



March 27, 2024

Cobb County Planning Commission
100 Cherokee Street
Marietta, GA 30090

Re: Z-10 Paul Edjua (POPOL, LLC)

Dear Mr. Chairman and Commissioners:

I am writing on behalf of the Mableton Improvement Coalition Board to recommend denial of this application for a retail strip center on Austell Road at Warren Drive. This application would negatively impact adjacent residential property and the Austell Road streetscape if approved as presented. The specific reasons for our recommendation of denial are as follows:

- This plan is simply too intense for this small 0.642-acre parcel, as evidenced by the multiple variances required. The front setback variance (from 50 to 20 feet) will place this building closer to the street than the homes on Warren Drive. The side setback (from 35 to 15 feet) will place the building awkwardly close to the street, as is the case with properties who lost their setbacks when Austell Road was widened. The reduction of the western landscape buffer (from 20 to 10 feet) places a commercial parking lot very close to the adjacent single-family home.
- The site plan concentrates parking next to the adjacent single-family home.
- The site plan does not provide for a dumpster, which surely will be needed. The dumpster will reduce the number of parking spaces, perhaps below the required 33 spaces, depending on its location.

We appreciate Mr. Edjua's responses to our inquiries, but this is not a plan we can support. We would encourage development of a less intense plan for this property in light of the required setbacks and buffers and the adjacent neighborhood.

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 Co-Chair

Cc: Cobb County Board of Commissioners
John Pederson, Cobb County Zoning Division Manager
Robin Stone, Deputy County Clerk
Paul Edjua
MIC Board of Directors and Zoning Committee