



August 13, 2018

Cobb County Board of Commissioners
100 Cherokee Street
Marietta, GA 30090

Re: OB-35, Buckner Crossing, LLC.

Dear Mr. Chairman and Commissioners:

On behalf of the Board of Directors of the Mableton Improvement Coalition, I am writing to express our opposition to this application and our recommendation that you deny OB-35, Buckner Crossing, LLC. The site plans we have seen violate the letter and the spirit of your 2009 zoning of this property, in which MIC was an active participant. We cannot support changing these conditions without something of substantial benefit to the community in exchange.

The owner of the property in 2009 agreed to these conditions. The current owner, Mr. Dahlhauser, is an experienced developer, bought this property knowing (or he should have known) the applicable zoning conditions:

- a. A strong list of prohibited uses
- b. Architectural controls on Parcel #1 that require residential-style development across Buckner from single family homes
- c. District Commissioner approval of uses on Parcels #1 and #2

Additionally, the application is vague. It requests: "...a use of the property which is suitable in the context of development and existing zonings along this section of the Veterans Memorial Hwy Corridor. The site shall be developed as a retail building uniform in nature and in compliance." If you were to approve the application, what would you be approving? We have received dozens of emails and, more recently, building renderings from Mr. Dahlhauser, but we do not know which plan he intends to pursue. Is this a request to modify the site plan? If so, what site plan is under consideration? What would you be approving?

Further, there is no stipulations letter. Such a letter would describe the project so that we would know for certain what changes to the existing zoning are being requested. Is it just the auto parts store? Is it elimination of the architectural controls on Parcel #1 (northeast corner of the property)? Is it removal of the condition that the District Commissioner approve uses for Parcels #1 and #2 (both parcels on Buckner Road)?

Based on our most recent emails, we understand that Mr. Dahlhauser wants to build an AutoZone on the western end of the property (a currently prohibited use) and place a self-storage facility on Parcel #1. Although the self-storage requires a SLUP that will not be heard until next month, we must address it because it seems to be part of this Other Business Agenda item.

The self-storage facility is simply too large for Parcel #1. The plan places a three-story building in a location expressly stipulated for buildings that are residential in style and size, across the street from single family homes. In fact, due to the slope of the land, the fourth floor (the basement level) would be visible to the homeowners across the street, who would be looking at a 41-foot tall building out their front doors. Indeed, the building is so large that a variance is needed, and the current 35-foot rear buffer would be removed.

Now that the Dollar Tree has been built in the middle of this property, the options for additional development are limited by the size of the remaining property. Please reject this application and require that the applicant present one clear specific plan for the completing the development.

As always, we thank you for the opportunity to be a part of this public comment process. If you have any questions, please feel free to contact me at 770 948-5394.

Sincerely,

Robin Meyer
Chairman of the Board

cc: Cobb County Board of Commissioners
Matt Dahlhauser, Buckner Crossing, LLC
John Pederson, Cobb County Zoning Division Manager
Robin Presley, Deputy County Clerk
MIC Board of Directors and Zoning Committee