. Specifically:

1. The site plan does not address the intensified use of a residential street (Community Drive) close to a large signalized intersection at Factory Shoals. This use would bring intense truck and customer traffic to Community Drive, a narrow street serving single family homes.
2. The application requests the reduction of a buffer adjacent to R-20 residential property. This is the opposite of what we expect to see with an intensified use. In fact, given the intensity of a grocery store parking lot, a buffer of more than 20 feet would be appropriate.
3. The site plan provides no plan for delivery truck access, dock, or dumpster. Grocery stores are often supplied by 18-wheelers and can receive multiple deliveries at one time. There is not room for large trucks to turn around and exit onto Mableton Parkway and they should not be using Community Drive.
4. There is no plan to adhere to the Mableton Parkway Design Guidelines as no renderings have been provided.

We look forward to a new business occupying this vacant building. But we cannot support a high-volume business like a grocery store, with the expanded building and 73 parking spaces on this small 1.2-acre parcel.

As always, we appreciate the opportunity to participate in your public comment process. If you have any questions, please feel free to contact me at 770 948-5394.

Sincerely,

Robin Meyer, Chairman
Zoning Committee

cc: Rauof S.Elmasry
Lisa Cupid, Cobb County Board of Commissioners
Cobb County Planning Commission
John Pederson
Robin Stone
MIC Board of Directors