



CITY OF MABLETON, GEORGIA
5656 Mableton Parkway , Mableton , GA
September 4, 2025 at 6:30 PM

Commissioner Cheryl Davis
Commissioner Jeanette Hardee
Commissioner Robin Meyer
Commissioner Undriss Miller
Commissioner Donte Philpot
Commissioner Carl Valenzano
Commissioner Vinis Walker

PLANNING COMMISSION REGULAR MEETING AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES**
- 4. UNFINISHED BUSINESS**
- 5. NEW BUSINESS**
 - a. REZ-2025-003 - 140 Veterans Memorial Hwy (Tax Parcel 18004300170) - Request to rezone approx 23,000 square feet of a 2.08-acre parcel from PSC to CRC.**
 - b. Planning Commission Work Session**
- 6. ADJOURNMENT**

Persons with special needs relating to handicapped accessibility, disability, or foreign language may contact the City Clerk at (404) 927-9502 or susan.hiott@mableton.gov at least three days prior to the meeting. The clerk can be located at the City of Mableton Offices, Riverside EpiCenter, 135 Riverside Pkwy, Austell, Georgia 30168 during regular office hours.

Application for Rezoning Mableton, Georgia

Application No. _____

PC Hearing Date: _____

M&C Hearing Date: _____

Applicant MARGDARSH LLC Phone# 8473380040
(applicant's name printed)

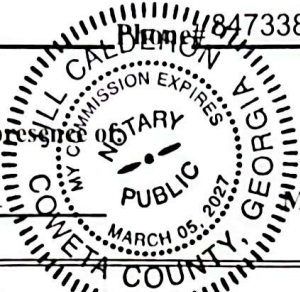
Address 140 veterans memorial hwy Mableton GA 30126 E-mail _____

Brijesh Patel Address 12 RAVIN DR. NEWNAN GA 30265
(representative's name, printed)

Phone# 8473380040 E-mail patelbarry@hotmail.com
(representative's signature) *Brijesh Patel*

Signed, sealed and delivered in presence of _____ My commission expires: March 5 2027

Notary Public

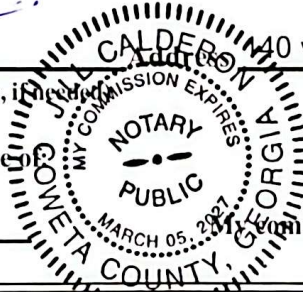


Titleholder Margdarsh LLC Phone# 8473380040 E-mail patelbarry@hotmail.com
(titleholder's name, printed)

Signature 140 veterans memorial hwy Mableton GA 30126
(attach additional signature, if applicable) *Brijesh Patel*

Signed, sealed and delivered in presence of _____ My commission expires: March 5 2027

Notary Public



Zoning Request From CRC/PSC to CRC
(present zoning) (proposed zoning)

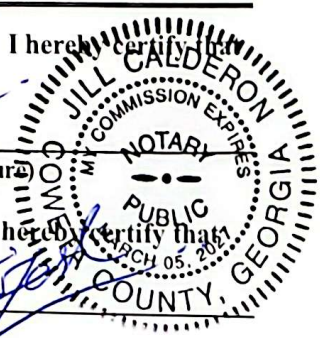
For the Purpose of HOTEL Size of Tract TWO Acre(s)
(subdivision, restaurant, warehouse, apt., etc.)

Location 140 veterans memorial hwy Mableton GA 30126
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 43(18-0043.0-017-0) District(s) 18TH

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there are no such assets. If any exist, provide documentation with this application.

Brijesh Patel
(applicant's signature)



We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there is not such a cemetery. If any exist, provide documentation with this application.

Brijesh Patel

(applicant's signature)

Attachment B

Application No. _____

Summary of Intent for Rezoning

Part 1. Residential Rezoning Information (attach additional information if needed)

- a) **Proposed unit square-footage(s):** _____
- b) **Proposed building architecture:** _____
- c) **List all requested variances:** _____

Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) **Proposed use(s):** HOTEL
- b) **Proposed building architecture:** WOOD FRAMING WITH STUCCO & BRICK
- c) **Proposed hours/days of operation:** 24
- d) **List all requested variances:** OUR LOT IS SPLIT IN TWO ZONES APPROX 90% IS CRC & 10% IS PSC ZONING. WE REQUEST TO MAKE IT 100% CRC.

WE REQUEST VARIANCE FOR ENCROCHMENT OF PAVING/TURNAROUND IN BUFFER AREA ON BACK SIDE OF PROPOSED BUILDING WHICH IS FOR FIRE TRUCKS TURN IN EMERGENCY ONLY. WE DONT HAVE ANY OTHER PLACE TO RELOCATE AND TO MEET FIRE DEPARTMENT REQUIREMENTS. ALSO THE TURNAROUND DIMENSIONS AND LACATION ARE ALREADY REVIEWED AND APPROVED BY COBB COUNTY FIRE DEPARTMENT PLAN RIEW.

Attachment C1

PROPERTY/FINANCIAL DISCLOSURE REPORT¹ BY APPLICANT²

(A separate form must be completed by each applicant* - please see definition below)

Does any member of the Mayor and Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? NO

If so, describe the nature and extent of such interest: N/A

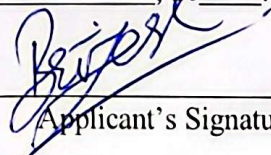
Does any member of the Mayor and Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is ten percent (10%) or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property? NO

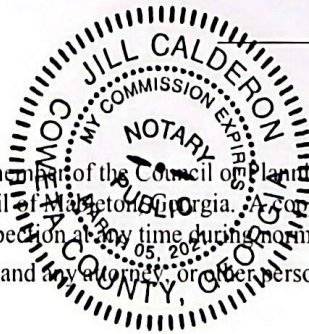
If so, describe the nature and extent of such interest: N/A

Does any member of the Mayor and Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? NO

If so, describe the relationship and the nature and extent of such interest: N/A

I certify that the foregoing information is true and correct, this 26TH day of JUNE, 2025.


