



September, 2 2025

City of Mableton Planning Commission
1400 Veterans Memorial Highway SE
Suire 134-200
Mableton, GA 30126

Re: REZ-2025-003 140 Veterans Memorial Highway

Dear Mr. Chairman and Commissioners:

I am writing on behalf of the Mableton Improvement Coalition to ask that you recommend denial of this application. Mableton does not need a 1-star motel, especially adjacent to Lindley Middle School and across from the South Cobb Early Learning Center. It is an inappropriate location for any lodging facility, incompatible with the character of the corridor, may have an adverse effect on the usability of adjacent or nearby properties and is nonconforming with the future land use map (FLUM). Additionally, the only access to the motel will be a private driveway shared with another property.

As cited in the staff analysis, the intensity of this use is not compatible with adjacent properties nor is it in conformity with the character of the area. The analysis also states the proposal 'may result in a use which would cause an excessive, burdensome use of existing streets, transportation facilities, utilities or schools.' This opinion is supported by departmental comments contained in a 2023 Cobb County analysis. Furthermore, the requested zoning is not in conformity with the policy and intent of the FLUM. According to staff, 'the property is delineated Neighborhood Activity Center (NAC) future land use category. The requested zoning district and proposed use is inconsistent with the NAC future land use category which does not allow for motel use.'

Additionally, this application includes an incomplete site plan as there is no visible detention pond and no way to evaluate placement or surrounding landscape. The elevations provided do not comply with the Veterans Memorial Design guidelines. This development would not serve as an asset to the exiting community as are no conference, meeting, or banquet halls proposed, and no restaurant is included in the plans.

For all these reasons, we ask that you recommend denial of this application. This is not an appropriate location for a motel, which is adjacent to two public schools. There are few nearby restaurants, shopping or other services typically sought by the traveling public. We are also discouraged by the lack of responsiveness to community concerns. This is not the first time the applicant has filed for this specific use at this location, and the response from the community is once again overwhelmingly opposed. The planning and zoning staff recommend the denial of REZ-2025-003 and deletion to NRC (Neighborhood Retail Commercial) District with stipulations. Please consider this option.

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 404 213-3705.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Becca Ford', with a stylized flourish at the end.

Becca Ford
Zoning Committee Chair

Cc: City of Mableton Planning Commission
City of Mableton City Council
Chris Wheeler
Susan Hiott
Teresa M. Goggins
Michael Hughes
Brijesh Patel
MIC Board of Directors and Zoning Committee