



Cobb County Planning Commission  
100 Cherokee Street  
Marietta, GA 30090

Re: Z-19 Jelen Holdings, Inc

Dear Mr. Chairman and Commissioners:

I am writing on behalf of the Mableton Improvement Coalition Board to ask that you recommend approval of this application if some very important issues can be resolved. We are pleased to see the retail aspects of this application but have concerns with the bus garage parking as described below:

Required Landscape Buffers: Concerns that landscape buffers were not included in the revised site plan and it's not clear if the 20' landscape buffer requirements can be met.

Noise and Light Pollution: No plans were provided to address the potential light and noise pollution for the adjacent residences coming from the rooftop area and the use of the property for the party busses.

Rooftop Deck: We have concerns about the rooftop eating area and the potential for excessive noise if music is played or large number of people gather.

We have been speaking with Ms. Cooper for several weeks and appreciate her considerations of the issues we have raised. We recommend approval of this application subject to the following conditions:

1. And amended site plan provided a week before the BOC hearing that:
  - a. Removes all variances
  - b. Moves the parking at the rear of the property away from the adjacent residences
  - c. Removes the garages
2. No onsite bus parking to include bus garage parking
3. No rooftop seating area
4. An Architectural Review Committee composed of the applicant, the Mableton Improvement Coalition and the appropriate county staff
5. A Landscape Review Committee composed of the applicant, the Mableton Improvement Coalition and the appropriate county staff
6. Adhere to the Mableton Pkwy/Veterans Memorial Hwy Guidelines

7. Prohibited Uses:

- a. Adult entertainment
- b. Liquor stores
- c. Sales of sexually explicit or drug-related items
- d. Pawn shops
- e. Title pawn shops, gold or precious metal dealers
- f. Video arcades as a primary use
- g. check cashing businesses
- h. discount sales
- i. new auto sales/auto parts/auto service/used tire sales
- j. taxi dispatching services, wholesale only establishment
- k. gun/knife/weapon sales
- l. shooting ranges
- m. thrift stores/secondhand stores/flea markets
- n. Car wash
- o. drive-through windows and outside speakers

We look forward to the development of this new retail opportunity for the Mableton Community. 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,



Robin Meyer  
Zoning Committee Co-Chair

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