



CITY OF MABLETON, GEORGIA
Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
September 10, 2025 at 6:30 PM

The Honorable Michael Owens, Mayor
The Honorable Ron Davis, District 1 Councilmember
The Honorable Dami Oladapo, District 2 Councilmember
The Honorable Keisha Jeffcoat, Mayor Pro Tem/District 3 Councilmember
The Honorable Patricia Auch, District 4 Councilmember
The Honorable TJ Ferguson, District 5 Councilmember
The Honorable Debora Herndon, District 6 Councilmember

CITY COUNCIL REGULAR MEETING AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. INVOCATION**
- 4. PLEDGE OF ALLEGIANCE**
- 5. APPROVAL OF AGENDA**
- 6. PUBLIC HEARINGS**
 - a. City of Mableton Interim 2045 Comprehensive Plan Transmittal Hearing - Deputy Community Development Director Tina Garver**
- 7. PRESENTATIONS/ACKNOWLEDGEMENTS/PROCLAMATIONS**
 - a. Resolution - Mableton Reads**
- 8. APPOINTMENTS**
- 9. PUBLIC COMMENTS - 2 minutes per speaker - no more than 30 minutes for all speakers.**

Anyone wishing to make a public comment should complete and submit the public comment card to the City Clerk prior to the start of the meeting.
- 10. CONSENT AGENDA**
 - a. Ratification of Council member approved elevations - Chase Bank located at 4855 Floyd Rd, PIN 17004200240**
 - b. Approval of August 27, 2025 Work Session Minutes - 5:15 PM**
 - c. Approval of August 27, 2025 Regular Meeting Minutes**
 - d. Ratification of Council member approved elevations, site plan and landscaping plan - 7 Brew located at 3805 Anderson Farm Rd SW - 19079000020**
 - e. Ratification of Council member approved elevations, site plan and landscaping plan - Brookwood Mixed Use located at 3753 Austell Rd, PIN 19085500050**
 - f. Ratification of Council member approved site plan and landscaping plan - Park View**

Reserve

11. UNFINISHED BUSINESS

12. NEW BUSINESS

- a. **Second Read of an Ordinance Updating Chapter 2, Administration, of the City Code of Ordinances; Establishing A Resignation Process for City Board, Commission, and Authority Appointees and for Other Lawful Purposes - City Attorney Emilia Walker-Ashby**
- b. **Second Read of an Ordinance Updating Chapter 13, Nuisances, of the City Code of Ordinances; Creating the City of Mableton Safe and Healthy Housing and Property Ordinance and for Other Lawful Purposes - City Attorney Emilia Walker-Ashby**
- c. **First Read - An Ordinance Updating Chapter 1, General Government, of the City Code of Ordinances; Establishing Emergency Procedures for the Protection, Safety, Health, or the Well-Being of the Citizens of the City of Mableton and for Other Lawful Purposes - City Attorney Walker-Ashby**
- d. **A Resolution Approving and Adopting a Local Emergency Operations Plan for for Other Lawful Purposes - City Attorney Emilia Walker-Ashby**

13. OTHER BUSINESS/DISCUSSION

14. CITY MANAGER'S ANNOUNCEMENTS/COMMENTS

15. CITY ATTORNEY/CITY CLERK/STAFF ANNOUNCEMENTS/COMMENTS

16. MAYOR AND COUNCIL ANNOUNCEMENTS/COMMENTS

17. EXECUTIVE SESSION (IF NEEDED) FOR LITIGATION (O.C.G.A. 50-14-3(B)(1)(A)REAL ESTATE(O.C.G.A. 50-14-3 (B)(1)) PERSONNEL (O.C.G.A. 50-14-3 (B)(2)) AND MISC. EXEMPTIONS (O.C.G.A. 50-14-3 (B)(4)&(5))

18. 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 Administrative Offices, 1245 Veterans Memorial Highway, Mableton, Georgia 30126 during regular office hours.



AGENDA ITEM MEMORANDUM

MEETING OF: September 10, 2025

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: City of Mableton Interim 2045 Comprehensive Plan
Transmittal Hearing - Deputy Community Development Director Tina Garver

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. MABLETON 2045 COMPREHENSIVE PLAN

Our Mableton

2045 Comprehensive Plan



Acknowledgements

Special thanks to:

Atlanta Regional Commission

- Donald Shockey
- Andrew Smith

City of Mableton

- Mayor Michael Owens
- Council Member Ron Davis
- Council Member Dami Oladapo
- Council Member Keisha Jeffcoat
- Council Member Patricia Auch
- Council Member T.J. Ferguson
- Council Member Debora Herndon

City Staff

- Michael Hughes, Community Development Director
- Tina Garver, Ass. Community Development Director
- Christopher Wheeler, Planning & Zoning Manager
- Sunday Odudu, Senior Planner

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Executive Summary

Overview of the comprehensive plan and key findings



Future Land Use Development Plan

Appendix 1



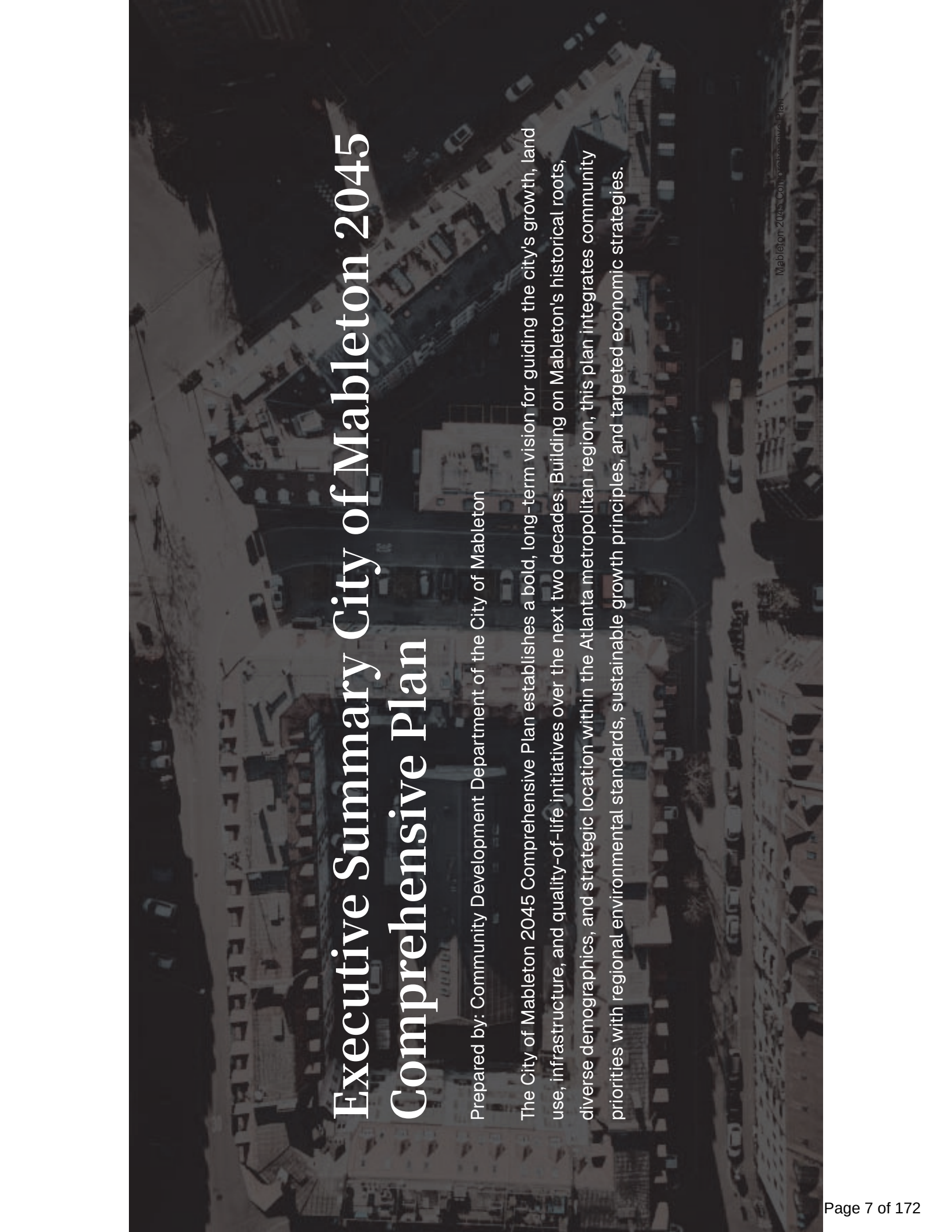
Community & Economic Profile

Appendix 2



Regional Water Plan & Environmental Criteria

Appendix 3



Executive Summary City of Mableton 2045 Comprehensive Plan

Prepared by: Community Development Department of the City of Mableton

The City of Mableton 2045 Comprehensive Plan establishes a bold, long-term vision for guiding the city's growth, land use, infrastructure, and quality-of-life initiatives over the next two decades. Building on Mableton's historical roots, diverse demographics, and strategic location within the Atlanta metropolitan region, this plan integrates community priorities with regional environmental standards, sustainable growth principles, and targeted economic strategies.

Vision and Purpose

The Comprehensive Plan provides a policy framework to guide future decision-making, ensuring that development, redevelopment, and public investments align with the community's values and aspirations. It balances economic vitality, environmental stewardship, housing diversity, and transportation connectivity to create a resilient, inclusive, and competitive city by 2045.



Economic Vitality

Supporting business growth and job creation across diverse sectors



Environmental Stewardship

Protecting natural resources and promoting sustainable development



Housing Diversity

Ensuring housing options for residents of all income levels and life stages



Transportation Connectivity

Creating multimodal networks that connect neighborhoods and destinations

Community Context and Opportunities

Mableton has evolved from a rural settlement with historic landmarks, such as the Robert Mable House, into a vibrant, culturally diverse suburban community of over 78,000 residents (2023). Population growth is projected to reach approximately 94,000 by 2050, driven by its proximity to major highways (I-285 and I-20), access to regional job centers, and relative housing affordability.

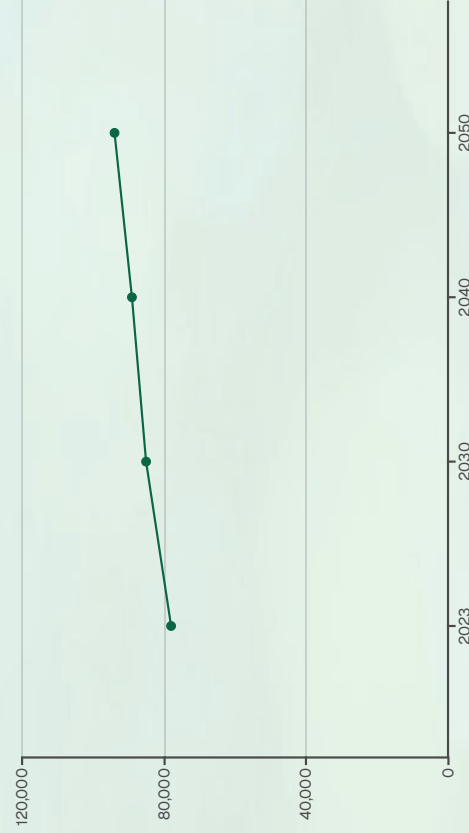


Figure 1

Growth Opportunities

- 1** Revitalize commercial corridors such as Veterans Memorial Highway and Mableton Parkway into mixed-use, pedestrian-friendly environments.
- 2** Support a diverse workforce through targeted industry recruitment and job training initiatives.
- 3** Promote housing affordability and variety to meet the needs of families, seniors, and young professionals.



Key Plan Elements and Strategies

1. Land Use and Development Framework

The Future Land Use Plan (FLUP) is central to this strategy, designating areas for:

Community & Neighborhood Activity Centers

CACs and NACs to serve as focal points for retail, services, and employment.

Industrial Areas

Industrial and Priority Industrial Areas to protect and expand job-generating sectors such as logistics, light manufacturing, and healthcare.

Mableton Town Center

A vibrant, walkable hub featuring mixed-use developments, civic spaces, and connections to parks and trails.

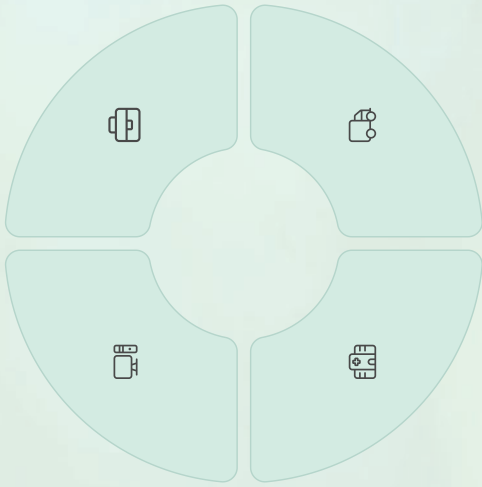
Residential Areas

Low, Medium, and High-Density Residential Areas designed to balance neighborhood stability with smart infill development.

Small Area Policy Guidelines ensure that redevelopment occurs with proper buffering, scale transitions, and compatibility with adjacent uses.

2. Economic Development and Employment Growth

Mableton's economic strategy targets both core clusters (Information Technology, Professional Services, Wholesale Trade & Logistics) and growth sectors (Healthcare, Tourism, Biosciences). The city's position along major freight corridors supports industrial growth, while redevelopment incentives—such as Opportunity Zones and Façade Improvement Programs—aim to attract private investment to underutilized properties.



IT

Information Technology



Services

Professional Services



Logistics

Wholesale Trade & Logistics



Healthcare

Medical Services

3. Environmental Stewardship and Resilience

Aligned with the Metropolitan North Georgia Water Planning District and state Environmental Planning Criteria, the plan protects wetlands, river corridors, and groundwater recharge areas, notably along Sweetwater Creek and Nickajack Creek. Strategies include:

- Enforcing no-net-loss wetlands policies under the Clean Water Act.
- Strengthening stormwater management and green infrastructure requirements.
- Maintaining protective buffers along the Chattahoochee River Corridor.



4. Transportation and Connectivity

The plan emphasizes multimodal transportation improvements, enhanced walkability, and traffic relief through coordinated infrastructure investments. Priorities include:



Trail Connections	Transit Development	Road Improvements
Expanding pedestrian and bicycle connections to the Silver Comet Trail.	Encouraging transit-oriented development in strategic nodes.	Improving road capacity and safety along key corridors.

5. Housing Affordability and Neighborhood Vitality

Mableton's housing policy addresses both market-rate and affordable units, with special focus on mixed-use, owner-occupied housing near activity centers. Redevelopment strategies prioritize aging housing stock and encourage adaptive reuse.

6. Parks, Recreation, and Quality of Life

The Park/Recreation/Conservation (PRC) category ensures preservation of open spaces, floodplains, and scenic areas. The plan calls for expanding recreational amenities and integrating green spaces into urban redevelopment projects to enhance livability.

Projected Outcomes by 2045

If fully implemented, the plan is expected to:

100k+



New Jobs

Grow the city's employment base by over 100,000 jobs regionally, with a diversified economy less dependent on a single sector.

Tax Revenue

Increase tax revenue through strategic redevelopment and efficient land use, reducing fiscal stress on residents.

Housing Affordability

Improve housing affordability while raising median household income closer to regional averages.

Environmental Quality

Enhance environmental resilience and water quality through proactive conservation measures.



Community Identity

Transform commercial corridors into thriving, mixed-use destinations that strengthen community identity.

Conclusion

The 2045 Comprehensive Plan positions Mableton to capitalize on its strategic location, diverse population, and economic potential while preserving its environmental assets and historic charm. Through coordinated land use, infrastructure investments, and community engagement, Mableton will emerge as a model of sustainable suburban growth—offering a high quality of life, a strong local economy, and a cohesive sense of place.