Applicant's Signature



¹If the answer to any question is "Yes," then the Mayor or the member of the Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the City Council of Marietta, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

²Applicant means any person who applies for a rezoning action and any attorney, or other person representing or acting on behalf of a person who applies for a rezoning action

Attachment C2

CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

(A separate form must be completed by each applicant* - please see definition below)

Has the applicant² made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars (\$250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars (\$250.00) or more to a member or members of the Mayor and Council or Planning Commission who will consider the application?

NO

If so, the applicant and the attorney representing the applicant must file a disclosure report with the Mayor and Council of Mableton within ten (10) days after this application is first filed.

Please apply the following information that will be considered as the required disclosure:

The name of the member(s) of the Mayor and Council or Planning Commission to whom the campaign contribution or gift was made: N/A

The dollar amount of each campaign contribution made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application and the date of each such contribution: N/A

An enumeration and description of each gift having a value of two hundred fifty dollars (\$250.00) or more made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application: N/A

I certify that the foregoing information is true and correct, this 26TH day of June, 2025.



[Signature]
Applicant's Signature

¹If the answer to any question is "Yes," then the member of the Mayor and Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the City Council of Mableton, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

²Applicant means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action.

Attachment H

STATEMENT OF AGREEABLE ZONING CONDITIONS

**BOUNDARY RETRACEMENT SURVEY FOR:
ORINATION DESIGN, LLC**

VETERANS MEMORIAL HIGHWAY
LAND LOT 43
18th DISTRICT - 2nd SECTION
COBB COUNTY, GEORGIA
CITY OF MABLETON
EXISTING ZONING: CRC & PSC
PIN: 18004300170
90,396 SQ FT
2.08 ACRES

CURRENT ZONING:
CRC
FRONT SETBACK= 50' or 40'
MIN SIDE SETBACK= 10'
MAJOR SIDE SETBACK= 25' or 35'
REAR SETBACK= 30'
MIN LOT SIZE= 20,000 FT²

CURRENT ZONING:
PSC
FRONT SETBACK= 100'
MIN SIDE SETBACK= 50'
MAJOR SIDE SETBACK= 50'
REAR SETBACK= 50'
MIN LOT SIZE= 200,000 FT²

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

LEGEND:	
IPS	IRON PIN SET
IPF	IRON PIN FOUND
OT	OPEN TOP PIN
CT	CRIMP TOP PIN
RB	RE-BAR REINFORCING BAR
CRB	CAPPED RE-BAR
CL	CENTERLINE
R/W	RIGHT-OF-WAY
LLL	LAND LOT LINE
L	LINE
R	RADIUS
CONC	CONCRETE
C	CURVE
PP	POWER POLE
GP	GAS VALVE
GM	GAS METER
LP	LAMP POLE
SS	SANITARY SEWER
FC	FENCE CORNER
AE	ACCESS EASEMENT
PROSP	PROPOSED
AC	AIR-CONDITIONER
GA	GA POWER MANHOLE
PB	POWER BOX
CATV	CABLE TELEVISION JUNCTION BOX
TB	TELEPHONE JUNCTION BOX
APP	ABANDONED POWER POLE
BSL	BUILDING SETBACK LINE
HC	HAND-CAP
BOLLARD	BOLLARD
CMF	CONCRETE MONUMENT FOUND
SSMH	SANITARY SEWER MAN HOLE
MHT	MAN HOLE TELEPHONE
DWCB	DRAINAGE EASEMENT
JB	JUNCTION BOX
DI	DROP INLET
HW	HEAD WALL
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
RCP	REINFORCED CONCRETE PIPE
SSE	SANITARY SEWER EASEMENT
FH	FIRE HYDRANT
DE	DRAINAGE EASEMENT
WV	WATER VALVE
PIV	POST INDICATOR VALVE
WM	WATER METER
CO C/O	SANITARY SEWER CLEANOUT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
NTS	NOT TO SCALE
SWCB	SINGLE WING CATCH BASIN
UE	UTILITY EASEMENT
PM	POWER METER
CLF	CHAIN-LINK FENCE
CTW	CTW CROSS-TIE WALL
HCS	HCS HAND-CAP SIGN

SURVEY NOTES:

- HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83)
- VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83)
- ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF COBB COUNTY, GEORGIA. SUBJECT AND ADJACENT PROPERTY OWNERS DEED REFERENCES ACCESSED VIA SUPERIOR COURT RECORD SOURCES AND APPLICABLE MUNICIPALITY GIS REFERENCES AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
- STRUCTURES VISIBLE WITHIN THE SUBJECT PROPERTY BOUNDARIES ON THE DATE OF SURVEY ARE SHOWN HEREON. LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
- DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES.
- THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY OF LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
- THIS PROPERTY (PARCEL 18004300170) IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP No. 130670208J; EFFECTIVE DATE: 10-09-2018, AND MAP No. 130670208H; EFFECTIVE 03-04-2013.
- THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
- DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEODETTIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.
- INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
- RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
- ALL PROPERTY CORNERS FOR LOTS TO BE SET IN FIELD AS 1/2" (#4) REBAR WITH PINK CAPS MARKED "FLS CORNER LSF 631" UNLESS OTHERWISE STATED.
- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67 AS AMENDED BY HB76 (2017), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
- BOUNDARY FIELD WORK PERFORMED 06-22-2023 BY FRONTLINE SURVEYING & MAPPING, INC. TOPOGRAPHIC INFORMATION IS GROUND RUN, DATA GATHERED BY FRONTLINE SURVEYING & MAPPING, INC. ON 06-22-2023.
- EQUIPMENT USED: TOPCON ELECTRONIC TOTAL STATION & TRIMBLE 5800 GPS RECEIVER UTILIZING CHAMPION GPS/GPS NETWORK.
- ANGULAR ERROR: 36 SECONDS PER ANGLE.
- RAW FIELD PRECISION: 1:17,558.
- ADJUSTED BY LEAST SQUARES.
- PLAT CLOSURE: 1:1,234,170,000.

