



June 28, 2022

Cobb County Planning Commission
100 Cherokee Street
Marietta, GA 30090

Re: Z-26 Duke Realty

Dear Mr. Chairman and Commissioners:

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

- The parcel is already appropriately zoned under the original plan for Discovery Industrial Park, which called for commercial development on both corners of the Discovery Boulevard/Mableton Parkway intersection. The other corner is a RaceTrac convenience store. Mableton Parkway is not an industrial corridor. Uses along Mableton Parkway are predominantly commercial.
- The parcel is too small for this intense use. A variance is required for the Mableton Parkway frontage, moving this tall building closer to the roadway than other structures in the Mableton Parkway corridor.
- This proposed building is out of character with other buildings on Mableton Parkway; it would be taller, larger, and closer to the road than any other structure.
- The proposal also does not mesh with character of Discovery Boulevard, where even larger buildings are less intrusive because they are set back from the street and less visible to drivers.
- The building, according to the applicant, cannot meet the Mableton Parkway Design Guidelines.
- The proposed building is taller than most other buildings between Discovery Boulevard and the Chattahoochee River and closer to the River itself. If built, this building would negatively affect the viewshed of recreational users of the River and the Chattahoochee River Trail.

- The orientation of this building makes the truck parking and loading docks visible to traffic entering South Cobb County from Fulton County. Landscaping was promised by the applicant, but it is not a reliable solution. Landscaping will take time to grow to maturity and is not permanent. This unattractive view, if built, will be permanent, and the gateway to our community.
- Truck traffic from this facility will congest the Mableton Parkway/Discovery Boulevard intersection more than it already is. Various tenants can be expected in this speculative warehouse, all with varying volumes of tractor trailer traffic. These vehicles move slowly through the Discovery Boulevard intersection at Mableton Parkway and Veterans Memorial Highway, often taking the entire cycle of the light to make a left turn.
- Suggestions that additional warehouse employees will benefit our community's economy are exaggerated. Already, thousands of people work along Discovery Boulevard, but we do not see them patronizing our restaurants or other similar businesses.

Therefore, we urge you to keep in place the original and current plan for this industrial park and allow Mableton Parkway to retain its commercial flavor. Decades of work in planning, zoning decisions, code enforcement and community support have greatly improved the appearance and economic vitality of this corridor. This warehouse would not support that progress. Please recommend denial of this application.

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
MIC Board of Directors and Zoning Committee