Future Land Use Plan



City of Mableton 2045 COMPREHENSIVE PLAN

Appendix 1

INTRODUCTION

The 2045 Comprehensive Plan is a policy document that assists decision-making and administrative actions to guide the City of Mableton towards the community's preferred future. The Future Land Use Plan (FLUP) is an important and valuable component to the overall 2045 Comprehensive Plan.

The FLUP acts as a guide and policy framework for making land use decisions in conjunction with property entitlements (i.e. zoning). The FLUP provides definitions for each of the future land use classifications and policies that should be used in association with those definitions to guide growth and provide a clear understanding of what the community expects for new development projects and redevelopment projects.

Each of the future land use classifications include a definition, compatible zoning districts, policy guidelines, and small area policy guidelines (SAPG).

SAPGs provide specific policy guidance on identified tracts of land throughout Mableton to better manage growth in those areas. Each SAPG has been approved by the Board of Commissioners through a public hearing process and may be amended from time to time. Please note that not all Future Land Use Categories include SAPG.

The Future Land Use Map (FLUM) is the visual depiction of the future land use designations making it the official "future development map".

It should be noted that the Mayor and Council, in making land use decisions, uses the future land use map and policies as a guide in the decision-making process, but there are circumstances when decisions will be made that are contrary to this document based upon a change in market conditions, information unbeknownst to staff/community in the preparation of this document or some other condition.

Future Land Use Map

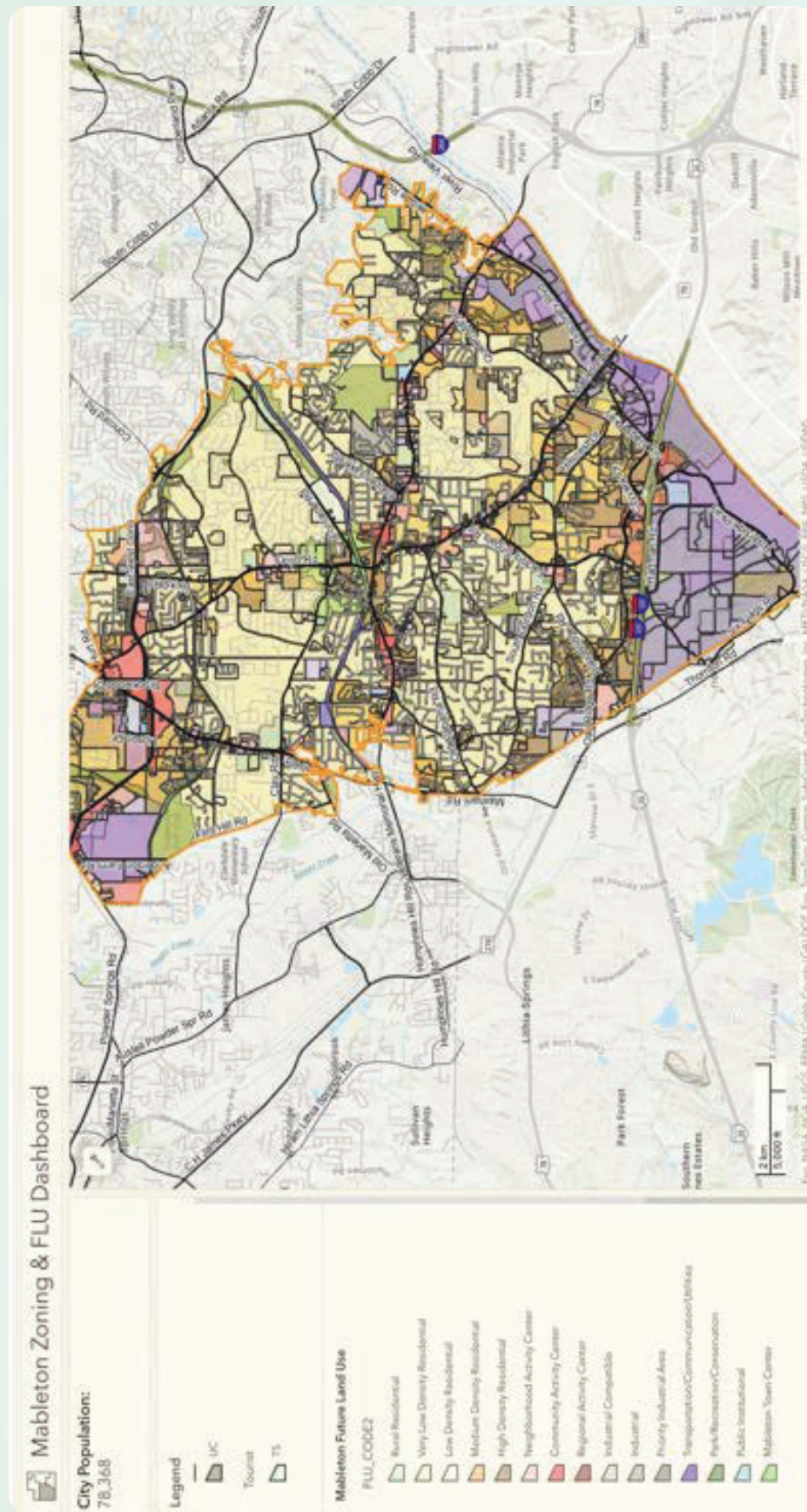


Figure 1

COMMUNITY ACTIVITY CENTER (CAC)



DEFINITION:

Community Activity Centers provides for areas that can meet the immediate needs of several neighborhoods or communities. Typical land uses for these areas include low- to mid-rise office buildings and department stores. Compatible Zoning Districts, Policy Guidelines and Small Area Policy Guidelines for this category are listed below.

COMPATIBLE ZONING DISTRICTS:

SC, LRO, O&I, OS, CRC, GC, LRC, NRC, PSC, TS, PVC, UVC, NS, RSL (supportive & non-supportive)

COMMUNITY ACTIVITY CENTER (CAC)

Policy Guidelines

Specific development proposals shall be evaluated with respect to the following Policy Guidelines and Small Area Policy Guidelines.

-  **CAC-P1** Low- to medium- intensity office, retail and commercial service uses should be encouraged to locate in Community Activity Centers.
-  **CAC-P2** Floor area ratios (FAR) should be no greater than 0.75 for office uses and 0.25 for retail uses.
-  **CAC-P3** Community Activity Centers should be primarily located near the intersection of a freeway interchange and arterial road or the intersection of two arterials.
-  **CAC-P4** Retail uses shall be encouraged where direct access to the arterial is available and where safe turning movements are possible. Inter-parcel access is encouraged.
-  **CAC-P5** A transition in building scale and land use type should be provided between higher intensity uses and adjacent residential areas. Transitional land uses could include low- intensity office or higher density residential uses.
-  **CAC-P6** More intense uses should be focused on those properties near the geographic center of the CAC and away from existing residential development.
-  **CAC-P7** Nodal development should be encouraged.
-  **CAC-P8** Commercial service uses with outdoor activities should be encouraged in Community Activity Centers only if outdoor storage and activities are screened and buffered from adjacent uses.
-  **CAC-P9** Any area of floodplain or wetlands shall be subtracted from the aggregate area of the site submitted for zoning or development prior to the calculation of residential density.
-  **CAC-P10** Property located within a CAC that contains one or more streams or floodplains shall be developed in such a way as to minimize land disturbance. For office and retail uses, no more than 70% of the site (excluding stream and/or floodplain) may be covered with impervious surfaces. When streams and/or floodplain prohibit development, retail development is encouraged to be two or more stores. In addition, parking requirements may be reduced to discourage higher levels of impervious coverage. Shared parking with adjoining development is also encouraged. Upon site development, stream and floodplain shall be identified as open space.

COMMUNITY ACTIVITY CENTER (CAC)

Small Area Policy Guidelines

CAC-P11

In recognition of the existing commercial and residential zoning established in the Austell-Powder Springs Road/Oak Street area, and to reduce the opportunity for land use conflicts in the future, the City of Austell and City of Mableton will jointly discuss any zoning or land use changes in the vicinity. The purpose of discussion will be to minimize impacts of commercial development on residential uses and to evaluate the Future Land Use Map recommendations for the property periodically.

CAC-P12

In recognition of the existing zoning and future uses to be established at and around the intersection of Blair Bridge Road and Riverside Parkway (formerly Six Flags Drive) and to protect surrounding, established neighborhoods and environmentally sensitive properties, the City of Mableton has established a CAC at the intersection of Blair Bridge Road and Riverside Parkway (formerly Six Flags Drive). Because of the Community Activity Center's proximity to established subdivisions and a tributary to Sweetwater Creek (water supply watershed for the City of East Point), the Board of Commissioners will only consider use permitted within the LRO zoning district.

COMMUNITY ACTIVITY CENTER (CAC)

Small Area Policy Guidelines

CAC-P13

The parcels along Veterans Memorial Highway, east of the City of Austell need redevelopment. Allowing mixed-use developments in this area will assist in creating live work areas as well as reducing traffic congestion and improving traffic flow. If mixed uses are to occur along the corridor, the mixing should occur vertically by encouraging village-style developments with residential over retail/office along major streets. On the minor streets within the development, stand-alone residential would be appropriate if there is a vertical mixed-use component included in the project. All areas of the new mixed-use development should be pedestrian friendly. Some of the basic characteristics of these developments should include:

-  Well-designed buildings that create a frame for the street system by being constructed close to the sidewalk.
-  On-street parking should be allowed where there is sufficient right-of-way and where it is appropriate for the roadway classification.
-  Pedestrian-oriented amenities should be included within the site development to create an inviting atmosphere and encourage the use of public spaces as community gathering spaces. Pedestrian-oriented amenities include decorative paving, human scale street lighting, plazas, benches, landscaping, etc.
-  Residential densities within the development should be determined on a case-by-case basis depending on the location of the project, intensity of the project and proximity to other stable residential uses.
-  In order to make mixed-use developments along this corridor successful, scale is an important component. Mixed-use buildings should be no more than three stories tall. The three-story height limit will provide the necessary density to financially allow a mixed-use development, and it will also provide a consistency of scale with the surrounding residential neighborhoods.
-  Residential uses in the mixed-use developments should provide additional owner-occupied housing opportunities.
-  Mixed-use developments adjacent to stable single- family residential neighborhoods should provide a change in scale or buffering/screening that will ensure the desirability and viability of the surrounding community.

COMMUNITY ACTIVITY CENTER (CAC) - Small Area Policy Guidelines (Continued)

CAC-P14

The parcels along Mableton Parkway from Veterans Memorial Highway to Hunnicutt Drive need redevelopment and revitalization. Allowing mixed-use developments in this area will assist in creating live work areas as well as reducing traffic congestion and improving traffic flow. If mixed uses are to occur along the corridor, the mixing should occur vertically or horizontally by encouraging village-style developments with residential over retail/office along major streets. On the minor streets within the development, stand-alone residential would be appropriate as long as there is a commercial or an LRO component fronting Mableton Parkway. All areas of the new mixed-use development should be pedestrian friendly. Some of the basic characteristics of these developments should include:

-  Well-designed buildings that create a frame for the street system by being constructed close to the sidewalk
-  On-street parking should be allowed where there is sufficient right-of-way and where it is appropriate for the particular roadway classification.
-  Pedestrian-oriented amenities should be included within the site development to create an inviting atmosphere and encourage the use of public spaces as community gathering spaces. Pedestrian-oriented amenities include decorative paving, human scale street lighting, plazas, benches, landscaping, etc.
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-  Residential uses in the mixed-use developments should provide additional owner-occupied housing opportunities.
-  Mixed-use developments adjacent to stable single- family residential neighborhoods should provide a change in scale or buffering/screening that will ensure the desirability and viability of the surrounding community.

COMMUNITY ACTIVITY CENTER (CAC) - Small Area Policy Guidelines (Continued)

CAC-P15

In recognition of the need to promote quality redevelopment, create new residential opportunities, and encourage new medical service uses at the intersection of Austell Road and the East West Connector, the properties are placed in the Community Activity Center (CAC) future land use category. The Board of Commissioners, to develop a long-term vision for improvements in this area of Cobb County, funded the creation of the Austell Corridor Livable Centers Initiative Study. These properties were identified in the study as an area appropriate for a mixed-use development in a manner consistent with the findings and acceptance language of the study document. In addition to promoting a combination of residential and office/retail development, a special focus in this area should be on supporting and expanding medical-related office and service uses due to the proximity of Cobb General Hospital.

CAC-P16

In recognition of the efforts to improve the quality-of-life of residents and businesses in the Mableton area, the Board of Commissioners encourages adherence to the fundamental principles of New Urbanism to reflect places where all people can live throughout their lifetime. Specific approaches to the design of social spaces, streetscapes, recreation and entertainment facilities, transportation options, retail and residential buildings that incorporate the needs of an aging population are especially promoted in this area as discussed during the Atlanta Regional Commissions Lifelong Communities Program.

With increasing life expectancies and varying levels of ability of the City's aging population, traditional building forms may be modified to reflect this new reality. Also, connectivity, diversity of housing stock, range of transportation options, walkable environment and access to retail, social and health services that provide quality of life at younger ages become essential for older adults. The Mayor and Council supports staff coordination with other County departments and the community through public involvement to encourage these goals.

Due to the physical layout of Mableton, development efforts will require assemblage and phased redevelopment. This area provides an excellent opportunity to develop innovative land management techniques such as land trust, tax allocation districts or other such policies and programs that could assist in meeting this desire. This proposed design could substantially improve the area's economy and standard of living.

In addition, it is essential to repair the local infrastructure to provide the connectivity, diversity and walkability missing in most of the Mableton area. Staff are committed to focusing on street network and safety in order to provide ample passive opportunities for healthy living. By combining these with the flagship Mable House property enhancements, this would provide an exemplary healthy living environment for Lifelong Communities.

NEIGHBORHOOD ACTIVITY CENTER (NAC)



DEFINITION:

Neighborhood Activity Centers provides for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores. Compatible Zoning Districts, Policy Guidelines and Small Area Policy Guidelines for this category are listed below.

COMPATIBLE ZONING DISTRICTS:

SC, LRO, LRC, OS (special exceptions), NRC, PVC, UVC, RSL (supportive & non-supportive)

NEIGHBORHOOD ACTIVITY CENTER (NAC) -

Policy Guidelines

Specific development proposals shall be evaluated with respect to the following Policy Guidelines and Small Area Policy Guidelines.

-  **NAC-P1** Low-intensity office and retail uses should be encouraged to locate in Neighborhood Activity Centers.
-  **NAC-P2** Office and retail uses should be limited to a maximum of two stories.
-  **NAC-P3** Floor area ratios (FAR) should be less than 0.5 for office uses and less than 0.25 for retail uses.
-  **NAC-P4** A transition in building scale and land use type should be provided between higher intensity uses and adjacent residential areas. Transitional land uses could include low- intensity office uses or higher density residential uses.
-  **NAC-P5** Any area of floodplain or wetlands shall be subtracted from the aggregate area of the site submitted for zoning or development before the calculation of residential density.
-  **NAC-P6** Property located within a NAC that contains one or more streams or floodplain shall be developed in such a way as to minimize land disturbance. For office and retail uses, no more than 70% of the site (excluding stream and/or floodplain) may be covered with impervious surfaces. When streams and/or floodplain prohibit development, retail development is encouraged to be two or more stories. In addition, parking requirements may be reduced in order to discourage higher levels of impervious coverage. Shared parking with adjoining developments is also encouraged. Upon site development, streams and floodplain shall be identified as open space.
-  **NAC-P7** To ensure neighborhood compatibility, retail uses should also be limited in total floor area.
-  **NAC-P8** All uses should be adequately buffered to protect the stability of surrounding residential neighborhoods.