N/F
CLARK KENNETH &
AIKEN THOMAS
DB 8520, PG 492
ZONED: LI
PIN: 18004300150
140 VETERANS MEMORIAL HWY

N/F
CLAY & LEE HOLDINGS LLC
DB 15971, PG 5506
ZONED: CRC & PSC
PIN: 18004300030
VETERANS MEMORIAL HWY

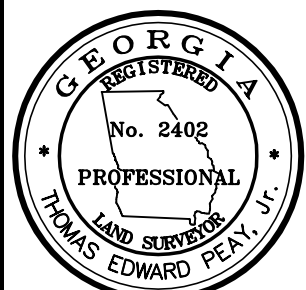
N/F
COBB COUNTY BOARD
OF EDUCATION
DB 10193, PG 30
ZONED: R-20
PIN: 18004400030
50 VETERANS MEMORIAL HWY

SURVEY REFERENCES:

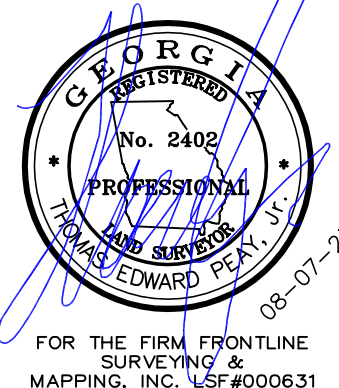
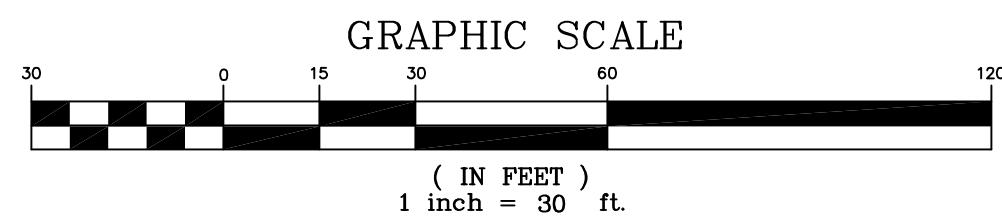
- DEED BOOK 6497, PAGE 304.
 - DEED BOOK 8520, PAGE 492.
 - DEED BOOK 8841, PAGE 248.
 - DEED BOOK 9272, PAGE 161.
 - DEED BOOK 9586, PAGE 299.
 - DEED BOOK 10193, PAGE 30.
 - DEED BOOK 15971, PAGE 5506.
 - PLAT BOOK 28, PAGE 62.
 - PLAT BOOK 245, PAGE 11.
- COBB COUNTY SUPERIOR COURT CLERK RECORDS.

SURVEYOR'S CERTIFICATION:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



By: *Thomas E. Peay, Jr.* 08-07-23
Thomas E. Peay, Jr., Registered Ga. Land Surveyor #2402 Date
Frontline Surveying & Mapping, Inc.
3595 Canton Rd.
Suite 312, PMB-272
Marietta, Ga. 30066



NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT © 2023 FRONTLINE SURVEYING AND MAPPING, INC. *** ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED ***

FRONTLINE
SURVEYING & MAPPING, INC.
3595 Canton Road
Suite 312, PMB 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
www.frontlinesurveying.com

BOUNDARY RETRACEMENT SURVEY FOR				DATE
ORINATION DESIGN, LLC				07/19/2023
LAND LOT 43	18th DISTRICT	2nd SECTION	COBB COUNTY, GEORGIA	
LOT	BLOCK	UNIT	REVISION	BY: DATE:
			CHANGED SCALE	TLA 8/07/23
SUBDIVISION	PHASE			
PB _____ PG _____	I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL (PIN 18004300170) IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. (13067V0208J) 10-05-18			
DB 9586 _____ PG 299	MAP ID 13067V0216H		EFFECTIVE DATE: 03-04-13	

EXHIBIT "A"
(Property Description)

ALL that tract or parcel of land lying and being in Land Lot No. 43 of the 18th District and 2nd Section of Cobb County, Georgia, and being more particularly described as follows:

BEGINNING at a point and corner located at the northwest corner of Land Lot No. 43 and thence running easterly along the north line of Land Lot No. 43 a distance of 654.16 feet to a point and corner; thence running South 00 degrees 74 minutes 00 seconds West a distance of 588.76 feet to a point and corner and the TRUE POINT OF BEGINNING. Thence running South 00 degrees 14 minutes 00 seconds West a distance of 383.62 feet to a point and corner located on the North right of way of Bankhead Highway; thence running West along the north side of the right of way of Bankhead Highway and following the curvature thereof a distance of 232.47 feet to a point and corner; thence running North 00 degrees 28 minutes 22 seconds West a distance of 371.83 feet to a point and corner; thence running North 89 degrees 31 minutes 38 seconds East a distance of 236.89 feet to a point and corner and the TRUE POINT OF BEGINNING. Said tract containing 2.036 acres per survey by Vasant & Associates dated May 2, 1996.

TOGETHER WITH those easement rights arising under that certain Joint Detention Easement Agreement by and between Steven E. Kendrick, William Bartlett Sims, Joseph David Sims, Lalia Margaret Sims Elliott and Leslie L. Sims Wright, dated November 26, 1994, filed for record December 4, 1995, at 2:42 p.m., recorded in Deed Book 9272, page 161, records of Cobb County, Georgia.

