



January 26, 2022

Cobb County Planning Commission  
100 Cherokee Street  
Marietta, GA 30090

Re: Z-8 Streamline Development Group

Dear Mr. Chairman and Commissioners:

I am writing on behalf of the Mableton Improvement Coalition to ask that you recommend approval of this application, but with significant conditions as described below including specifically prohibiting the AutoZone retail store.

This is the third application for an AutoZone store at this intersection. In 2018, the BOC denied an application to locate AutoZone in Buckner Crossing, immediately across Veterans Memorial Highway from the Streamline property. Last year, Streamline's application for AutoZone was withdrawn after your recommendation that AutoZone would not be allowed. The community continues to oppose AutoZone, as does the Mableton Improvement Coalition.

We appreciate the significant improvements made to the application overall, and thus support the removal of the prior conditions on this NRC property and the approval of a more appropriate plan. We ask that you recommend approval of this application, with these conditions supplementing the stipulations in Mr. Sams' letter dated January 20, 2022:

1. No vehicle-related uses, including (but not limited to) auto parts stores such as AutoZone, auto repair, auto sales, new or used tire sales, emission inspections, or any similar services or sales for cars, trucks or other motorized vehicles for the entire parcel.
2. The following additional prohibited uses:
  - a. Liquor stores;
  - b. Adult entertainment;
  - c. Sales of sexually explicit or drug-related paraphernalia;
  - d. Pawn shops and title pawn shops;
  - e. Gold or precious metal dealers;
  - f. Nightclubs;

- g. Video arcades as a primary use;
  - h. Check cashing;
  - i. Discount sales and “dollar stores”;
  - j. Drive through windows;
  - k. Taxi dispatching services;
  - l. Wholesale only sales establishments;
  - m. Gun, knife or weapons sales;
  - n. Shooting ranges;
  - o. Firewood sales; and
  - p. Thrift stores, second hand stores, or flea markets.
3. A limit of one sign for both properties.
  4. Installation of curb, gutter and sidewalk along Hickory Trail to the extent of the Streamline property. This is slightly different wording than in Mr. Sam’s letter.
  5. A prohibition on the “restaurant” building shown on the site plan being converted into fast food with a drive-through feature.
  6. Contribution of \$50,000 towards the installation of a traffic light (replacing the current blinking light) at Veterans Memorial Highway and Buckner Road prior to the issuance of any certificates of occupancy for the property. We understand that approval of this light is up to State DOT, but we firmly believe that such approval will soon be granted in light of the increasing development and traffic in the area. Further, when Buckner Crossing was zoned in previously, a commensurate donation was required.

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  
Garvis Sams, Attorney  
MIC Board of Directors and Zoning Committee