NEIGHBORHOOD ACTIVITY CENTER (NAC)

Small Area Policy Guidelines

NAC-P9

In accordance with the action of the Board of Commissioners on December 21, 1994, an area at the intersection of Floyd and Hicks Roads is designated as a NAC on the Future Land Use Map. The area encompassed by this designation is limited to that shown as proposed on the map adopted by the Board of Commissioners of Cobb County on December 21, 1994, and adopted by the City of Mableton. Said area shall not extend to the north beyond the AT&T telephone transmission easement located in land lot 29 of the 17th district and land lot 1073 of the 19th district.

NAC-P10

In order to better implement and promote the nodal concept of development at the intersection of Floyd Road and Nickajack Road, the Board of Commissioners of Cobb County had extended the NAC to the west side of Floyd Road in Land Lots 31 and 32 of the 17th District and this action has been adopted by the City of Mableton. In order to encourage development plans that are architecturally compatible with the existing uses on the east side of Floyd Road and to promote coordinated access within the NAC, the Board of Commissioners of Cobb County has determined the necessity for a unified development plan for this extension as adopted by the City of Mableton. All highlighted properties or substantial combination thereof, must be assembled and included in one rezoning/development plan. Buffering to adjacent residential uses, architectural compatibility, shared access and land use transition will be of paramount importance and assemblage rezoning applications will be evaluated for appropriateness based upon these criteria.

NAC-P11

In accordance with the action of the Board of Commissioners of Cobb County on January 17, 2017, and in an effort to provide for a step down in intensity so as to mitigate any future land use conflicts between the surrounding residential uses and the commercial uses on the west side of Floyd Road, north of White Boulevard, it is recommended that the Planning Commission and the Mayor and Council consider additional and enhanced buffering and screening requirements on any redevelopment of the tracts within the NAC future land use category in order to protect residential uses and to provide a transition between land uses, these actions have also been adopted by the City of Mableton pending future review.

NEIGHBORHOOD ACTIVITY CENTER (NAC)

Small Area Policy Guidelines

NAC-P12

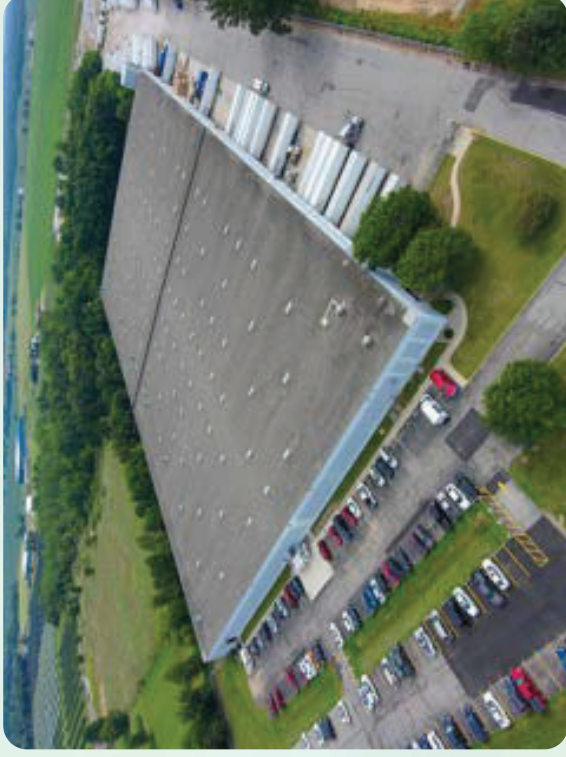
In order to better implement and promote the nodal concept of development, the Board of Commissioners of Cobb County has slightly expanded the NAC at Floyd Road and the Silver Comet Trail. Because this expansion was done to provide for improved node boundaries and to complement the nearby uses supporting the Silver Comet Trail, the Mayor and Council will consider the following development requirements for this portion of the NAC on the west side of Floyd Road, north of the Silver Comet Trail in Land Lot 998 of the 19th District.

- Low-rise office use
- Existing structure must be utilized to preserve the residential nature of the surrounding community by denying commercial access to Old Dallas Road and limiting further commercial growth along the Dallas highway corridor.

NAC-P13

For the NAC located at the northwest corner of Veterans Memorial Highway and Buckner Road, the Mayor and Council wishes to include a 35' buffer of MDR to protect the residential nature of the northern parcel.

INDUSTRIAL COMPATIBLE (IC)



DEFINITION:

Industrial Compatible provides for areas that can support light industrial, office/warehouse and distribution uses. Typical land uses for these areas include professional business parks and distribution centers. Compatible Zoning Districts, Policy guidelines and Small Area Policy Guidelines for this category are listed below.

COMPATIBLE ZONING DISTRICTS:

OS, TS, LI

INDUSTRIAL COMPATIBLE (IC)

Policy Guidelines

Specific development proposals shall be evaluated with respect to the following Policy Guidelines and Small Area Policy Guidelines.

-  **IC-P1** Regional-serving employment areas consisting of light industrial, office/ warehouse, distribution and support commercial service uses shall be encouraged to locate in IC areas.
-  **IC-P2** Office uses should be limited in height and floor area. Floor area ratios (FAR) for offices should be less than 0.75. Office buildings should be less than four stories.
-  **IC-P3** Buffering and screening of outdoor storage shall be required in IC areas.
-  **IC-P4** Industrial processes and activities should be located inside and should not produce substantial noise, vibration or noxious by-products.
-  **IC-P5** IC areas can serve as a transitional category between more intensive uses and less intensive uses.
-  **IC-P6** Due to the importance of transportation in manufacturing and distribution IC area should be located where there is safe, direct access to the regional freeway system.
-  **IC-P7** Any area of floodplain or wetlands shall be subtracted from the aggregate area of the site submitted for zoning or development prior to the calculation of residential density.

INDUSTRIAL COMPATIBLE (IC)

Small Area Policy Guidelines

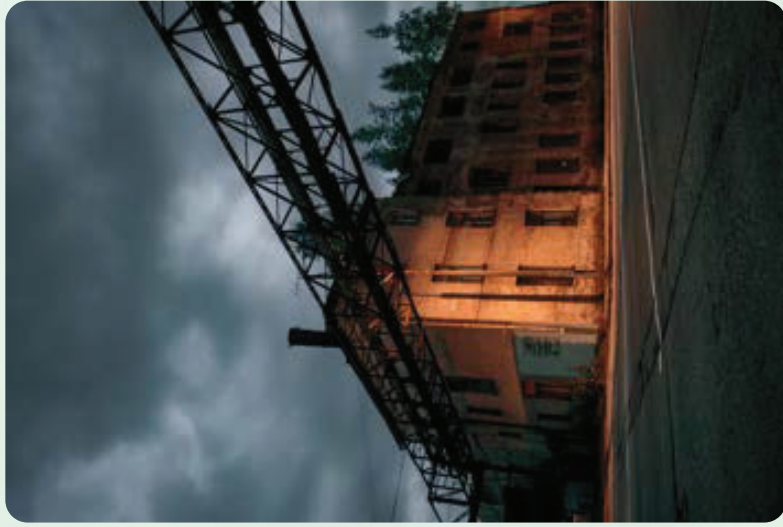
IC-P8

In an effort to mitigate any future land use conflicts between the residential lots along Dogwood Circle and the Industrial Compatible use to the north of the residential uses, it is recommended that the Planning Commission and Board of Commissioners consider requiring additional and enhanced buffering and screening requirements on any industrial developments adjacent to the residential uses. This will protect the existing residential land users as well as the viability of the industrial users. The Mayor and Council of the City of Mableton should also consider access only along Veterans Memorial Highway unless otherwise deemed acceptable by the Cobb County Department of Transportation.

IC-P9

In an effort to mitigate any future land use conflicts between the surrounding residential uses and the Industrial Compatible uses on the southwest side of Buckner Road, it is recommended that the Planning Commission recommends Mayor and Council to consider additional and enhanced buffering and screening requirements on any redevelopment of the industrial tract in order to protect the surrounding existing and future residential land users as well as the viability of the industrial users.

INDUSTRIAL (IND)



DEFINITION:

Industrial provides for areas that can support heavy industrial and manufacturing uses. Typical land uses for these areas include plants that convert raw materials into a finished product. Compatible Zoning Districts, Policy guidelines and Small Area Policy Guidelines for this category are listed below.

COMPATIBLE ZONING DISTRICTS:

OS, TS, LI, HI

INDUSTRIAL (IND) - Policy Guidelines

Specific development proposals shall be evaluated with respect to the following Policy Guidelines and Small Area Policy Guidelines.

-  **IND-P1** The primary uses within IND areas should be industrial or manufacturing. Supporting office uses should be limited in floor area and intensity. Office uses should be limited to floor area ratios (FAR) of less than 0.5.
-  **IND-P2** Due to the importance of transportation in manufacturing and distribution, IND areas should be located where there is safe, direct access to the regional freeway system
-  **IND-P3** IND areas should not be located immediately adjacent to residential areas.
-  **IND-P4** In reviewing new industrial development proposals, an assessment of environmental impact and impact mitigation should be conducted.
-  **IND-P5** Any area of floodplain or wetlands shall be subtracted from the aggregate area of the site submitted for zoning or development prior to the calculation of residential density.

SMALL AREA POLICY GUIDELINES:

- IND-P6** In an effort to mitigate any future land use conflicts between the residential lots along Regal Hills Lane and the Industrial Compatible use to the south and east of the neighborhood, it is recommended that the Planning Commission recommends to Mayor and Council to consider additional and enhanced buffering and screening requirements on the industrial project in order to protect the existing residential land users as well as the viability of the industrial users.

PRIORITY INDUSTRIAL AREA (PIA)



DEFINITION:

Priority Industrial Area supports the strategic protection of the most important Industrial and Industrial Compatible land areas in the City of Mableton. The Mayor and Council have identified specific priority industrial areas (PIA).

These sites are the areas that, through research, evaluation and industrial site selection best practices, are areas considered most important to provide future industrial type job producing sectors. Due to the urbanizing nature of the City of Mableton, the reduced quantity of undeveloped land and the recent trends that have converted industrial lands to other productive land uses, it is imperative to evaluate land use policy in greater detail as it relates to important industrial areas.

The overall intent of this policy is to establish more stringent criteria for decision making when trying to alter the land use.

COMPATIBLE ZONING DISTRICTS:

Compatible Zoning Districts is determined by the Priority Industrial Area subcategories, although all PIA sites encourage zoning categories that would allow for the placement of technology and biomedical development and non-polluting manufacturing centers.

PRIORITY INDUSTRIAL AREA (PIA) - Sub-Area Classifications

Each part of the city designated as a PIA has sub-categories that guide development within each of these industrial areas. Descriptions of the categories are as follows:

Priority Industrial Area - Medium Density Residential (PIA-mdr)

Medium Density Residential are areas that are currently residential at two and one-half (2.5) and five (5) dwelling units per acre that should transition to light industrial, office/warehouse, or light manufacturing uses over time.

Priority Industrial Area - Community Activity Center (PIA-cac)

Community Activity Center areas currently support retail type uses that should transition to light industrial, industrial, office/warehouse, distribution or light manufacturing uses over time. Small supportive retail uses serving the needs of the surrounding industrial users may be appropriate on a case-by-case basis in the Community Activity Center subcategory.

Priority Industrial Area - Industrial Compatible (PIA-ic)

Industrial Compatible subcategories can support light industrial, office/ warehouse and distribution uses.

Priority Industrial Area - Industrial (PIA-ind)

Industrial subcategories can support heavy industrial and manufacturing uses.

Priority Industrial Area - Transportation, Communications and Utilities (PIA-tcu)

The purpose of the TCU is to provide for uses such as power generation plants, railroad facilities, telephone switching stations, airports, etc.

Priority Industrial Area - Park, Recreation, and Conservation (PIA-prc)

The purpose of the PRC subcategory is to provide for land dedicated to permanently protected land dedicated to passive recreation and protection of water quality, wetlands, stream banks, riparian buffers, scenic views and historic or archaeological resources.

PRIORITY INDUSTRIAL AREA (PIA) - Policy Guidelines

The following professional evaluation and data analysis should be conducted when the Planning Commission and the Mayor and Council consider a land use change that alters a PIA property or areas adjacent to PIA properties from its existing Industrial or Industrial Compatible land use category to any other future land use category. In addition, the same professional evaluation and data analysis should be conducted, by the applicant, when the Planning Commission and the Mayor and Council are requested to consider a zoning change to a PIA property or areas adjacent to PIA properties that alter its zoning designation to one that is not compatible with the Priority Industrial Area. Finally, the policy relating to "Adjacency to viable industrial areas" should be considered by the Planning Commission and the Mayor and Council when a zoning change occurs to a property adjacent to PIA properties:

PIA-P1 Job impacts: Consider the number of existing and future industrial jobs lost, existing and future job opportunities for residents with less than a four-year degree, and job density at the site.

PIA-P2 Tax Base Impacts: Evaluate and compare the tax-base impacts between potential uses with the existing zoning and the proposed zoning, as well as comparing tax-base impacts to job impacts.

PIA-P3 Viability: Prioritize developments with immediate uses over potential uses without users lined up.

PIA-P4 Transition: Consider the cost of transitioning a property from one use to another through zoning. Properties made non-conforming may suffer years of deferred maintenance until a viable use develop.

PIA-P5 Adjacency to viable industrial areas: Consider negative impacts of residential users on adjacent and viable industrial sites, such as land price uncertainty and conflicts with residents. If a residential project is being considered adjacent to a PIA site, the Planning Commission and the Mayor and Council should consider requiring additional and enhanced buffering and screening requirements on the residential project to protect the residential land users as well as the viability of the adjacent industrial users.

PRIORITY INDUSTRIAL AREA (PIA) - Small Area Policy Guidelines

PIA-P6

In an effort to lessen the negative impacts on adjacent residential neighborhoods caused by Industrial uses along the east and west side of Six Flags Parkway and to maintain the purpose and intent of the PIA, it is recommended that the Mayor and Council consider the following when rezoning properties located within the PIA Future Land

Use category:

1. Industrial uses that foster innovative, high-technology, and low-pollution industries;
2. The use of stone, brick and/or EFIS on building facades; and
3. The use of enhanced landscaping along primary road frontages to enhance aesthetics and mitigate negative impacts.

To facilitate this, the Council encourages the assemblage of smaller land parcels into single tracts. Additionally, as a means of protection for area residences, the Board encourages transitional land uses that serve as a step-down from the more intense heavy industrial uses to the less-intense residential uses. Also, in instances where industrial use is directly adjacent to residential uses, it is recommended that a natural or enhanced buffer be established on the industrial side of the property line.

PRIORITY INDUSTRIAL AREA (PIA) - Small Area Policy Guidelines (Continued)

PIA-P7

In an effort to encourage compatibility between conflicting land uses and support job producing uses, the industrial sector is encouraged to transition from PIA industrial uses to PIA industrial compatible uses. This policy, through rezoning efforts, encourages non-manufacturing uses that do not cause excessive odor, traffic, noise, or pollutants. In addition, it is recommended that any new structures be limited to 2 stories and landscaping along the right-of-way to enhance the visual appeal of the area. It is also important that during any rezoning or redevelopment of sites along the southern border of the sector, provide additional and enhanced buffering and/or screening along the property line adjacent to the residential neighborhoods to the south.

PIA-P8

In an effort to encourage compatibility between conflicting land uses and to support job producing uses, the commercial sector, is encouraged to transition from PIA industrial uses to PIA Neighborhood activity center uses. This policy, through rezoning efforts, encourages commercial and office type uses that serve the needs of the surrounding industrial users. If redevelopment occurs on a formerly residential lot, the subject business would be encouraged to use the existing structure. To accommodate the needs of the new business, the structure may be retrofitted or renovated to fit the needs of the business. Outside storage should be limited to the rear of the property/building and screened from the roadway and adjacent homes. For the tract that is directly adjacent to the Silver Comet Trail, another valid use may be a recreational use that provides pedestrian and bike access to the Silver Comet Trail

PARK/RECREATION/CONSERVATION (PRC)



DEFINITION:

Park/Recreation/Conservation (PRC) provides for land dedicated to active or passive recreational uses, either publicly or privately owned, including playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers, etc. While the future land use map reflects existing uses, it is important to realize that uses in this category have the potential to be developed at a regional, community or neighborhood scale. Any use in this category should be developed in a manner consistent with other policies in this plan. When development plans are presented to the Mayor and Council, the adjacent Future Land Use designations will be given consideration with emphasis on adequate buffering, step-down to uses of different intensity and preserving environmentally sensitive areas.