MAP No. 18004300170

BENJAMIN F. MCELREATH
Hull Barrett, P.C.
801 Broad Street, Floor 7
Augusta, Georgia 30901-1231
706.828.2042 File #10570-1824

STATE OF GEORGIA }
} **LIMITED WARRANTY DEED**
COUNTY OF COBB }

THIS INDENTURE, dated as of November 14, 2023, from KENNETH G. CLARK and THOMAS P. AIKENS, of Cobb County, Georgia, as GRANTOR, to MARGDARSH LLC, a limited liability company organized and existing under the laws of the State of Georgia, as GRANTEE,

In this Deed, wherever the context so requires, the masculine gender includes feminine and/or neuter, and the singular number includes the plural. Wherever herein a verb, pronoun or other part of speech is used in the singular, and there be more than one GRANTOR or GRANTEE, the singular part of speech shall be deemed to read as the plural. Each GRANTOR shall always be jointly and severally liable for the performance of every promise and agreement made herein. Wherever herein GRANTOR or GRANTEE is used, the same shall be construed to mean as well the heirs, executors, administrators, successors, representatives and assigns of the same.

WITNESSETH

THAT THE SAID GRANTOR, for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said GRANTEE, his successors and assigns, all of his rights, title and interest in the real property described in EXHIBIT "A", which is attached hereto and made a part hereof.

01901230-1

TOGETHER WITH all and singular, the rights, ways, easements, members, privileges and appurtenances to said property, being, belonging, or in any way appertaining and the rents, reversions, issues and profits thereof and of every part thereof.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the only property use, benefit and behoof of the said GRANTEE, his successors and assigns, forever, in fee simple.

GRANTOR will warrant and forever defend the right and title to the above described property unto GRANTEE against the lawful claims of all persons owning, holding or claiming by, through or under Grantor but not otherwise.

IN WITNESS WHEREOF, the said GRANTOR has set his hand and seal the day and year first above stated.

GRANTOR:

Kenneth G. Clark L.S.
KENNETH G. CLARK

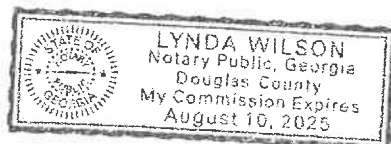
Thomas P. Aikens L.S.
THOMAS P. AIKENS

Signed, sealed and delivered
in the presence of:

Nancy Monahan
WITNESS

Lynda Wilson
NOTARY PUBLIC

01901230-1





Printed: 6/25/2025

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
 Phone: 770-528-8600
 Fax: 770-528-8679

Payer:
 YATIN PATEL

MARGDARSH LLC

Payment Date: 10/3/2024

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2024	18004300170	10/15/2024	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$5,339.68	\$0.00	



Scan this code with your mobile phone to view this bill!!!



City of Mableton
Community Development | Planning and Zoning Division
6116 Mableton Parkway, Suite 144
Mableton, GA 30126
(470) 417-4220
www.mableton.gov

PLANNING COMMISSION STAFF REPORT

GENERAL INFORMATION

CASE NUMBER: Z-2025-03

APPLICANT: MARGDARSH LLC c/o Brijesh Patel

REQUEST: Rezoning from Community Retail Commercial / Planned Shopping Center to Community Retail Commercial.

PROPERTY LOCATION: 140 Veterans Memorial Hwy, Mableton, Georgia 30126

PARCEL ID: 18004300170

ACREAGE: 2.075

P.C. HEARING DATE: September 4th, 2025

DISTRICT: 4 Councilwoman Auch

ZONING MAP



FLU MAP



AERIAL MAP



I. Purpose of Request

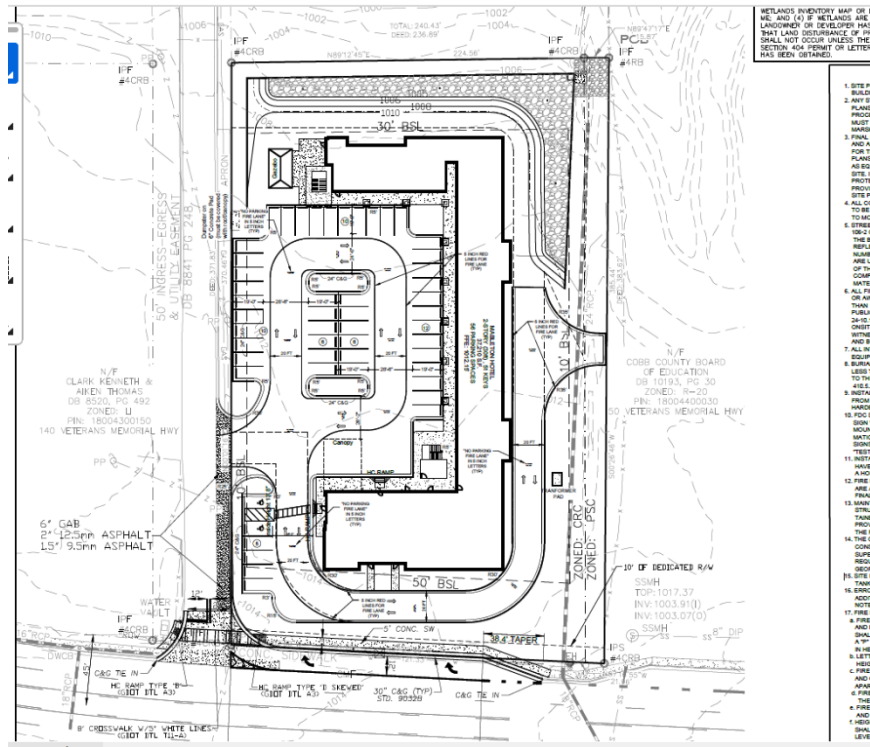
The applicant is requesting to rezone approximately 20,000 square feet of a 2.075-acre parcel from CRC/PSC (Community Retail Commercial and Planned Shopping Center) to CRC (Community Retail Commercial) District for the construction of a motel. The proposed building will feature wood framing and stucco architecture. All rooms will be accessed via an exterior walkway. The motel will operate 24 hours a day, seven days a week. There are no conference, meeting, or banquet halls proposed, and no restaurant is included in the plans. Additionally, a gazebo is proposed to serve as a rest area and/or grill station.

