



May 28, 2024

Cobb County Planning Commission  
100 Cherokee Street  
Marietta, GA 30090

Re: Z-28 Marshall Drinkard

Dear Mr. Chairman and Commissioners:

I am writing on behalf of the Mableton Improvement Coalition Board to recommend denial of this zoning application at 469 Six Flags Parkway. The applicant is requesting rezoning from R-20 to LI to operate an automotive repair business on a residential property surrounded by single family homes. This application contains excessive variances, raises environmental concerns and, according to the staff analysis, will adversely affect adjoining neighbors and is too intense for a residential area.

The proposed variances include reducing the required setbacks and eliminating the required landscape buffers. The residential properties on all sides stand to be impacted by such an intensive use without providing Code compliant buffering and setbacks. The garage, located behind the home and less than 100 feet from the adjacent resident, is not accessible by vehicle, creating additional opportunities to encroach upon neighbors. The applicant is also requesting a reduction in required parking from seven to zero, raising environmental concerns surrounding runoff due to lack of impervious surfaces and appropriate stormwater management.

The applicant intends to convert their home into an office space and conduct business six days a week, starting at 7am. Neighbors stand to be negatively impacted by increased traffic, and excessive noise, light, and pollution. The staff analysis says, 'Although the future land use of PIA may support a rezoning away from the existing residential zoning for this and surrounding properties, the current request does not further the goals of Specific Area Policy Guideline PIA-P6.' This Guideline recommends the assemblage of multiple parcels so that any transition to industrial use would be large enough to provide buffers to adjacent residential uses. Lastly, this applicant has been met with unanimous opposition from the community.

Thus, we ask that you recommend denial of this application. 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  
MIC Board of Directors and Zoning Committee  
Marshell Drinkard