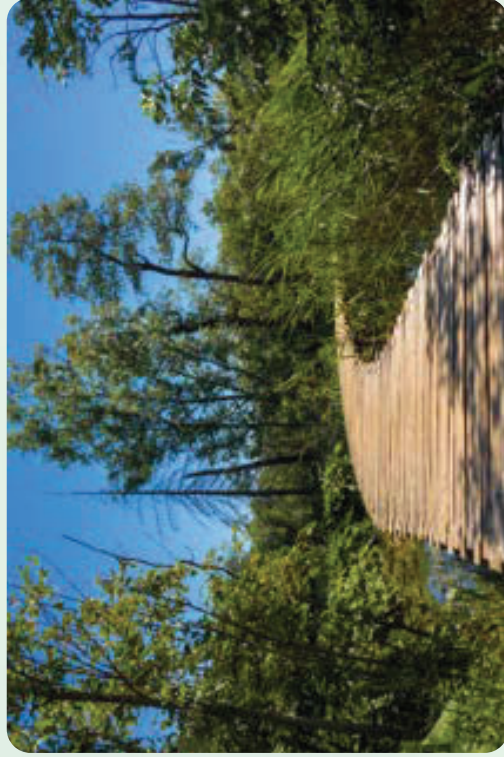
This land use category includes environmentally sensitive areas such as flood plains and wetlands which serve an important natural function by providing enhanced water quality protection, groundwater recharge, floodwater storage, channelization, silt retention and groundwater discharge. When it is feasible to do so, the County may consider acquiring (easement or fee simple ownership) flood plain and/or wetland areas that would remain undeveloped to ensure these valuable functions continue unabated.

COMPATIBLE ZONING DISTRICTS:

Any district dedicated to active or passive recreation use. Conservation is the sub-category for permanently protected land dedicated to passive recreation and protection of water quality, wetlands, stream banks, riparian buffers, scenic views and historic or archaeological resources.

PARK/RECREATION/CONSERVATION (PRC)

Sub-Area Classifications



Conservation is a sub area classification of PRC for permanently protected land dedicated to passive recreation uses. It includes land set aside to protect water quality, wetlands and areas with erodible soils, stream banks, riparian buffers, scenic views, historic and archeological resources and steep slopes. They may be private or publicly owned and may include playgrounds, parks, natural preserves, wildlife management areas, national forests, stream buffers, wetlands, floodplains and/or other similar uses purchased with local, state and federal funds.



Mapleton 2045 Comprehensive Plan

TRANSPORTATION/ COMMUNICATION/UTILITIES (TCU)



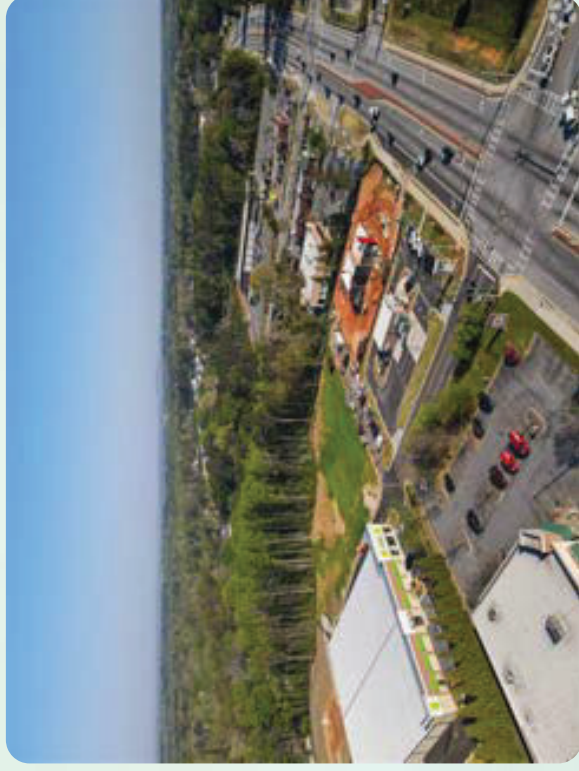
DEFINITION:

Transportation/Communication/Utilities provide for uses such as power generation plants, railroad facilities, communication towers, airports, etc.

COMPATIBLE ZONING DISTRICTS:

Any district dedicated to uses such as power generation plants, railroad facilities, communication towers, airports, etc.

MABLETON TOWN CENTER (MTC)



DEFINITION:

Mableton Town Center provides for areas that establish development standards and incentives to assist residences and businesses in having a desirable mixed-use community that is a walkable, green and a vital hometown that will be an even better place to live, work and play. Throughout the Mableton community, transect zones are established to guide developments that will respond to regional characteristics and needs. Guidelines for this category are listed below:

COMPATIBLE ZONING DISTRICTS:

Land use will be determined by specific transect zones. The zones range from T3, which is Sub-Urban Zone focusing more on low-density residential developments to T6, which is Urban Core Zone consisting of higher intensity uses. For more information on compatible zones please refer to the Mableton Form Base Code.

MABLETON TOWN CENTER (MTC) - Policy Guidelines

Specific development proposals shall be evaluated with respect to the following Policy Guidelines and Small Area Policy Guidelines.

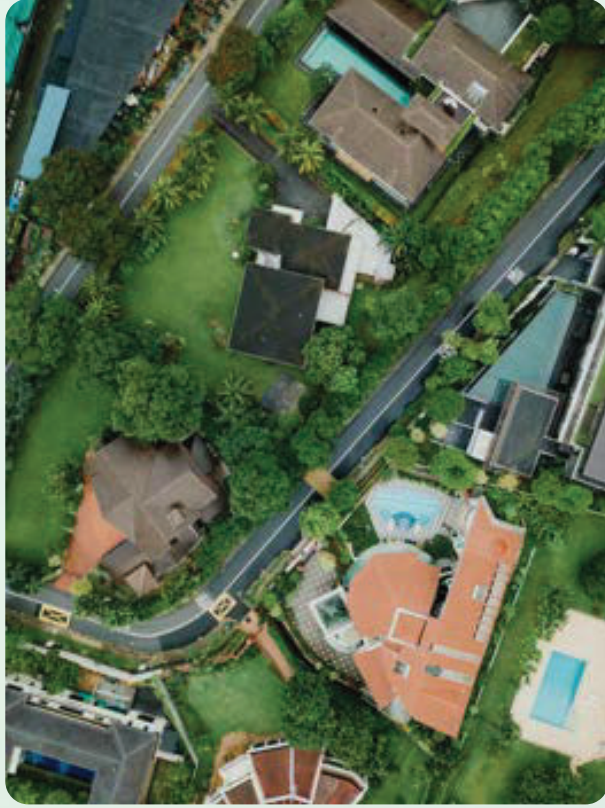
-  **MTC-P1** Mableton should retain its natural infrastructure and visual character through growth opportunities that encourage infill development in parity with the development of new communities.
-  **MTC-P2** Developments within the area should support Traditional Neighborhood Development (TND) or Regional Corridor Development (RCD) patterns and Mableton's vision of being a Lifelong Community.
-  **MTC-P3** Transportation corridors should be planned and reserved in coordination with land use.
-  **MTC-P4** Green corridors should be used to define and connect the town center area.
-  **MTC-P5** The community should include a framework of infrastructure to support all modes of transportation that would coordinate with the development patterns enabled by the code.
-  **MTC-P6** The architecture and landscape design should grow from local climate, topography, history and building space through energy efficient methods, where possible.
-  **MTC-P7** The harmonious and orderly evolution of the built environment should be secured through regulating the form of buildings.

The following are general development standards, however more specific standards exist according to the building's form, position, functions within the Traditional Neighborhood Development (TND) or Regional Corridor Development (RCD) zone and it's transect zone classification.

MABLETON TOWN CENTER (MTC) - Policy Guidelines (Continued)

-  **MTC-P8** Developments should be compatible with the density and intensity of uses based upon their building function;
-  **MTC-P9** The lot layout, building disposition and height should be defined by specific transect zone classifications in order to ensure appropriate compatibility with land uses within and outside of the MTC.
-  **MTC-P10** Exterior designs should be compatible with frontage standards and general requirements;
-  **MTC-P11** Permitted building functions, including residential, lodging, office, retail, civic and other functions, should be compatible with the allowable functions of the appropriate transect zones;
-  **MTC-P12** The quantity of required parking should be consistent with the building function;
-  **MTC-P13** Landscaping for properties should be consistent with established frontage types.

LOW DENSITY RESIDENTIAL (LDR)



DEFINITION:

Low Density Residential provides for areas that are suitable for low density housing between one (1) and two and one-half (2.5) dwelling units per acre and non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre, depending on existing conditions such as product type and mix, structure/building height, tract size, topographic conditions, etc. in order to provide compatibility with adjacent residential uses. This category presents a range of densities. Compatible Zoning Districts, Policy Guidelines, and Small Area Policy Guidelines are listed below:

COMPATIBLE ZONING DISTRICTS:

RR, R-80, R-40, R-30, R-20, R-15, OSC, RSL (non-supportive)

LOW DENSITY RESIDENTIAL (LDR)

Policy Guidelines

Specific development proposals shall be evaluated with respect to the following Policy Guidelines and Small Area Policy Guidelines.

- **LDR-P1** Proposals at the low end of the range of densities shall be encouraged in areas that are currently developed at similar densities.
- **LDR-P2** Proposals at the high end of the range of densities shall be encouraged in areas where adequate services and facilities can accommodate such densities and where such proposed densities do not adversely affect the stability of existing residential areas.
- **LDR-P3** New residential uses should be developed in a manner that helps protect the character of these areas.
- **LDR-P4** Any area of floodplain or wetlands shall be subtracted from the aggregate area of the site submitted for zoning or development prior to the calculation of residential density.

SMALL AREA POLICY GUIDELINES:

LDR-P5

Given the documented low impact nature of non-supportive senior living housing on County infrastructure and services, these housing units may reach five (5) dwelling units per acre, depending on existing conditions such as product type and mix, structure/building height, tract size, topographic conditions, etc. in order to provide compatibility with adjacent residential uses. Further, any of the housing units in this category must be located along an arterial roadway, as defined by the Cobb County Thoroughfare Plan, as may be amended from time to time.

LOW DENSITY RESIDENTIAL (LDR)

Small Area Policy Guidelines

LDR-P11

In an effort to encourage neighborhood compatibility, revitalization that occurs on Blair Bridge Road between Riverside Parkway (formerly Six Flags Drive) and South Gordon Road should be done in a manner that respects the existing character and density of the surrounding neighborhoods. Pockets of redevelopment should be accommodated to stabilize the housing stock. Any increases in density for the new developments should be minimal.

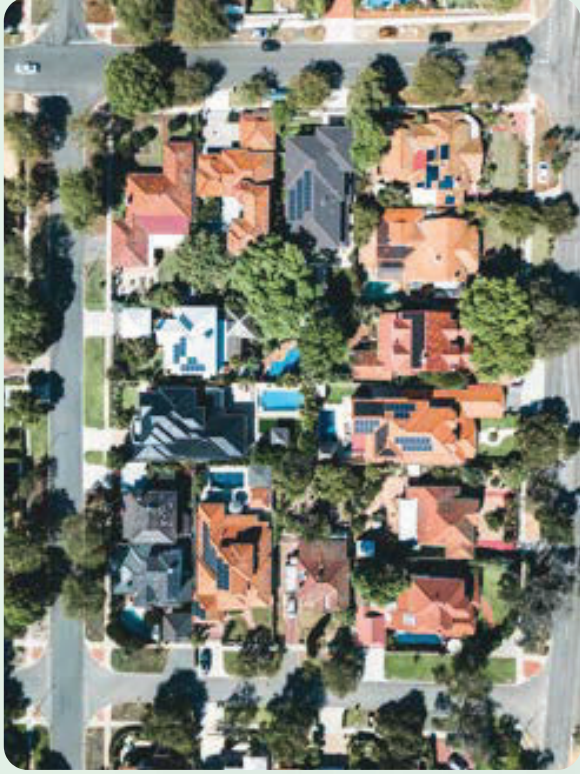


LDR-P12

Due to the existing residential uses and the proximity of industrial uses surrounding the LDR area north of Flint Hill Road, south of Powder Springs Road and west of Anderson Farm Road and Ewing Road, any new residential development will be encouraged to provide adequate buffering/screening to ensure the desirability and viability of the residential tracts.



MEDIUM DENSITY RESIDENTIAL (MDR)



DEFINITION:

Medium Density Residential provides for areas that are suitable for moderate density housing between two and one-half (2.5) and five (5) dwelling units per acre. This category presents a range of densities. Compatible Zoning Districts, Policy Guidelines, and Small Area Policy Guidelines are listed below:

COMPATIBLE ZONING DISTRICTS:

R-20, R-15, R-12, RA-5, RA-4, RD, FST, MHP, SC, PVC, RSL (non-supportive)

MEDIUM DENSITY RESIDENTIAL (MDR) - Policy Guidelines

Specific development proposals shall be evaluated with respect to the following Policy Guidelines and Small Area Policy Guidelines.

MDR-P1 Proposals at the low end of the range of densities shall be encouraged in areas that are currently developed at similar densities.

MDR-P2 Proposals at the high end of the range of densities shall be encouraged in areas where adequate services and facilities can accommodate such densities and where such proposed densities do not adversely affect the stability of existing residential uses. Single-family residential developments resulting in densities greater than four (4) units per acre may also be limited in overall acreage due to intense deforestation, drainage, and erosion and sedimentation concerns associated with such development. Specific restrictions may be codified in the City of Mableton Zoning Code and Georgia Zoning Ordinance.

MDR-P3 New residential uses should be developed in a manner that helps protect the character of these areas.

MDR-P4 MDR areas can serve as a transitional category between more intensive uses and less intensive uses.

MDR-P5 Affordable housing with open space and high-quality design should be encouraged to be developed in this category.

MDR-P6 Any area of floodplain or wetlands shall be subtracted from the aggregate area of the site submitted for zoning or development prior to the calculation of residential density.

MEDIUM DENSITY RESIDENTIAL (MDR) - Small Area Policy Guidelines

MDR-P8

In order to mitigate the land use conflicts that can arise from converting single-family residences and lots to individual commercial uses, the Mayor and Council shall determine the necessity for a unified development plan for the parcels within Land Lots 40 and 41 of the 17th District bordered by Floyd Road, Ayers Drive and Landers Road. All properties must be assembled and included in one rezoning/development plan. Architectural design encouraging two-story "brownstone" appearances, shared access, rear entry garages, no direct access to Floyd Road and land use transition will be of paramount importance. Rezoning applications will be evaluated for appropriateness based on these criteria. This is appropriate based on opportunities for commercial development on the west side of Floyd Road and to complement the Mable House historical complex.

MDR-P11

In order to generate a more contiguous transition between the Austell Road corridor and the surrounding stable single- family detached residential areas, new housing developments along Austell Road are encouraged to contain a substantial owner-occupied component. In addition, there is a need to encourage redevelopment and revitalization of some of the antiquated multi-family developments. The redevelopment should expand senior-housing opportunities, provide additional owner-occupied opportunities and/or provide new and updated rental units that meet current market demand, as long as the total number of rental units in the development is not increased.

MEDIUM DENSITY RESIDENTIAL (MDR) - Small Area Policy Guidelines (Continued)

MDR-P12

In an effort to encourage neighborhood revitalization, redevelopment along Six Flags Parkway, from Riverside Parkway (formerly Six Flags Drive) to Discovery Boulevard, should include attached and detached single-family residential structures using the full range of allowable densities under the MDR category.

