



July 26, 2023

Cobb County Planning Commission
100 Cherokee Street
Marietta, GA 30090

Re: Z-28 Hernan Gonzalez

Dear Mr. Chairman and Commissioners:

I am writing on behalf of the Board of the Mableton Improvement to ask that you recommend denial of this application for NRC zoning for a speculative commercial building at 330 Veterans Memorial Highway. This awkwardly shaped property is too small for the proposed building and too much is unknown about the plan. Specifically:

- Setback variances are needed on the rear and one side of the parcel. We cannot support these requests. The full rear buffer is needed to buffer the adjacent single-family home.
- The parking variance is not acceptable, as there is no other parking for customers without crossing a street. The adjacent building at 310 Veterans Memorial Highway likely does not have sufficient parking for its own needs.
- The site plan makes no provision for a dumpster, the placement of which will reduce parking spaces even further, as it does not appear it will fit behind the building as the applicant's representative has stated.
- There are no elevations or renderings to indicate the planned architectural style of the building.
- There is no landscape plan for the property.

Thus, we urge you to recommend denial of this application. Redevelopment is coming to the Veterans Memorial Highway corridor, and it is critical that parcels like this one are developed in a responsible and quality fashion.

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
Louisa Tovar
MIC Board of Directors and Zoning Committee