



June 30, 2021

Cobb County Planning Commission
100 Cherokee Street
Marietta, GA 30090

Re: Z-41 Century Construction

Dear Mr. Chairman and Commissioners:

I am writing on behalf of the Board of the Mableton Improvement Coalition to ask that you recommend denial of this application for the following reasons:

- The uncertainty as to use of the building prevents an understanding of the truck travel paths and parking needs. The large warehouse area originally proposed as storage was later proposed as additional repair bays. It is now proposed as a warehouse facility for online furniture sales.
- Per the final zoning staff recommendations, the site application should have no variances and adhere to the Veterans Memorial Highway Design Guidelines. However, the site plan has not been revised to meet the impervious surface limitation and the Design Guidelines.
- The CRC zoning category is not appropriate in a NAC, the Future Land Use Map category.
- The site plan is incomplete, in that it does not show the dumpster or how trucks will access the warehouse.
- No details have been provided as to how stormwater from auto repair work will be treated so as not to impact the Sweetwater Creek basin.
- There is a saturation of auto-related uses in this section of Mableton and Austell, making the area unattractive to other businesses needed by growing residential population.

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
Thomas Orok
MIC Board of Directors and Zoning Committee