MDR-P13

In an effort to encourage residential revitalization, redevelopment along South Gordon Road, from Factory Shoals Road to Mableton Parkway, 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.

MDR-P14

In an effort to encourage residential revitalization, redevelopment along Factory Shoals Road, from Riverside Parkway (formerly Six Flags Drive) to Mableton Parkway, 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.

MEDIUM DENSITY RESIDENTIAL (MDR) - Small Area Policy Guidelines (Continued)

MDR-P15

In recognition of the efforts to improve the quality of life of residents and businesses in the Mableton area, the Mayor and Council encourages adherence to the fundamental principles of New Urbanism to reflect places where all people can live throughout their lifetime. Specific approaches to the design of social spaces, streetscapes, recreation and entertainment facilities, transportation options, retail and residential buildings that incorporate the needs of an aging population are especially promoted in this area as discussed during the Atlanta Regional Commission's Lifelong Communities Program. With increasing life expectancies and varying levels of ability of the County's aging population, traditional building forms may be modified to reflect this new reality. Also, connectivity, diversity of housing stock, range of transportation options, walkable environment and access to retail, social and health services that provide quality of life at younger ages become essential for older adults. The Board of Commissioners supports staff coordination with other County departments and the community through public involvement to encourage these goals.

Due to the physical layout of Mableton, development efforts will require assemblage and phased redevelopment. This area provides an excellent opportunity to develop innovative land-management techniques such as land trust, tax allocation districts or other such policies and programs that could assist in meeting this desire. This proposed design could substantially improve the area's economy and standard of living.

In addition, it is essential to repair the local infrastructure to provide the connectivity, diversity and walkability missing in most of the Mableton area. Staff is committed to focusing on street network and safety in order to provide ample passive opportunities for healthy living and combining these with the flagship Mable House property enhancements; this would provide an exemplary healthy living environment for Lifelong Communities.

MEDIUM DENSITY RESIDENTIAL (MDR)

Small Area Policy Guidelines

MDR-P20

In an effort to mitigate any future land use conflicts between the Medium Density Residential neighborhood along Felton Lane and the Priority Industrial Area along Six Flags Parkway, it is recommended that any new development within the MDR provides appropriate buffering as determined by the Mayor and Council.

MDR-P22

In accordance with their action on January 17, 2017, the Board of Commissioners of Cobb County, as adopted by the City of Mableton has established an area of Medium Density Residential (MDR) north and west of an existing Neighborhood Activity Center (NAC) at the intersection of Floyd Road and White Boulevard. This is intended to allow for a step down in intensity that would serve as a transition between the commercial uses to the south and the single-family residential uses to the east, north and west. It is recommended that the western boundary of the area of MDR be considered a line of demarcation between lower-and-higher intensity uses.

MDR-P25

In an effort to encourage compatibility between conflicting land uses, the 16.4-acre tract of land along the west side of Sanders Road, known as the residential sector directly south of the Silver Comet Trail, is encouraged to be developed at the MDR scale. It is recommended that all lots include documentation in their property deed noting their close proximity to an industrial area and that a heavily landscaped berm be constructed along the eastern property line of the tract adjacent to Sanders Road, where appropriate, to help shield future homeowners from the adjacent industrial uses to the east.

HIGH DENSITY RESIDENTIAL (HDR)



DEFINITION:

High Density Residential provides for areas that are suitable for higher density housing between five (5) and twelve (12) dwelling units per acre. Density should be sensitive to surrounding areas and offer a reasonable transition of land use. Compatible Zoning Districts, Policy Guidelines, and Small Area Policy Guidelines are listed below:

COMPATIBLE ZONING DISTRICTS:

R-15, R-12, RA-4, RA-5, RM-8, RM-12, RM-16, FST, MHP, SC, PVC, UVC, RSL (non-supportive)

HIGH DENSITY RESIDENTIAL (HDR)

Policy Guidelines

Specific development proposals shall be evaluated with respect to the following Policy Guidelines and Small Area Policy Guidelines.

HDR-P1 Higher density housing should be located only in those areas with direct access to arterials or collectors in order to discourage neighborhood traffic intrusion and facilitate safe turning movements.

HDR-P2 HDR areas can serve as a transitional category between more intensive uses and less intensive uses.

HDR-P3 Affordable housing with open space and high-quality design should be encouraged to be developed in this category.

HDR-P4 Any area of floodplain or wetlands shall be subtracted from the aggregate area of the site submitted for zoning or development prior to the calculation of residential density.

SMALL AREA POLICY GUIDELINES:

HDR-P9 The following pertains to property located on the south side of Old Powder Springs Road, west of Dunn Road and associated with Z-18 of 2020: Developments should be encouraged to allow no more than eight units per acre, and the units shall be for individual ownership.

Reference Maps

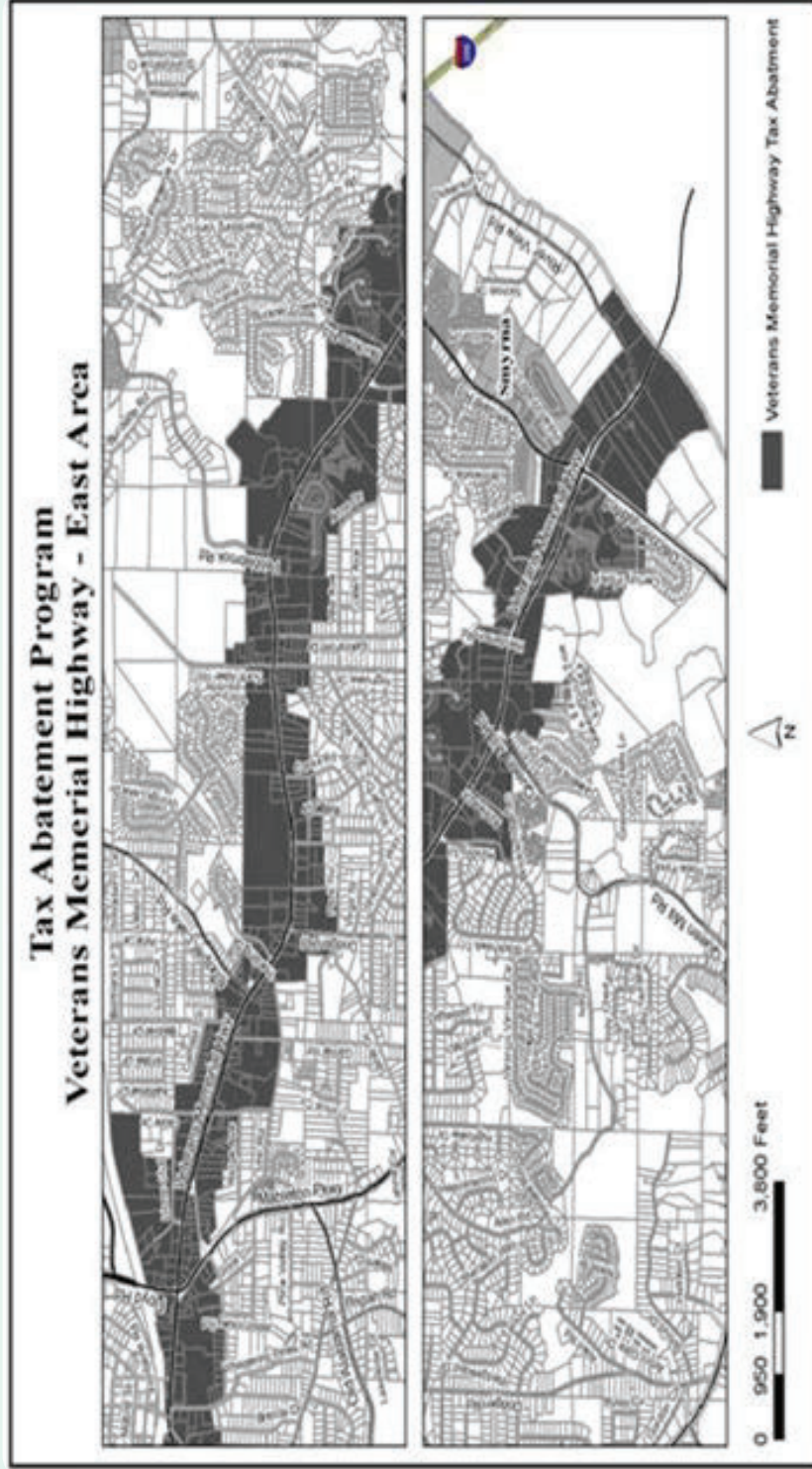


Figure 3

Reference Maps

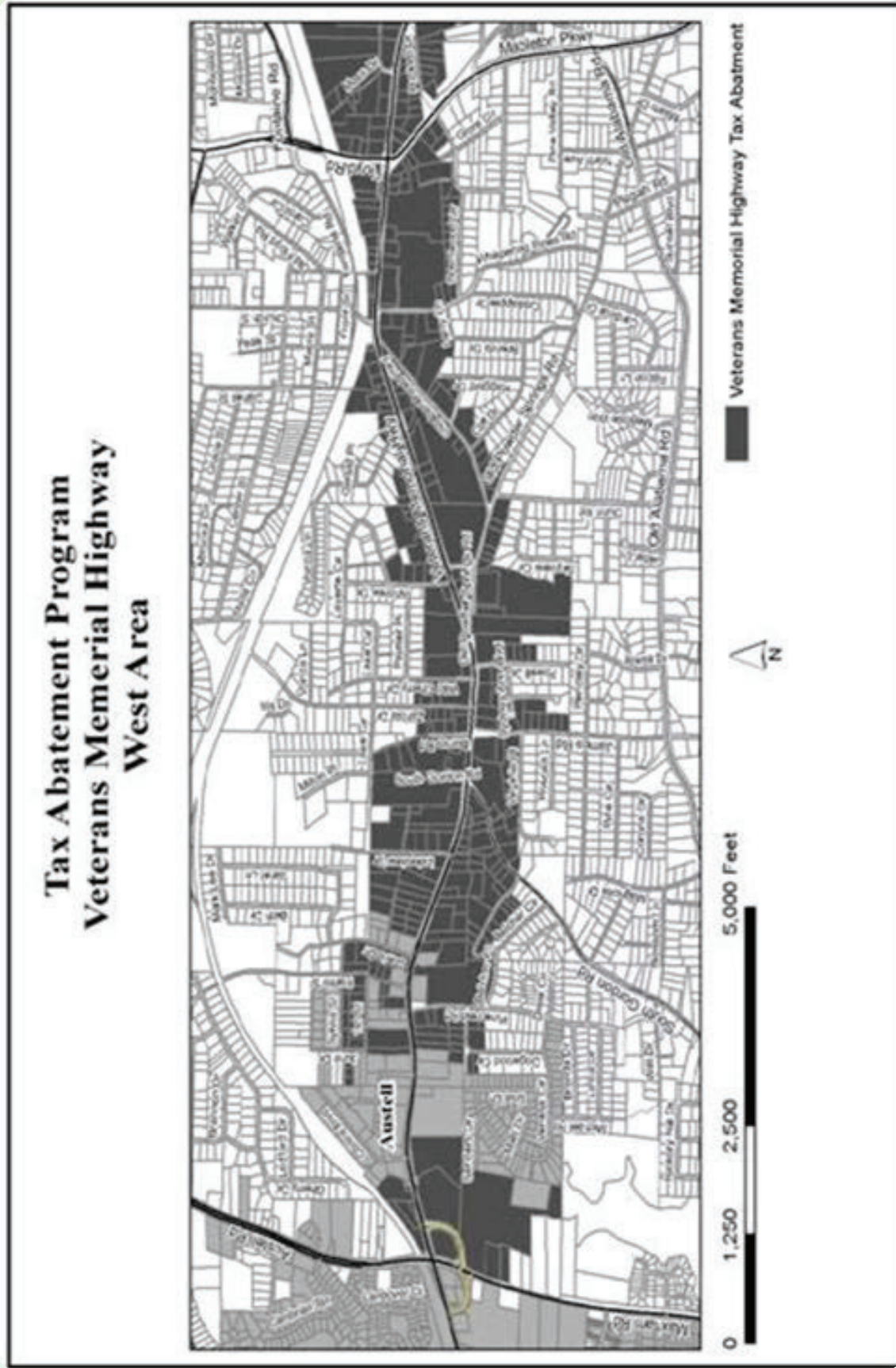


Figure 4

Reference Maps (Overlay Zones)