The applicant is also requesting a variance for encroachment into the 35-foot landscape buffer along the eastern property line for the emergency vehicle turnaround. According to Section 3.26(3) of the Mableton Zoning Ordinance, private utilities and access drives may cross through a landscape buffer; however, turnarounds are not permitted.

The subject property was rezoned to CRC in 1992 (Z-107) for the purpose of establishing a flea market. The companion case, LUP-57 of 1992, was denied. A portion of the subject property is currently zoned PSC in a Neighborhood Activity Center (NAC) future land use category and requires rezoning to the CRC zoning district to allow for motel use on the entire site. Another zoning case (Z-19 of 2023) with Cobb County was submitted for consideration but was withdrawn without prejudice due to the city of Mableton taking over zoning from Cobb County. Cobb County Planning staff recommended deletion to NRC (Neighborhood Retail Commercial) with the following conditions:

1. The District Commissioner to approve the final site plan;
2. The District Commissioner to approved building elevations and architectural style;
3. Variances as identified in the Zoning Comments;
4. Fire Department Comments and recommendations;
5. Water and Sewer Division comments and recommendations;
6. Stormwater Management Division comments and recommendations;
7. Department of Transportation comments and recommendations;
8. County Arborist to approve final landscaping plan;
9. Adherence to Mableton Parkway/Veterans Memorial Highway Design Guidelines;
10. Permitted use are Neighborhood Retail uses and professional offices;
11. Prohibited uses include any automotive uses and motels; and
12. No outdoor Storage or outdoor display of merchandise.

PROPOSED SITE PLAN



Request Zoning District for the property

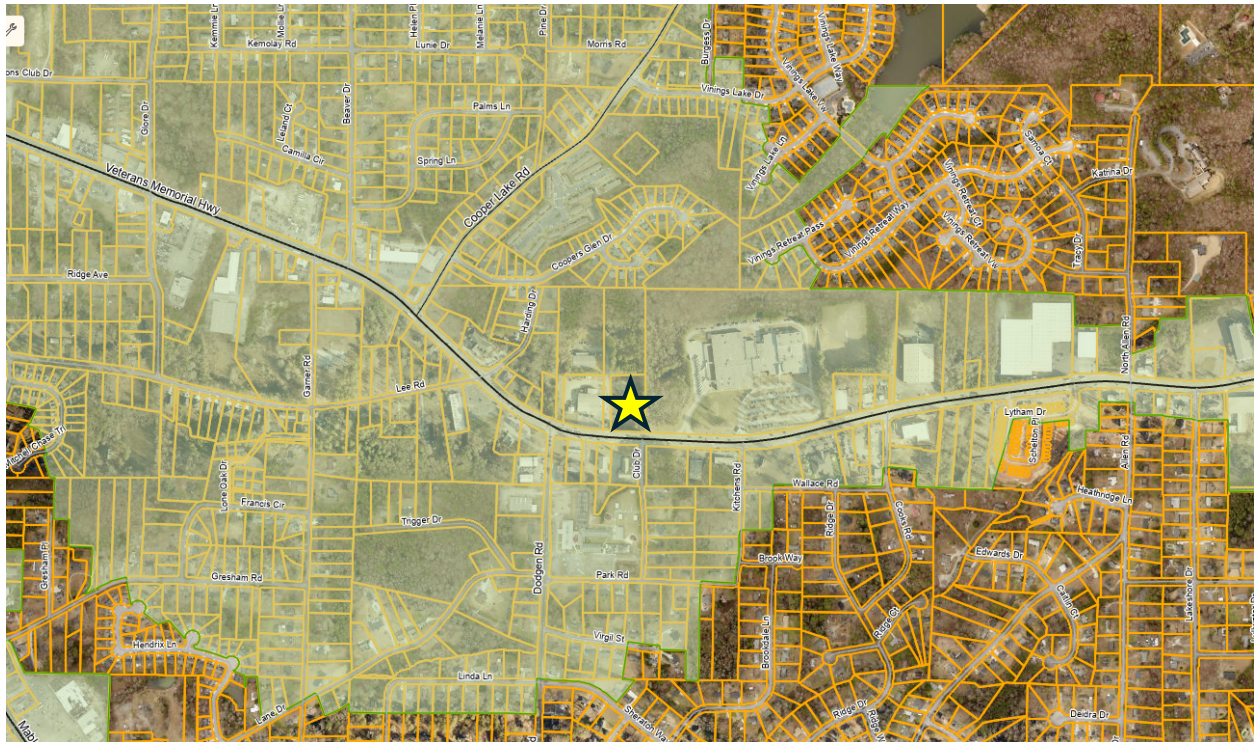
The CRC district is to provide locations for retail commercial and service uses which are designed and oriented to serve several neighborhoods making up a community. Projects developed within the CRC district should be done so as compact unified centers. CRC districts should be located on properties which are delineated within a community activity center as defined and shown on the Comprehensive Plan: A policy Guide, adopted November 27, 1990, amended in 2025. Additionally, the desired quadrant location will provide for planned developments and one-destination shopping and service locations to serve the community and will minimize traffic congestion.

II. Property Description & Surrounding Land Use

The subject property has two zoning classifications which are CRC and PSC (Planned Shopping Center) District. The subject property is an undeveloped parcel with no site improvements or utility services currently in place. The parcel has approximately 230 feet of frontage along Veterans Memorial Highway and is generally graded. A line of mature trees is located along the highway frontage and extends along the eastern boundary of the site. At present, there is no defined ingress or egress to the property. A portion of the site appears to have been used for gravel or dirt parking or vehicle turn-around.

The surrounding uses and zoning classifications are varied. To the east, the site is adjacent to Lindly Middle School. To the north is an undeveloped tract designated for commercial use. To the west is an industrial-zoned warehouse facility, and to the south is the Lealand Methodist Church.

The property is subject to the Veteran Memorial Highway Design Guidelines. Per the VMH regulations parcels with frontage on Veterans Memorial Highway, from Austell Road west to the Cobb/Fulton County line at the Chattahoochee River (approximately 6.9 miles) Mableton Parkway and Veterans Memorial Highway are subject to the design guidelines. Please see image below for reference to the location of the property.



