



July 28, 2021

Cobb County Planning Commission
100 Cherokee Street
Marietta, GA 30090

Re: Z-51 QuikTrip

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 a new QuikTrip convenience store on South Cobb Drive at Riverview Road. This proposal is the wrong plan for this property.

The property is too small. This 1.55 acres is simply too small and oddly shaped for this convenience store with gasoline sales. The most recent QuikTrip in our community sits on a 2-acre rectangle. The small size of the parcel results in at least 10 variances, some quite serious. Impervious surface exceeds the 70% limit, landscaping and setback requirements are drastically cut on Riverview Road, and signs would be placed too close to the roadway.

The use is too “vehicle-centric”. This intersection is already congested, and this business will worsen the situation by drawing more traffic and creating additional turning actions. By its very nature, a convenience store with gasoline sales generates traffic. This property is better suited for a business that results in fewer trips in and out, such as the existing auto repair business, offices, or lower intensity establishments.

The access to Riverview Road is too close to the South Cobb Road intersection. Cobb DOT comments direct that access be placed at least 150 feet from South Cobb Drive, but we estimate that would be beside the building, not in front of it, as shown on the site plan.

The reduction in setback from Riverview Road reduces future options for improving this intersection. The building, the gasoline islands, and the underground detention so close to Riverview Road could well be in the way of making this sharp turn more navigable by the large trucks that travel through here regularly. Already, tractor trailers drive up onto the sidewalk in order to maintain their lane when they turn from southbound South Cobb Drive right onto Riverview. This plan does not donate the needed right-of-way to increase the radius of this turn – and it adds more car traffic to mix at the same time.

Alcohol sales could be problematic here. Adjacent to this property is a motel that is appears to have a relatively large number of police calls. Adding alcohol to these situations could make matters worse.

24/7 operation is not appropriate here. Although the property is very near I-285, it is also very near hundreds of homes. This side of the perimeter highway is different in character from the highly commercialized gas station/fast food district on the west side of I-285. On this side of I-285, the businesses are open standard business hours, with limited weekend and almost no evening hours.

We urge you to recommend denial of this application, and protect the investments made by hundreds of Cobb County homeowners.

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
Richard Calhoun
MIC Board of Directors and Zoning Committee