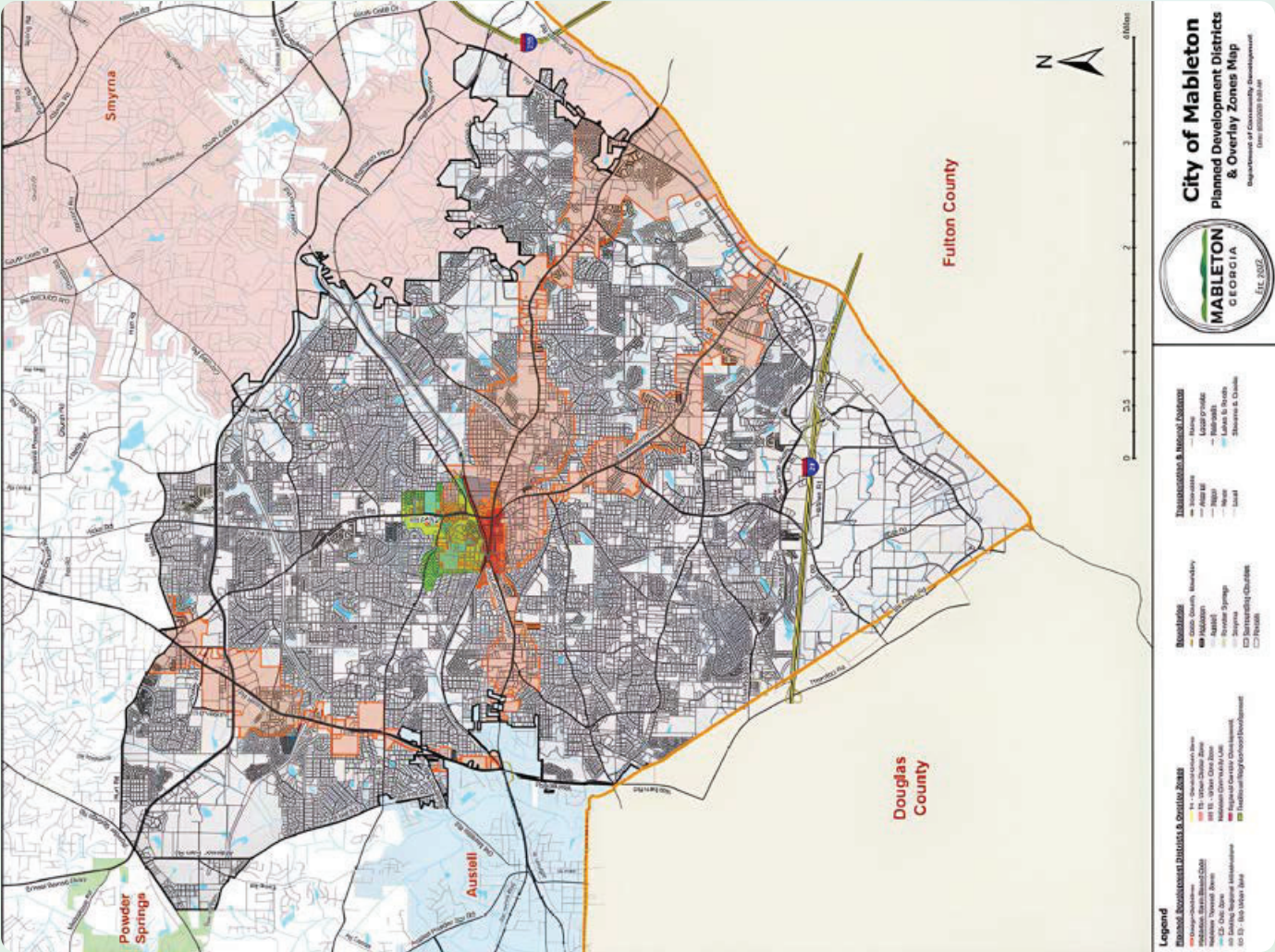


Figure 5

Reference Maps

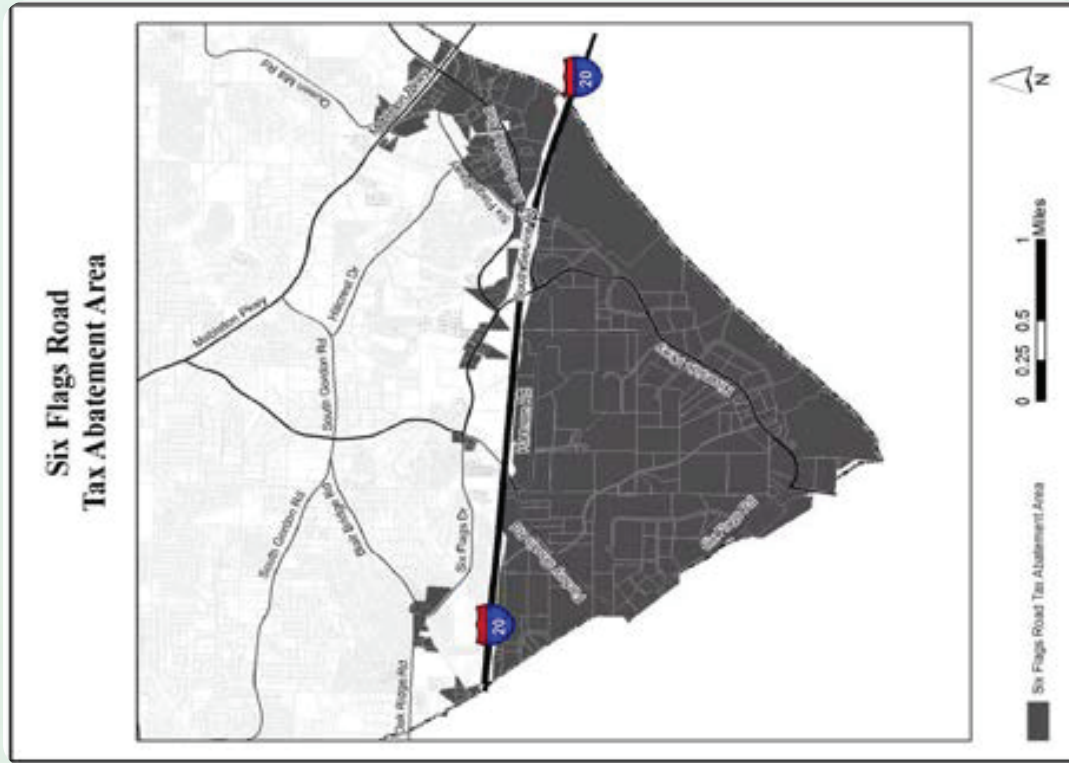


Figure 6

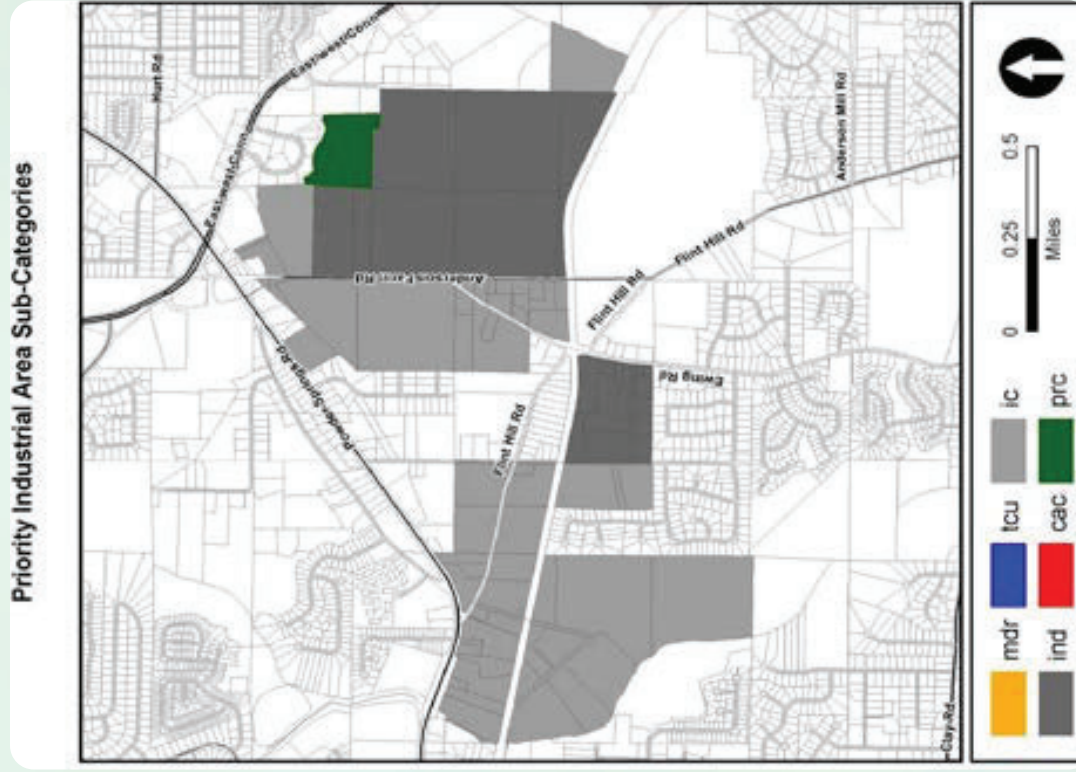


Figure 7

Reference Maps



Figure 8

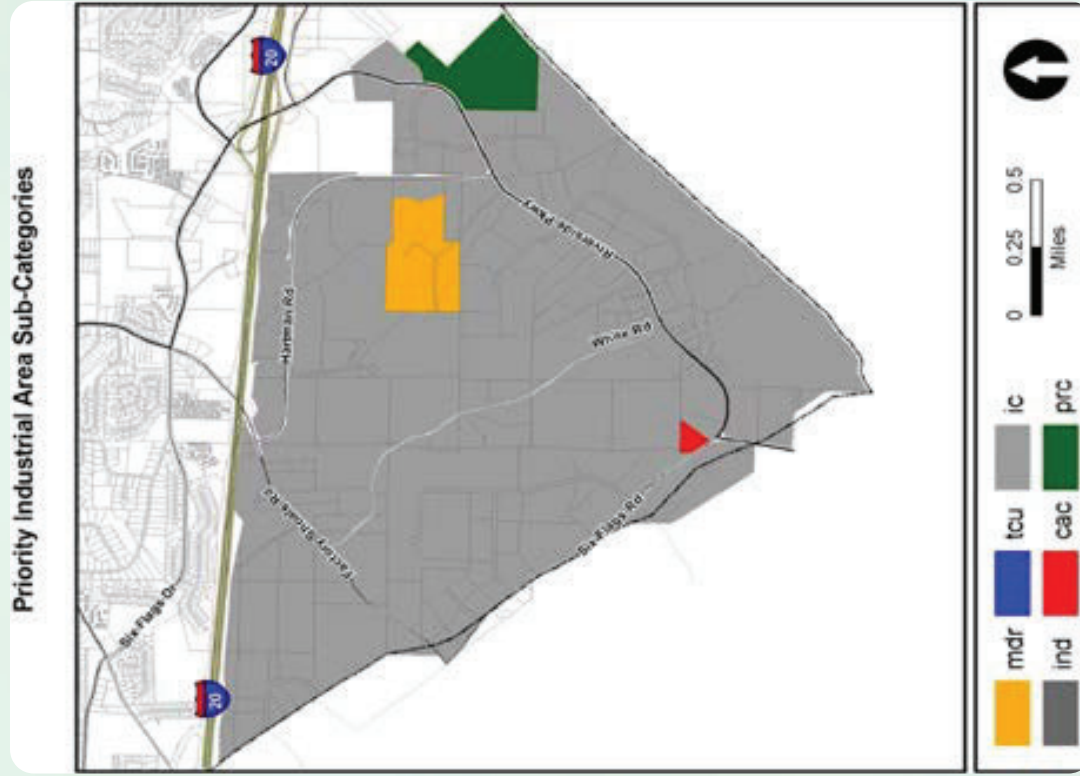


Figure 9

Reference Maps

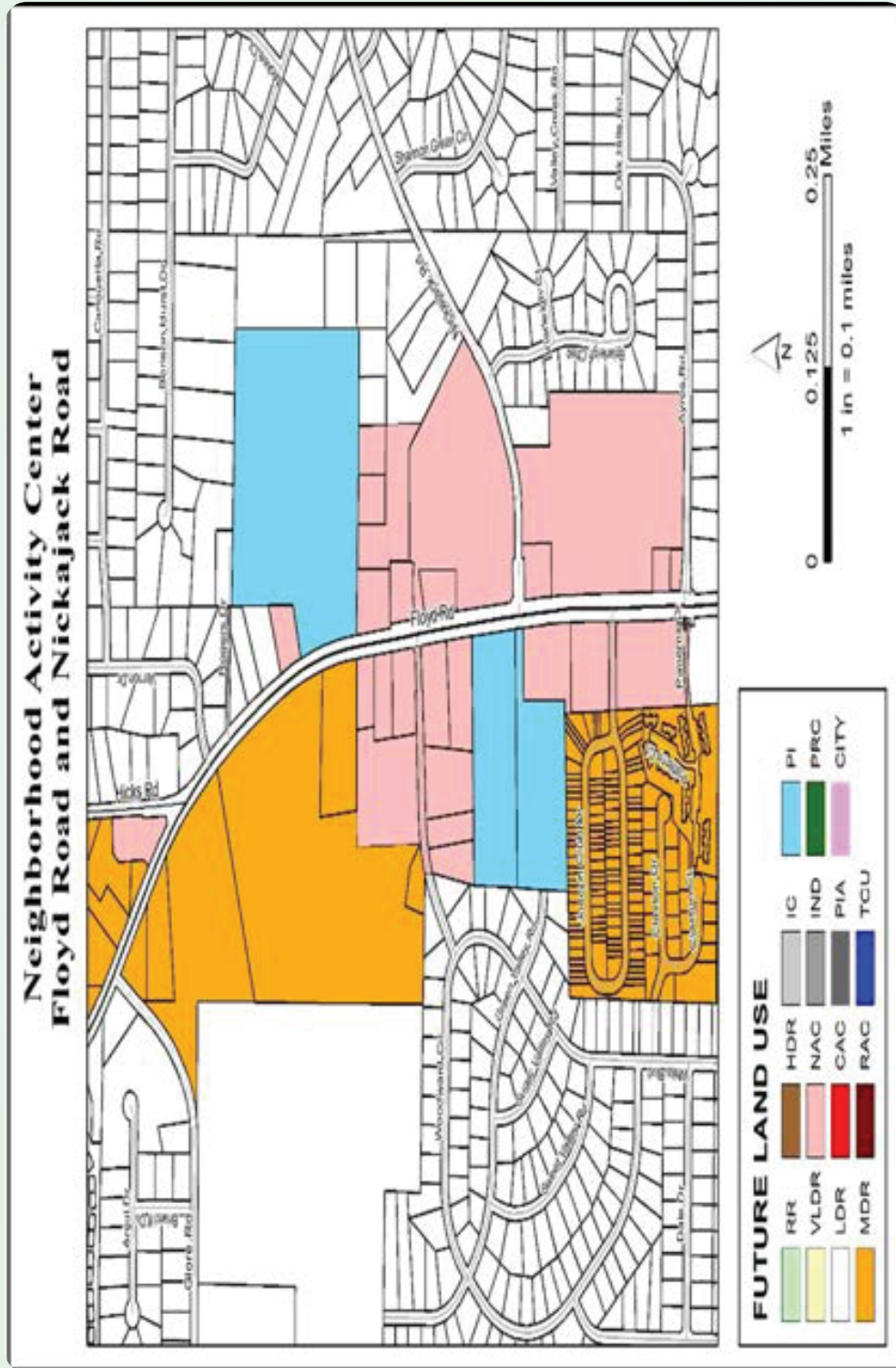


Figure 10

Reference Maps

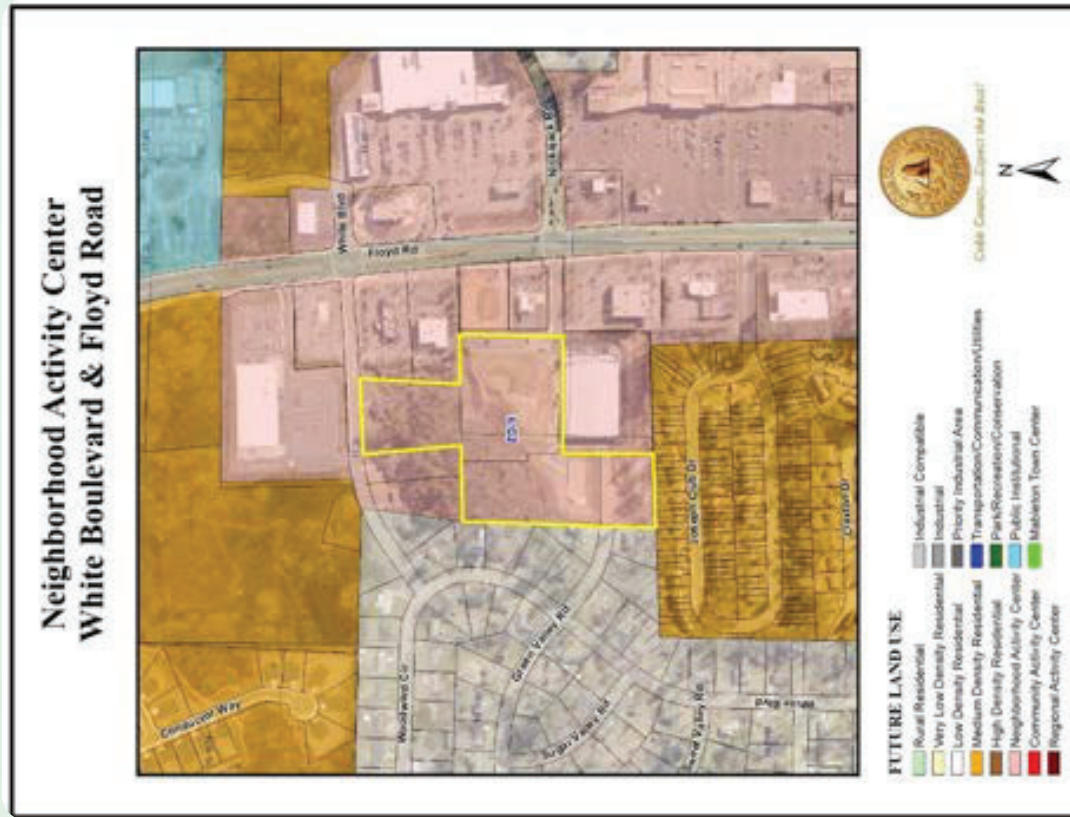
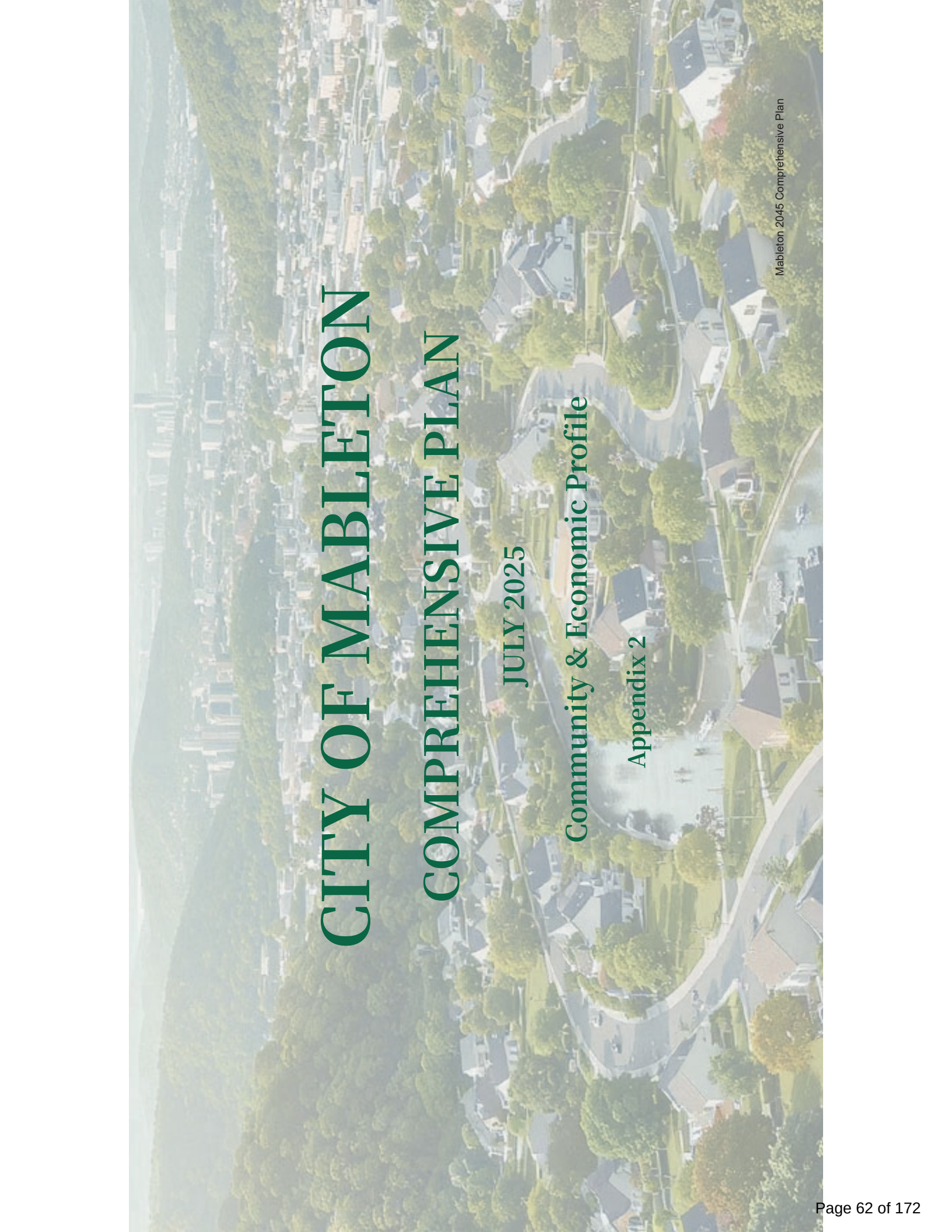


