



April 26, 2023

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

Re: SLUP-03 2023 Alexandria Holdings Group

Dear Mr. Chairman and Commissioners:

On behalf of the Board of the Mableton Improvement Coalition, I am writing to express our position on this application for a Special Land Use Permit for Used Car Sales and to ask that you deny this application.

As you know, MIC and the residents of Mableton frequently express concern about the saturation of automotive uses in our community and the appearance of many of these uses. The subject of this application is emblematic of those concerns. This parcel is highly visible and adjacent to the intersection of Veterans Memorial Highway and Mableton Parkway/Floyd Road.

This application fails to meet the minimum 1-acre of paved parking required by Section 134-37 (16) of the ordinance. Furthermore, it does not meet the criteria used for SLUP applications detailed in the Cobb County Code as follows:

SLUP Criteria #1 - Whether or not there will be a significant adverse effect on the neighborhood or area in which the proposed use will be located.

This location has operated for years to the detriment of this corridor and presents an unattractive burden on the community. Only 800 feet to the west on Veterans Memorial Highway, the Mableton Walk shopping center is undergoing a multi-million dollar upgrade. Redevelopment is coming to Veterans Memorial and used car sales are not supportive of that trend.

SLUP Criteria #3 - Whether or not the use proposed will result in a nuisance as defined under state law.

This property has a significant code enforcement history. Complaints addressed include auto salvage, auto body repair and litter. Additionally, the Used Car Sales on this property presents a threat to public safety. Despite being close to a major

intersection of two heavily travelled-five lane highways, cars park regularly on the sidewalk because there is not room on the lot or because the lot is closed. Car haulers can't fit on this small parcel, so they load and unload in the center lane of Veterans Memorial Highway causing a safety hazard to all motorists using the state highway.

SLUP Criteria #5 - Whether or not property values of surrounding property will be adversely affected.

As the City of Mableton forms with a focus on zoning and economic development, the use and appearance of the subject property will inhibit the redevelopment of this area by continuing to depress surrounding property values. This area is saturated with used car lots, making it difficult for non-automotive property owners and tenants to succeed in different businesses.

SLUP Criteria #6 and #10- Whether or not adequate provisions are made for parking and traffic considerations – and - Whether or not adequate controls and limits are placed on commercial and business deliveries.

The parcel is simply too small for the suggested use at less than the one acre paved lot required by the ordinance. There is little access for potential customers. There is zero option for pickup and delivery of merchandise, (used cars) as evidenced by the center lane of a divided 5 lane highway being used as a delivery zone.

SLUP Criteria #11- Whether or not adequate landscape plans are incorporated to ensure transition.

There has been no landscape plan submitted for this application and there is no landscaping in place now. The appearance of this property is not aesthetically pleasing. Adjacent property owners and tenants, now and in the future, should expect this property to buffer its uses and to provide a pleasing street view for the benefit of everyone.

SLUP Criteria #12- Whether or not the public health, safety, welfare, or moral concerns of the surrounding neighborhood will be adversely affected.

The health and safety of the surrounding neighborhood are adversely affected by this used car lot. Cars parked on the sidewalk and car haulers unloading cars in the middle lane of Veterans Memorial Highway create dangerous conditions.

MIC and Mableton desire improvement to the Veterans Memorial Highway corridor in both use and appearance of land use and businesses in our community. Used car sales on this parcel is an unattractive nuisance and we urge you to deny this application.

We appreciate your consideration of our requests. 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 Co-Chair

cc: Cobb County Board of Commissioners
John Pederson, Cobb County Zoning Division Manager
Robin Stone, Deputy County Clerk
Goun Hanna
MIC Board of Directors and Zoning Committee