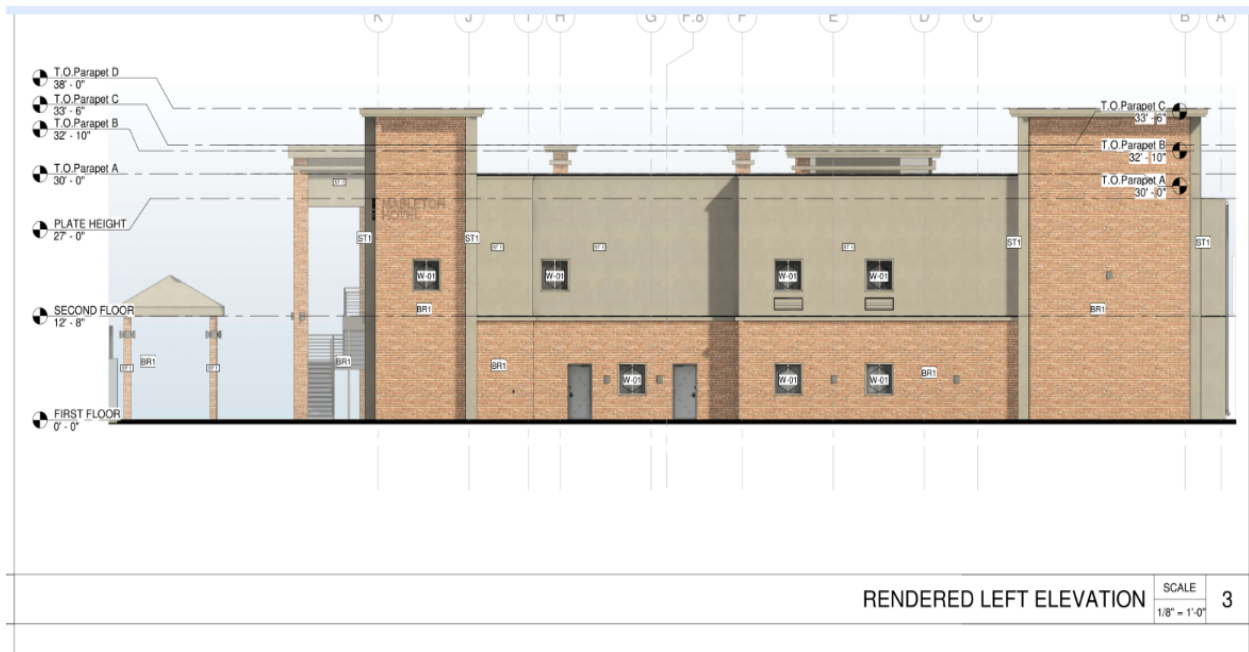
Green Area = Mableton Parkway and Veterans Memorial Highway Design Guidelines Area

According to the design guidelines, new buildings should be predominantly constructed of brick, with a maximum of 25 percent stucco made from similar materials. Additionally, burglar bars, steel gates, metal awnings, and steel roll-down curtains are prohibited.

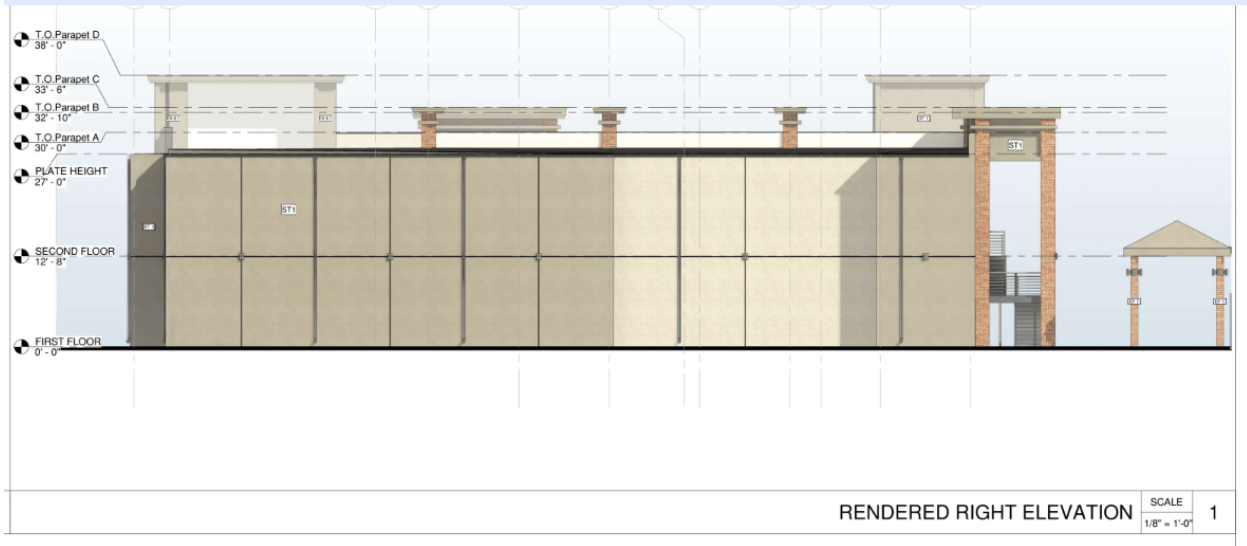
The submitted elevations do not comply with the architectural standards outlined in the Mableton Parkway and Veterans Memorial Highway design guidelines. The proposed design consists primarily of stucco, with 25 percent brick (please see images below).