Figure 11



Figure 12



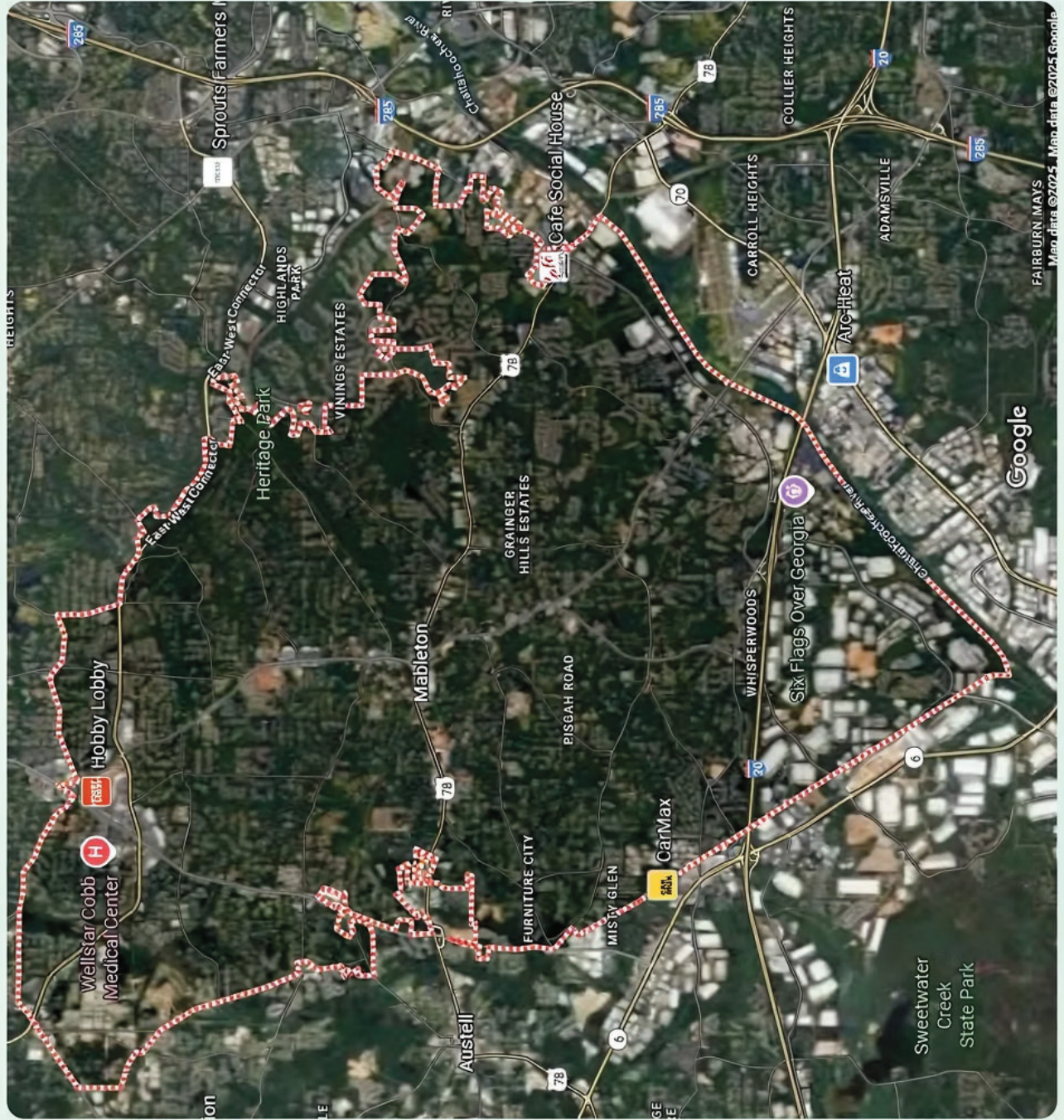
CITY OF MABLETON COMPREHENSIVE PLAN

JULY 2025

Community & Economic Profile

Appendix 2

Mableton Community & Economic Profile



Introduction & Historical Context

This report examines existing conditions in the City of Mableton across a range of topics and measures. Understanding the current state of the people, land and facilities is a critical component to the comprehensive planning process. Data and information presented in this analysis serves as a baseline for future planning and provides the foundation for the vision, goals and policies of the City of Mableton's 2045 plan.

The information contained within is derived from a variety of sources including the following: U.S. Census data, Atlanta Regional Commission Cobb County Government, and the City of Mableton. Past plans and studies, geographic datasets as well as local knowledge and input were provided during the community engagement process and by City staff.



Historical Background

Native American Heritage

The area was originally home to the Cherokee and Creek Nations and included native settlements such as Sweet Water Town and Nickajack.

19th Century Development

During the 19th century, Mableton developed into a rural farming and railroad community. One of its most notable historic landmarks is the Robert Mable House, built in the 1840s, which still stands as a community arts center today.

Civil War Era

The region also contains remnants of Civil War defenses, including preserved earthworks and structures known as "Shoupades".

Modern Incorporation

Officially incorporated in 2023, marks a significant shift in the governance and identity of this once-unincorporated region of Cobb County, Georgia.

Originally established in the 1840s as a key stop on the Southern Railway, the town was named after Robert Mable, a Scottish immigrant and early settler known for his civic contributions. For over a century, Mableton retained a largely rural character, with agriculture and small-scale commerce forming the backbone of its economy.

By the mid-20th century, changes in transportation, industrialization, and urban sprawl began to reshape Mableton's landscape. The construction of interstates I-285 and I-20 brought Mableton within strategic proximity to Atlanta, attracting residents who sought suburban living with access to urban job markets. Between the 1970s and early 2000s, Mableton transformed into a predominantly residential suburb, experiencing rapid housing development and commercial strip expansion along major corridors like Veterans Memorial Highway.

The 2023 incorporation reflects both a desire for stronger local representation and the need to direct economic development, infrastructure investment, and land use planning more effectively through municipal governance.

Mableton, Georgia – Setting Overview

Location & Geography

Mableton is located in southern Cobb County, approximately 15 miles west of downtown Atlanta. The area features gently rolling hills and lies within the watershed of the Chattahoochee River. Its elevation ranges from about 800 to 1,100 feet above sea level, and the landscape is shaped by its proximity to the Eastern Continental Divide.

Climate & Environment

Mableton experiences a humid subtropical climate, characterized by hot, humid summers and mild winters. Average summer temperatures reach the high 80s and occasionally the low 90s, while winter temperatures generally hover in the low 40s. The area receives around 50 inches of rainfall annually, with thunderstorms common during warmer months. Snowfall is rare and typically light. Portions of Mableton have some level of flood risk, especially near the river and creeks.



Community & Character

Mableton offers a mix of historic charm and suburban development. The downtown district features a blend of older homes and civic landmarks that define its identity. Residents enjoy access to parks, nature trails, community centers, and the arts through places like the Mable House Arts Center. The Silver Comet Trail and nearby green spaces offer outdoor recreation opportunities. Mableton is known for its cultural diversity, strong community spirit, and increasing civic engagement.

The City of Mableton's natural beauty, abundant vegetation, proximity to water features, location within the Atlanta metropolitan region and its rich historical and cultural heritage provide assets that make the city a desirable place to live and work. The appeal of these attractions has contributed to its rapid growth in the past and will continue to attract people and businesses in the future.

Demographic Overview

Demographic Overview Mableton has undergone substantial population growth over the last 50 years. Starting with approximately 10,000 residents in 1970, the population grew to nearly 30,000 by the year 2000. According to the U.S. Census Bureau, the population reached 37,115 in 2010 and climbed to 41,331 by the 2019 decennial census. This trend reflects both internal growth (births) and immigration fueled by relatively affordable housing and convenient transportation access.

Recent American Community Survey (ACS) estimates suggest that the population surpassed 42,000 by 2023. Recent estimates from the American Community Survey (ACS) indicate that Mableton's population exceeded **42,000** by 2023. The **Atlanta Regional Commission (ARC)** projects this number will reach approximately **52,000 by 2050**, reflecting a **26% increase** over three decades. This steady, moderate growth underscores the importance of proactive planning for infrastructure, housing, and public services to meet future demand.

It is important to note that these ACS and ARC figures are based on data from the **2022 U.S. Census Bureau estimates**, which do not fully account for the **entire boundary** of the newly incorporated City of Mableton. More recent local estimates place the current population at approximately **78,000 residents**, with projections rising to **94,000 by 2050**. This expanded estimate reflects the broader geography of the incorporated city and suggests a more significant growth trajectory, emphasizing the need for comprehensive urban development strategies.

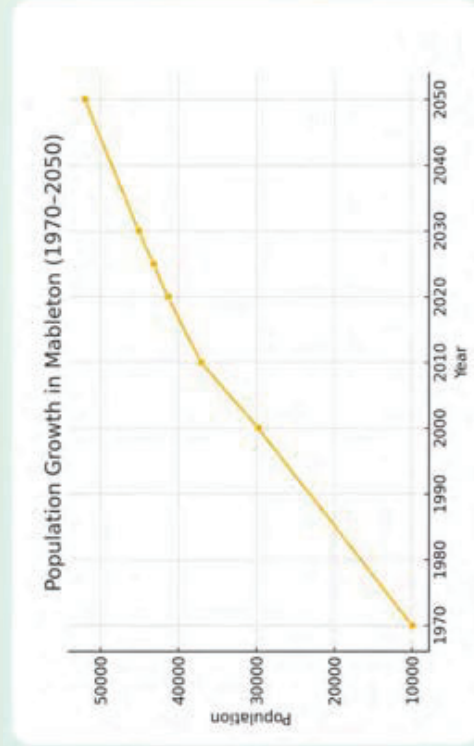


Figure 1

Age & Gender Distribution

Age & Gender Distribution Demographic data show that Mableton has a youthful and working-age dominant population. As of 2020:

26.1%

Youth Population
Children under 18 years old comprise 26.1% of the population. This substantial youth population necessitates significant investment in public education, parks, libraries, and recreational programming.

60.4%

Working Age Adults
Adults between 18 and 64 made up 60.4%, forming the city's core workforce and primary tax base.

13.5%

Senior Population
Seniors aged 65 and older accounted for 13.5%. While there is currently a smaller share, the proportion of seniors is expected to double by 2040 in line with national trends.

Gender distribution is balanced: women represent approximately 51.5% of the population, while men account for 48.5%. This gender parity supports gender-inclusive policy planning in employment services, healthcare, public safety, and community leadership.



Figure 2

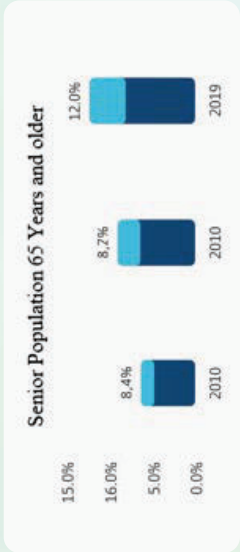


Figure 3

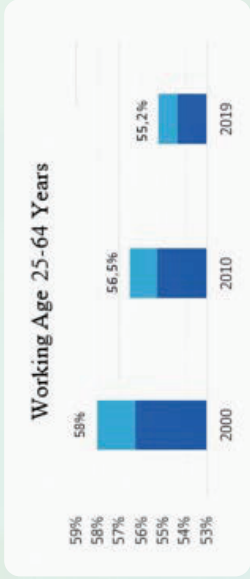


Figure 4

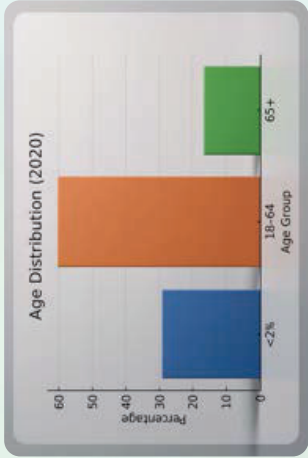


Figure 5

Racial & Ethnic Composition

Racial & Ethnic Composition Mableton is one of the most racially diverse communities in Cobb County. Based on the 2022 U.S. Census Bureau Data:

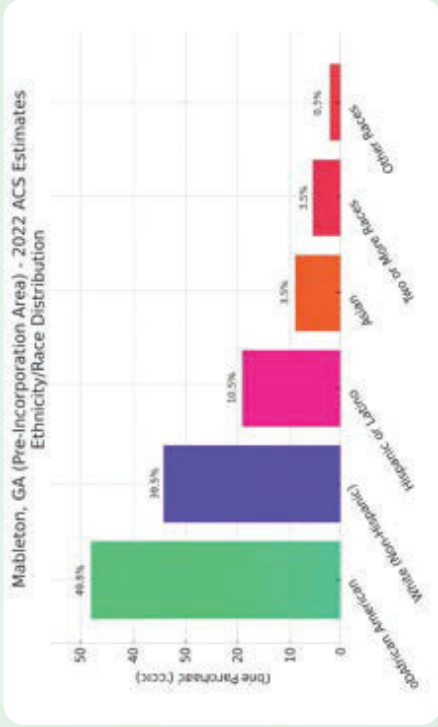


Figure 6



Figure 7

This diversity offers cultural richness and economic opportunity, yet it also requires the city to be deliberate in its outreach, representation, and equitable allocation of resources. Language access, immigrant support services, and minority-owned business development should be central to Mableton's inclusive city-building approach.

