

Jnue 15, 2022

Cobb County Board of Commissioners 100 Cherokee Street Marietta, GA 30090

Re: V-27 Elvia Benitez

Dear Ms. Chairwoman and Commissioners:

I am writing on behalf of the Mableton Improvement Coalition to ask that you deny this application for 6175 Mableton Parkway. This property is one of two parcels owned by the applicant. Much of the parking that you see for this building is actually on another piece of property, 426 Community Dr. In order to have a complete understanding of the impact of this change, both pieces of property should be included in the application. Then a complete plan can be assessed.

Such an assessment actually took place in 2020, when an application (Z-30 Elmasry) was filed and later withdrawn. That plan included an expansion of the building for a grocery store, and development of the Community Dr. property as a parking lot, with access to Community Drive. (The site plan from that application is attached with notes.) MIC opposed that application because of the traffic safety issues: a narrow entrance to the parking area between the grocery store and the gas station, shoppers and large delivery vehicles using the same area, and tractor trailer traffic on such a small site and on Community Dr, a residential street. Additionally, no protection was provided for the adjacent home.

If the retail restriction were to be removed from this property, then the 2017 plan could be carried out without any protections for the community. A building permit could be issued for an expansion and the parking lots connected to Community Dr. with just a little

paving. There would be no new landscaping, no buffers for the neighbor and tractor trailer trucks traveling between the grocery store and the gas station, across the path of shoppers, and out onto Community Dr.

We urge you to deny 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
Elvia Benitez
MIC Board of Directors and Zoning Committee

SAIRAN WAS TAN VARIATION PARKWAY TO HOUSE ROW VARIATION OF LOST OF LOS Site Plan from 2020 Application Z-30 SWC8 064,1047.7 CH-11049.8 Ch-11041.21 STA HOTZEL PIZ THOUSEL PIZ G GEORGIA. PROTECTION CENTER from house. 811 30 44. M .6095.12 N Tho. 05 76 1 12x1 627 11x5 Existing Building N 81"2934"E (BE) 167.06 Planned Expansion S 89'02'46" W 145.03" COBRUCTORING DIVISION COMMUNITY DRIVE - R/W VARIES JIMMY D HESTER DB 14630, PG 6454 TAX ID# 18018900350 TRACT S 16"46'22" E CONCE STEELING IN Loading Dock FULL OF DRU 15" ROP (8277147 E S 89"02"46"W 122.65 TOTAL PARKING NUMBER: 83 (INCLUDING TWO HANDICAPPED; VAN ACCESSIBLE) Annual India opositi = 13 toka ("Allia" - Anno fe Annual India operati Annual India ("Allia" india ("Annual India) Constitution of their first three operations of Constitution of their experience of their experience of Constitution of their experience of their experience of Constitution of their experience of their experience of their experience of Constitution of their experience of their experie THERTS AND ALCOHOLDS OF STEEL SHAPE 2 00,2875 £ 278 00° 0801 34 NINSAY & JUAN 0801 34 NINSAY & JUAN 08000681081 84 84 02000681081 841 XAT 15",RCP INV=1047,12

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