



July 26, 2022

Cobb County Planning Commission
100 Cherokee Street
Marietta, GA 30090

Re: Z-47 Angel Eyes Studio 5, Inc.

Dear Mr. Chairman and Commissioners:

I am writing on behalf of the Mableton Improvement Coalition to ask that you recommend denial of this application for a film production studio and mixed-use development at 6410 Factory Shoals Road. While we appreciate the applicant's interest in bringing Georgia's thriving film industry to Mableton, we do not believe this is an appropriate location for a development of this size or intensity. Furthermore, we believe PVC is an incorrect zoning for the application. We expressed these concerns to Ms. Lounds-Culp about a month ago but have not received an updated plan or further communication.

Specifically, we present the following reasons for our recommendation of denial:

- This development, consisting of multiple 3 story warehouses, 20 apartments, a restaurant/bar, coffee shop and other businesses is too large and intense to be adjacent to the nearby homes in this majority residential corridor. The site backs up to six homes on Susan Place and is surrounded by R-15/R-20 single-family neighborhoods. Reduction of the rear setback by 50% further exacerbates this incompatibility.
- This application is not in compliance with both the Future Use Land Map, which calls for Medium Density Residential usage, and the Specific Area Policy Guidelines in the Comprehensive Plan. The Plan states that: "In an effort to encourage residential revitalization and redevelopment along Factory Shoals Road ... any new development should include single-family detached structures to complement the existing neighborhoods in the area. To encourage redevelopment, additional density may be provided as long as it does not exceed the maximum densities encouraged in the MDR category. Expansion of the commercial nodes should not be encouraged in this area." The industrial look of the film production facility would change the character of this residential area.

- The neighbors on Susan Place are unanimously opposed to a zoning of this size, intensity and use in a residential area, especially one with 300 parking spaces, weekend operations, potential nightlife business and regular tractor trailer traffic. Hours of operation would start as early as 4am during filming and involve 12–14-hour days.
- This application creates concern for the future usage of adjacent and nearby properties. This site sits directly across from undeveloped properties zoned residential, as well as 2 churches. A zoning of this intensity may negatively affect the likelihood these properties will be developed in a manner conforming to the existing community and the Future Land Use Map.
- This application is inappropriate for a PVC zoning as reflected in the extreme variances. PVC requires 25 contiguous acres, whereas this application contains 4.92 acres. The applicant wishes to eliminate the requirement that 550 square feet of open space, parks, or recreational or public areas be provided per dwelling unit or 11,000 square feet. PVC also includes a maximum of 3,000 square feet of eating and drinking establishments within any residential category, yet this application doubles it to 6,000 square feet and adds over 30,000 square feet of industrial film production space.

In summary, while this proposal may be attractive for its connection to the film industry, it is not appropriate for this residential area in our community. Indeed, the hours of operation, potential noise, truck traffic and building size are more akin to an industrial operation than the Planned Village Community zoning category. Please recommend denial.

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 Chair

Cc: Cobb County Board of Commissioners
John Pederson, Cobb County Zoning Division Manager
Robin Stone, Deputy County Clerk
Dawnette Loundes-Culp
MIC Board of Directors and Zoning Committee