



February 1, 2023

Cobb County Planning Commission
100 Cherokee Street
Marietta, GA 30090

Re: Z-5 Emerson and Gigi Real Estate Holdings

Dear Mr. Chairman and Commissioners:

I am writing on behalf of the Mableton Improvement Coalition to ask that you recommend approval of this application with the conditions listed below. We were able to visit the property and see the improvement already underway at this previously neglected property. We appreciate the work Ms. Murillo is doing to connect Mexican residents with cultural activities and the effort and expense Mr. Fernandez is expending to upgrade this shopping center.

While the focus of the application is on 6041 Mableton Parkway (the large shopping center), it also includes two additional parcels. All three parcels have extensive code enforcement history.

- 6041 – shopping center property. Since Mr. Fernandez purchased the property, no new code enforcement complaints have been made, and anecdotal reports indicate that previous issues are no longer occurring.
- 6021 – used tire store. Again, since Mr. Fernandez purchased the property, no new complaints have been registered. However, during our visit we observed an automobile seat used as outdoor seating, piles of tires stored outside, and work being performed on vehicles in the parking area. Anecdotally, these are frequently observed by community members.
- 6015 – restaurant. Minor code violations in the past.

The conditions we suggest for this property are:

- Leave the brick exterior on the front of the shopping center unpainted.
- Provide a Landscape Plan for review by the District Commissioner and the Mableton Improvement Coalition, with final approval by the District Commissioner. Plan to be submitted to Cobb County Community Development with 90 days of any approval by the BOC. The Plan will include landscaping around a new monument sign on Mableton Parkway, evergreen landscaping that provides a buffer for the homes at 559 Gresham Road and 476 Lane Drive, and the parking lot landscaping and timeline recommended by county staff. The Plan will also include a timeline for installation of the landscaping.
- Any dead or damaged landscaping installed under the plan above will be replaced within 90 days.
- If the property owner is responsible for the detention pond, it must be brought up to county standards within one year of any BOC approval. At the time of our visit, the fencing appeared to have been removed, the pond is overgrown with mature trees and there is standing water.
- If any outdoor events are conducted on the property, they must be located in front of the shopping center and at least 250 feet from the homes at 559 Gresham Road and 476 Lane Drive.
- The existing used tire business at 6021 Mableton Parkway must cease operation within 60 days if found to be in violation of Cobb County ordinances, as determined by paying a fine or other penalty assessed by Cobb County courts.
- Prohibit these uses: adult entertainment, liquor stores, sales of sexually explicit or drug-related items, pawn shops, title pawn shops, gold or precious metal dealers, video arcades as a primary use, check cashing businesses, discount sales, new auto sales/auto parts/auto service/used tire sales, taxi dispatching services, wholesale only establishments, gun/knife/weapon sales, shooting ranges, thrift stores/secondhand stores/flea markets.

Again, we appreciate the resources already dedicated to improving this property, and look forward to the additional work Mr. Fernandez has planned. We are also very supportive of the Teotl nonprofit organization that Ms. Murillo represents and welcome them to our Mableton community. We encourage you to approve this application with carefully crafted conditions, so that this growth and improvement can continue and benefit the community as a whole.

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
Adriana Murillo
Emerson Fernandez
MIC Board of Directors and Zoning Committee