Front Elevation



Left Elevation



Right Elevation

ADJACENT ZONING AND CURRENT LAND USE			
Direction	Address	Current Zoning	Existing Land Use
North	Veteranas Memorial Hwy / Tax Parcel ID 18004300030	Community Retail Commercial (CRC)	Undeveloped
South	81 Veterans Memorial Hwy / Tax Parcel 18004300050	Residential Single-Family District (R-20)	Church (Leland Methodist Church)
West	140 Veterans Memorial Hwy / Tax Parcel 18004300150	Light Industrial (LI)	Warehouse
East	50 Veterans Memorial Hwy	Residential Single-Family Zoning (R-20)	Middle School (Lindley Middle School)

Non-Residential Criteria

- **Proposed # Building:** one (1)
- **Proposed Stories:** two (2)
- **Total Square footage of development:** 37,210 square feet
- **Floor area ratio:** 0.32
- **Square footage per acre:** 2.036
- **Required parking spaces** – 1.0 spaces per unit with no restaurants, conferences, banquet or meeting facilities / Required parking spaces
- **Acres in floodplain or wetlands :** none
- **Impervious surface shown:** Max impervious surface 70 percent

III. Analysis

When considering an application to amend the current zoning designation of a property, the Mayor and City Council, the Planning Commission, and the Planning and Zoning Division shall consider the following standards as described in Section 2.03 (3) a-e of the Zoning ordinance:

1. **Whether the zoning proposal is in conformity with the policy and intent of the land use plans.**

It is the opinion of staff that the proposed zoning is not in conformity with the policy and intent of the land use plan. 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.

2. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.**

It is the opinion of staff the proposal will not permit a use that is suitable in view of the use and development of adjacent and nearby properties. The motel use does not fit within the character of the area.

3. **Whether there are other existing or changing conditions affecting the use and development of the property which gives grounds for either approval or disapproval of the zoning proposal**

It is the staff's opinion that there are existing or changing conditions affecting the use and development of the property which gives grounds for disapproval of the applicants' rezoning proposal which would not be consistent with and compatible with adjoining properties. Staff believes having a motel adjacent to public school (Lindley Middle School) is consistent with the surrounding uses.

4. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportations facilities, utilities or schools.**

It is the staff's opinion that the applicant rezoning 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 this analysis in the Cobb County 2023.

5. **Community Impact: Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby properties.**

It is the staff's opinion that the applicants' zoning proposal will may have adverse effect on the usability of adjacent or nearby property. Due to the different intensity of the use, the proposal may have negative effect on the middle school abutting the subject property.

IV. Department Comments

Cobb County Water/Sewer

capacity unless so stated in writing by the Cobb County Water System.

06/17/25

Water comments:

At development: YES NO

Fire flow test required: YES NO

Size and location of existing water main(s): 12" on Veterans

Memorial Hwy Additional water comments:

Sewer comments:

In the drainage basin: YES NO

At development: YES NO

Approximate distance to nearest sewer: In Veterans Memorial

Hwy Estimated waste generation (in G.P.D.): Average daily flow =
5,100

Peak flow = 12,750

Treatment plant: South Cobb WRF

Plant capacity: Yes NO

Projected plant availability: 0-5 years 5-10 years over 10 years

Off-site easement required: YES* NO

Line capacity study required: YES NO

Letter of allocation issued: YES

NO Septic tank recommended by this department:

YES NO Subject to Health Department approval:

YES

*If off-site easements are required, the developer/owner must submit easements to CCWS for review and approval as to form and

NO Additional sewer comments:

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process. The developer/owner will be responsible for connecting to the existing county water and sewer systems, installing and/or upgrading all outfalls & water mains, obtaining onsite and/or offsite easements, and dedication of onsite and/or offsite water and sewer to Cobb County as may be required. Rezoning does not guarantee water/sewer availability or capacity unless so stated in writing by the Cobb County Water System.

Cobb County Stormwater

Site Data

1. Address: 140 Veterans Memorial Highway – (Margdarsh, LLC – Mableton Hotel)
2. District: 4
3. Existing Zoning: CRC & PSC Existing Allowable Impervious Coverage: 70%
4. Proposed Zoning: CRC Allowable Future Impervious Coverage: 70%
5. Future Land Use: NAC

Existing Conditions

Floodplain Information

1. Flood Damage Prevention Designated Flood Hazard: No

Stormwater Information

1. Drainage Basin: Nickajack Creek Basin
2. State Stream Buffers: No.
3. County Stream Buffer Ordinance: No.
4. Impaired Stream: Yes: If the site is within a one-mile radius of an impaired stream additional Erosion Control BMP's per the State's current requirements will be required. It is the Engineer's responsibility to verify Impaired Streams per the State EPD's list.
5. Hotspot: No.
6. Wetlands: No.
7. Water Intake Zone: No.
8. Chattahoochee River Corridor: No.
9. Existing Onsite Ponds / Lake: No.

Topography Information

1. General site Description: The existing site was previously cleared and is now covered with sparse vegetation. A portion of the site appears to have been used for gravel or dirt parking or vehicle turn-around. The site slopes from the south toward the northern side of the property. The runoff leaving the site enters an un-named tributary of Nickajack Creek.
2. Downstream Description: Stormwater discharges from the site north, across 120

Veterans Memorial Hwy, and into an un-named tributary of Nickajack creek and then into Summerlin Lake approximately 2,200' downstream.

3. Potential or known drainage problems may exist downstream from this site.

Project Design Comments and Recommendations

The following comments and recommendations are typically required at the time of plan review and permitting.

1. Existing Downstream Offsite Lakes/Ponds: Additional Best Management Practices (BMP's) for Erosion & Sediment Control may be required during construction. Erosion Control BMP's shall be designed in accordance with the "Manual for Erosion and Sediment Control in Georgia".
2. Existing Downstream Lakes/Ponds Sediment Study Required: Provide a pre-development and post-construction sediment survey/study to document pre-development and post-development sediment levels within the downstream lakes/ponds.
 - Location(s): Summerlin Lake – Owned by the Retreat at Old Vinings Lake HOA Inc.

