



June 28, 2022

Cobb County Planning Commission  
100 Cherokee Street  
Marietta, GA 30090

Re: Z-39 Serrano

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 Light Industrial Zoning for this property on Lions Club Drive.

Specifically, we present these reasons for our recommendation of denial:

- This property is adjacent to the undeveloped section of Lions Club Park on the north, a future church on the east, single family homes to the west, and a mobile home park to the south. The Future Land Use Map category for this property is Low Density Residential. If approved, this property would be an island of industrial property surrounded by a park, a church and single-family homes.
- As noted in the staff analysis, Cobb County code requires the parking lot be paved, since it is adjacent to residential property. This would, in turn, require a detention facility. DOT recommendations include moving the gate 50 feet from the right-of-way. There are also questions as to whether a variance is needed for the State stream buffer. None of these issues are reflected on the site plan. Indeed, the parking lot itself is not on the site plan.
- Lions Club Drive and Glore Drive are barely wide enough for two passenger vehicles to pass comfortably. There are no shoulders in some areas and no curbs or sidewalks. Pedestrians must walk in the street. Currently, the applicant plans for his trucks and equipment trailers to leave and return only once each day. Business plans can change, as can future owners and tenants of this property. These narrow streets are not suitable for this type of traffic.

- There has been no apparent effort to beautify or improve the appearance of this property. There are piles of building materials, debris, equipment parts scattered around the property. The right-of-way is not mowed. Trucks from various businesses appear to be store here, along with construction equipment such as bobcats, trailers and other equipment.

We appreciate that Mr. Serrano needs a location to store his business equipment and materials. However, this property is not the right location for that use.

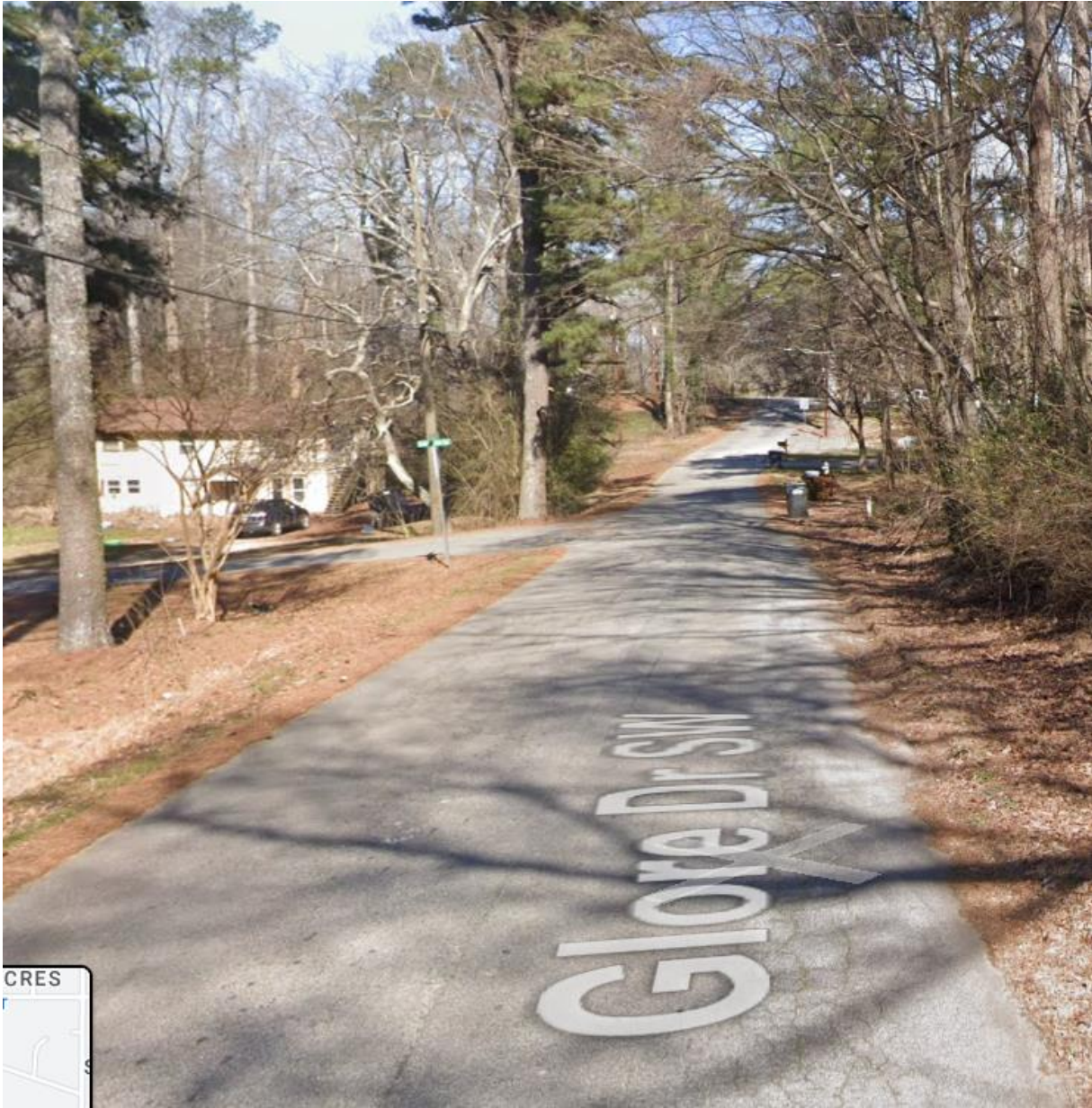
As always, thank you for the opportunity to be a part of the public comment process. If you have any questions, please feel free to contact me at 770 948-5394.

Sincerely,



Robin Meyer  
Zoning Committee Chair

Cc: Cobb County Board of Commissioners  
John Pederson, Cobb County Zoning Division Manager  
Robin Stone, Deputy County Clerk  
Carlos H Munoz Serrano  
MIC Board of Directors and Zoning Committee



Driving North on Glore Drive  
from Veterans Memorial  
Highway towards property



After turning onto Lions Club Drive heading west towards property; the truck/trailer in distance is on the subject property



View of property in early 2022



View of property in June 2022