



November 7, 2022

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

Re: OB-58 2022 Axion

Dear Ms. Chairwoman and Commissioners:

I am writing on behalf of the Mableton Improvement Coalition to ask that you deny this application for a carwash at 795 Veterans Memorial Highway.

The Veterans Memorial Highway corridor already has a significant number of car-related businesses. In 2009, the rezoning of this shopping center prohibited car washes and other automotive uses. The Mableton Improvement Coalition (MIC) and the adjacent neighbors worked collaboratively to craft and advocate for these conditions which were then adopted.

Despite the distinctions between the current applicant's proposed design and other car washes found in the area, there remains strong community opposition, including the home closest to the property. In fact, several years ago, you denied an Other Business application when AutoZone applied to remove the restriction of one of the prohibited items, "automotive parts, sales, service." Please take the same action with this application.

Further, because the property sits above the roadway, and even with some level of grading work done, a 2-story carwash or even an elongated single-story building extending across the property would loom over the sidewalk and be visually unappealing.

It's true that this car wash would complete the shopping center, but it would not speak to the concerns of the community. We urge you to deny this application.

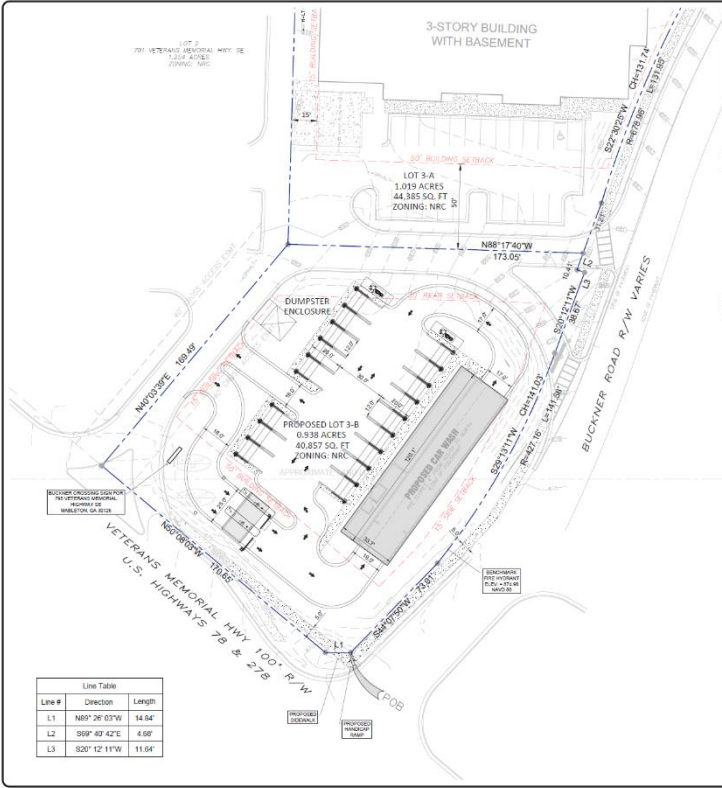
As always, thank you for the opportunity to be a part of the public comment process. If you have any questions, please feel free to contact me at 770 948-5394.

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
Bo Patel
MIC Board of Directors and Zoning Committee



Line Table

Line #	Direction	Length
L1	N89° 26' 03" W	14.84'
L2	S99° 49' 42" E	6.60'
L3	S20° 12' 11" W	11.94'



SIGNAL NOTE

ALL SIGNAL PLANS MUST BE SUBMITTED TO AND APPROVED BY THE COBB COUNTY TRAFFIC ENGINEER. ANY TRAFFIC SIGNALS, STOP SIGNS, OR STOP SIGNS SHALL BE DESIGNED IN ACCORDANCE WITH THE COBB COUNTY TRAFFIC SIGNAL DESIGN MANUAL. THE COBB COUNTY TRAFFIC ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE TRAFFIC SIGNAL DESIGN. THE COBB COUNTY TRAFFIC ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE TRAFFIC SIGNAL DESIGN. THE COBB COUNTY TRAFFIC ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE TRAFFIC SIGNAL DESIGN.

NOTE FOR CONTRACTOR

- ALL CONTRACTORS WORKING ON THIS PROJECT MUST BE LICENSED IN THE STATE OF GEORGIA. ALL CONTRACTORS MUST BE LICENSED IN THE STATE OF GEORGIA. ALL CONTRACTORS MUST BE LICENSED IN THE STATE OF GEORGIA.
- ALL CONTRACTORS MUST BE LICENSED IN THE STATE OF GEORGIA. ALL CONTRACTORS MUST BE LICENSED IN THE STATE OF GEORGIA. ALL CONTRACTORS MUST BE LICENSED IN THE STATE OF GEORGIA.
- ALL CONTRACTORS MUST BE LICENSED IN THE STATE OF GEORGIA. ALL CONTRACTORS MUST BE LICENSED IN THE STATE OF GEORGIA. ALL CONTRACTORS MUST BE LICENSED IN THE STATE OF GEORGIA.

COBB COUNTY NOTES

- COBB COUNTY ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN.
- THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN.
- THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN.

SITE DATA

ADDRESS: 78 & 79 VETERANS MEMORIAL HWY SE
 PARCEL ID: 01000000000000000000
 SITE AREA: 8.01 AC (44,447 SQ FT)
 MASTER AREA: 8.01 AC (44,447 SQ FT)
 ZONING: NRC (NEIGHBORHOOD RETAIL COMMERCIAL)
 PROPOSED USE: COMMERCIAL CAR WASH
 MAX BUILDING HT: 30' 0" (30 FEET)
 MAX FLOOR: 0.00 FOR RETAIL USES
 PROP. PAR: 70% (28,557 SQ FT)
 MAX IMPERVIOUS: 70% (28,557 SQ FT)
 PROP. IMPERVIOUS: 70% (28,557 SQ FT)

BUILDING SETBACKS

FRONT SETBACK: 10 FEET (MINIMUM)
 SIDE STREET BUCKNER 10' FROM ORIGINAL ROW
 REAR YARD: 10'

PAVING PROVIDED

PROPOSED PAVEMENT STALLS: 17
 TOTAL PROVIDED TP SPACES



paradigm
 ENGINEERING ARCHITECTURE INTERIORS
 1000 W. BUCKNER ROAD, SUITE 100, ATLANTA, GA 30318
 TEL: 404.525.1234 FAX: 404.525.1235
 WWW.PARADIGMGA.COM

DASH EXPRESS
 VETERANS, LLC
 78 & 79 VETERANS MEMORIAL HWY SE
 ATLANTA, GA 30318
 CITY OF HALETTON, COBB COUNTY, GEORGIA

OVERALL SITE PLAN
 BUCKNER CROSSING CAR WASH
 78 & 79 VETERANS MEMORIAL HWY SE
 ATLANTA, GA 30318
 CITY OF HALETTON, COBB COUNTY, GEORGIA

DATE: 10/11/2011
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN
 SHEET NO. C2.0