Proposed Project Onsite Design Requirements

1. This site was previously submitted to Cobb County for review.
2. The proposed onsite storm drain system and stormwater management facility is considered private. All annual inspections, maintenance and repairs are the responsibility of the property owner. A stormwater facility "Maintenance Agreement and Access Easement" will be required at the time of the land disturbance permit with the Cobb County Stormwater Management Division (if any stormwater management facilities will be constructed onsite).

Cobb County Fire Department

FIRE DEPARTMENT ACCESS:

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

IFC 510- EMERGENCY RESPONDER RADIO COVERAGE:

New buildings are required to provide radio coverage for emergency responders per the International Fire Code. Testing is required by a third party and when deemed necessary amplification systems are required before the building will be issued a certificate of occupancy. This serves as an early notification to owners and developers for budgeting purposes.

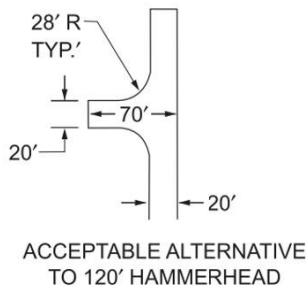
FIRE DEPARTMENT ACCESS:

Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2018 Edition and Cobb County Development Standards 402.11).

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 35 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches. (Cobb County Development Standards 402.11)

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Dead-end access roads more than 150 feet shall be provided with a turn-around (IFC Chapter-5, 120-3-3 Rules and Regulations, CCDS Section-401 & 402). Refer to APPENDIX-D for dimensional criteria for turnarounds in commercial developments.



Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupied floor level.

- Aerial fire apparatus access roads shall have a minimum width of 26 feet
- Aerial fire apparatus access roads shall be at least 15 feet but no more than 30 ft from the structure
- Aerial fire apparatus access roads shall be positioned parallel to one entire side of the building.
- No overhead utility and power lines shall be located within the aerial fire

apparatus access. (IFC Appendix D105)

CERTIFICATE OF OCCUPANCY:

Plans must be submitted to the Cobb County Fire Marshal’s Office to initiate the Certificate of Occupancy process.

FIRE HYDRANT:

The maximum distance of a hydrant to the most remote portion of a structure shall be 500 feet. Distance shall be measured around the structure and from the fire apparatus access road. A 500-foot radius around the hydrant is not an acceptable measurement for distance. Hydrants on the opposite side of a main ROW is not an acceptable measurement of distance. (Cobb County Development Standards 410.5.2) (Cobb County Development Standards 410.5.2)

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet for a 40-foot length centered on the fire hydrant, exclusive of shoulders (see Figure D103.1 in Appendix D).

FIRE PROTECTION:

Automatic sprinkler protection must be provided where mandated by the applicable codes.

Cobb County DOT

Roadway		Roadway classification	Speed limit (mph)	Jurisdictional control	Recommended Min. R.O.W. requirements				
Veterans Memorial Highway / SR-8		Arterial	45	GDOT	100’				
ITE Land Use	Description	Expected Size (rooms)	AM			PM			Weekday Daily (vpd)
			In (vph)	Out (vph)	Total (vph)	In (vph)	Out (vph)	Total (vph)	
310	Hotel	51	13	10	23	15	15	30	407

vph = vehicles per hour,
Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 11th edition.

Comments and observations

Veterans Memorial Highway is classified as an Arterial roadway and according to the available information the existing right-of-way does not meet the recommended requirements for this classification.

In accordance with Cobb County Code 134-121 and based on site plan received July 8, 2025, this development does not require a traffic study submittal.

Recommendations

1. Recommend applicant, WITHIN 12 MONTHS OF ZONING APPROVAL, donate right-of-way on the north side of Veterans Memorial Drive, a minimum of 50' from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way. The site plan (submitted July 8, 2025) shows additional dedication of 10' right of way along Veterans Memorial Highway. Recommend this be verified during plan review and if confirmed, this comment would be considered satisfied.
2. Recommend replacing any disturbed curb, gutter, and sidewalk along the Veterans Memorial Highway frontage to meet GDOT and Cobb DOT standards. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.
3. All signage and landscaping should be installed off state right-of-way and where it will not impede the line of sight for the driveways or roadways.
4. Recommend applicant verify that minimum intersection sight distance is available for the Veterans Memorial Highway access and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirement. This recommendation is pursuant to Cobb County Development Standard Detail 401B, Intersection Sight Distance.
5. Recommend Veterans Memorial Highway access include deceleration lane, taper and/or improved curve radius to address safety because Veterans Memorial Highway is an arterial roadway. This recommendation is pursuant to Cobb County Development Standard 402.9, Deceleration Lanes/Roadway Improvements Along Existing Streets, and Cobb County Development Standard Detail 401A, Deceleration Lanes as reviewed for potential limited right-of-way availability. The site plan submitted July 8, 2025, shows a conceptual proposed deceleration lane. However, the proposed taper appears to be substandard. Recommend location and design be determined during plan review, subject to GDOT and Cobb DOT approval.
6. Recommend GDOT permits for any work that encroaches upon State right-of-way.

7. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

IV. Staff Recommendation

The planning and zoning staff recommends the denial of REZ-2025-003 and approval of NRC (Neighborhood Retail Commercial) District with the following stipulations

1. The District 4 Council Member to approve the final site plan;
2. The District 4 Council Member to approved building elevations and architectural style;
3. Variances as identified in the Zoning Comments;
4. Fire Department Comments and recommendations;
5. Water and Sewer Division comments and recommendations;
6. Stormwater Management Division comments and recommendations;
7. Department of Transportation comments and recommendations;
8. County Arborist to approve final landscaping plan;
9. Adherence to Mableton Parkway/Veterans Memorial Highway Design Guidelines;
10. Permitted use are Neighborhood Retail uses and professional offices;
11. Prohibited uses include any automotive uses and motels; and
12. No outdoor Storage or outdoor display of merchandise.

It is essential to emphasize that the analysis and recommendations provided by the staff represent their professional opinions and do not constitute a conclusive decision. The ultimate determination regarding all rezoning and land use permits will be made by the Mayor and City Council during a scheduled public hearing.
