



June 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Such an assessment actually took place in 2020, when an application (Z-30 Elmasry) was filed and later withdrawn.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,

A handwritten signature in black ink, appearing to read "Robin Meyer". The signature is fluid and cursive, with the first name "Robin" being more prominent than the last name "Meyer".

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

V-27 Benitez

Site Plan from 2020 Application Z-30