In 2022 ACS estimates for pre-incorporation Mableton, GA, **Black or African American residents** made up the largest share at ~49.5%, followed by **White (Non-Hispanic)** at ~34.5%. **Hispanic or Latino** residents, the fastest-growing group, accounted for ~10.5%. Smaller shares included **Asian** (~3.5%), **Two or More Races** (~2.0%), and **Other Races** (<1.0%, including Native American and Pacific Islander)

Projections from ARC indicate that the Hispanic and Asian populations are growing faster than other groups. Their combined growth—estimated at 5–7% increases by 2050 —will contribute to Mableton's continued transformation into a multicultural urban suburb.

Income & Educational Attainment

Between 2000 and 2019, Mableton's median household income rose from \$51,200 to \$71,500 nearly 40% increase. However, income growth has not been uniform across all households. While many families have seen improved wages, inflation and rising housing costs have offset some of these gains.

According to 2023 estimates, median household income now stands around \$84,662, with per capita income at \$41,024. Despite these gains, Mableton still lags slightly behind other cities in Cobb County in terms of median household income, with these cities averaging about \$98,000 to \$240,000, revealing a need for targeted economic development and upward mobility initiatives.

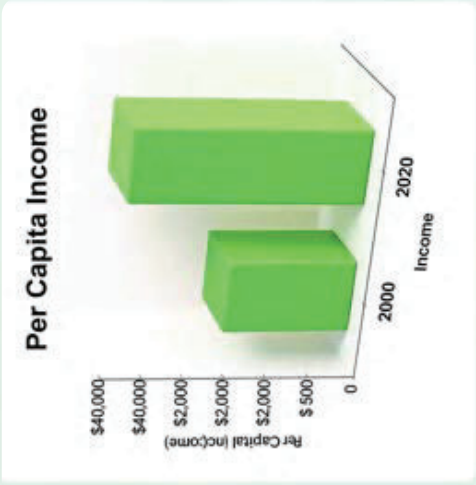


Figure 8

Educational attainment is a key factor in income potential. Among residents aged 25 and older:

- 18% have at least a high school diploma
- 30% hold a bachelor's degree or higher

Educational investments, especially in technical training, adult learning, and partnerships with nearby colleges will be crucial in closing the wage gap and expanding employment access in higher-paying fields.

Educational Attainment 2020

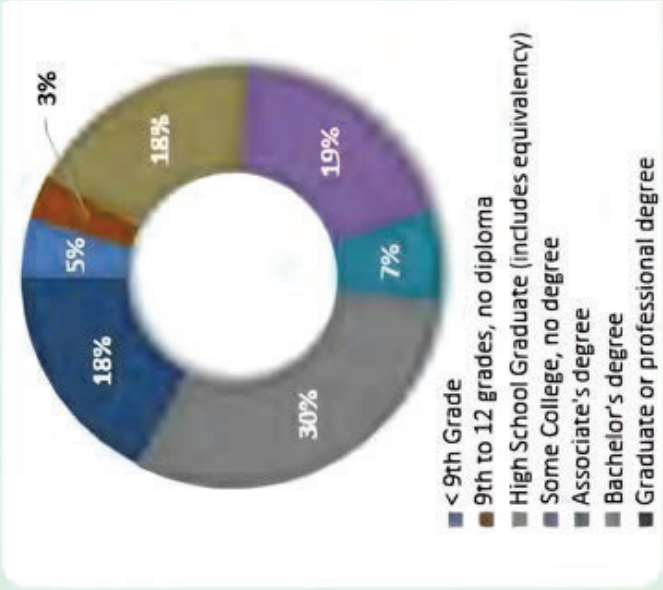


Figure 9

Households

The United States Census Bureau defines a household to "include all the persons who occupy a housing unit as their usual place of residence". The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated people who share living arrangements. Since 2015, the **City of Mableton** has experienced **modest but steady household growth**. In 2020, the estimated number of households was around **15,200**, increasing to about **15,343 by 2023**, reflecting a **1–2% annual growth rate**. The **average household size** has remained stable at just under **2.0 persons** per household. **Homeownership is strong**, with approximately **75% of households owner-occupied** and 25% renter-occupied. While earlier data (2015–2019) is less accessible at the city level due to pre-incorporation status, trends indicate consistent residential development and housing stability.

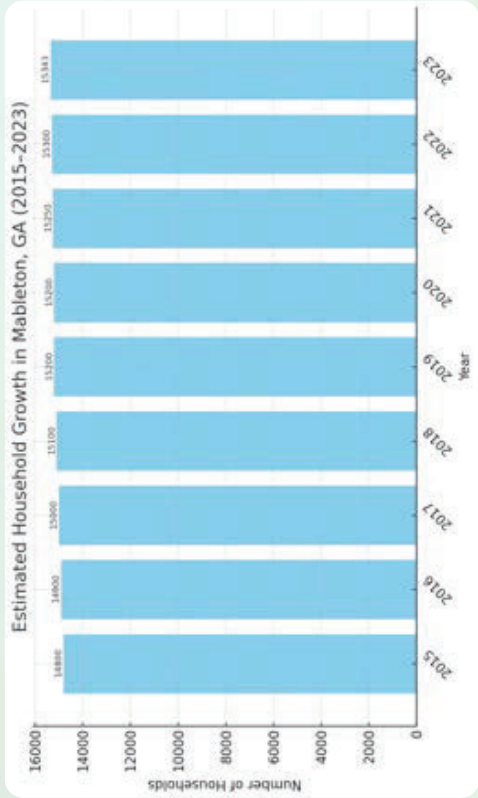


Figure 10

Source: U.S. Census Bureau - American Community Survey – Decennial Census

Non-family households have remained steady over the last 10 years. Between 2010 and 2019 the Non-Family Households have made up between 30.7% and 33.5% of the overall households in the City of Mableton. The percentage of Households with children under the age of 18 is decreasing, while the number of Households with at least one adult 65 and over is increasing. Householders living alone are also increasing while single householders with children are trending lower.

Consistent with the projected growth in population, the number of households in the City of Mableton is also forecasted to grow. By 2050, it is anticipated that the number of households in Cobb will rise to 408,242. That is a 42% increase from the number of households that were estimated in 2019.

Housing Affordability

Housing Affordability In 2019, Mableton's median home value was approximately \$283,000. As of 2023, home values have risen to roughly \$306,000, driven by Metro Atlanta's housing demand and limited new supply in established neighborhoods.

Renters, who comprise about 25% of the housing market, face particular challenges. Median monthly rent is around \$1,400, and nearly 4 in 10 renter households spend more than 30% of their income on housing⁴ meeting the federal definition of "cost-burdened."

The city's housing stock includes older single-family homes, duplexes, and apartment complexes, many of which are decades old. While this mix offers some affordability, aging infrastructure and limited new development threaten long-term housing security. Mableton must consider zoning reforms, affordable housing incentives, and neighborhood revitalization to ensure a diverse range of housing options for current and future residents.

Housing Units and Tenure

Based on the 2019–2023 American Community Survey estimates, the City of Mableton has approximately **16,693 housing units**, reflecting an increase of about **700 units** since 2020. Over the past few years, **owner-occupied housing has shown a modest upward trend**, rising from about **74.5% in 2022 to 75.2% in 2023**, while **renter-occupied housing has declined slightly**, now accounting for **24.8% of occupied units**. As of 2023, **nearly three-quarters of all housing units are owner-occupied**, indicating a gradual shift toward more stable homeownership in the Mableton community.

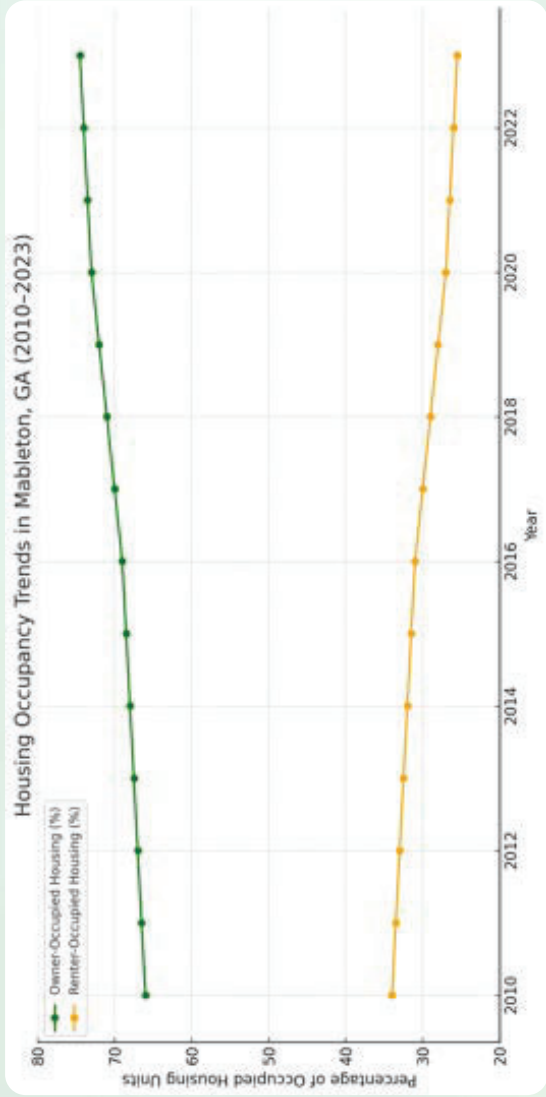


Figure 11

Housing Types

Most housing units in 2019 were single-family units detached at 66.40%. Housing with 10 units or more made up 16.9% of the housing in the city and single-family attached units covered 8.5% of the housing type. Since 2010, the largest increase in housing type was single-family attached housing, which grew 1.5%. Housing with 10 or more units grew one half of a percent and single-family detached housing increased by one tenth of a percent since 2010.

Source: U.S. Census Bureau - American Community Survey 3 Decennial Census

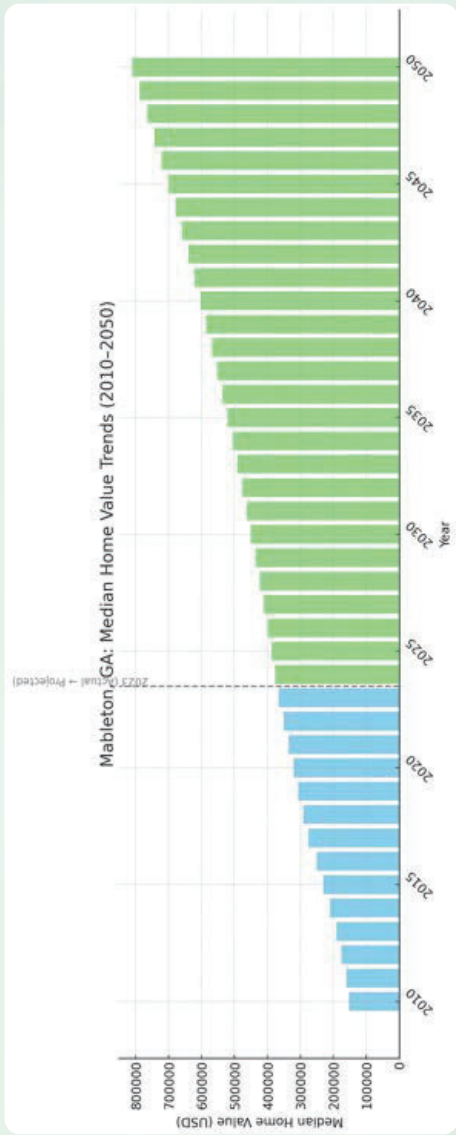


Figure 12

Cost Burden

City residents who pay more than 30% of their income towards housing costs are considered cost burdened. The county-wide percentage of all homeowners who are cost burdened is around 22.5% as of 2019. However, almost half of renters are cost burdened. Both owner occupied and renter occupied cost burdened households are trending upward.

Homelessness Trends (2020–2025)

Homelessness Trends (2020–2025) While direct homelessness data specific to Mableton is limited, the Cobb Continuum of Care (GA-506) reports a gradual increase in homelessness across the county. The most recent Point-in-Time (PIT) counts show:

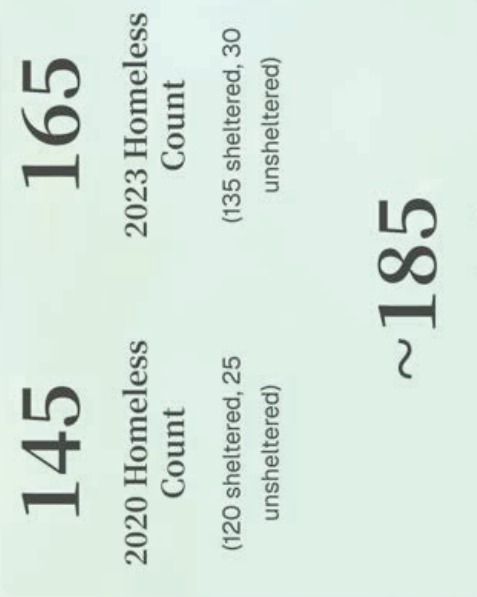


Figure 13

Projection

Estimated homeless individuals

These numbers likely underrepresent the true scale due to underreporting and mobility among unsheltered populations. Mableton's incorporation presents an opportunity to invest in homelessness prevention through partnerships with nonprofits, funding for transitional housing, and support services like job training and mental health care.

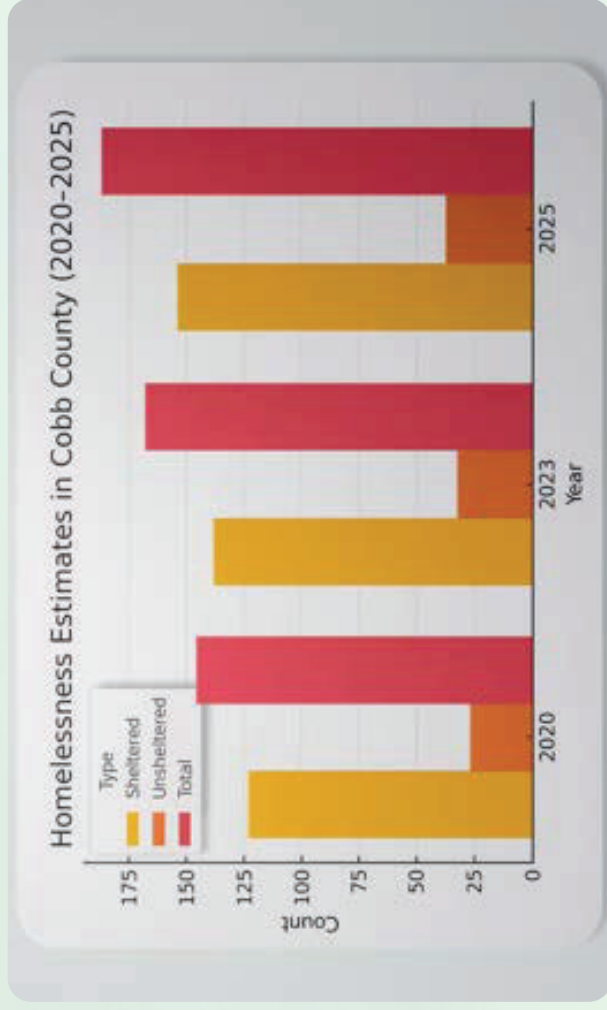


Figure 14



There are several non-profit and faith-based organizations in Mableton whose mission in the city is to address special needs and homeless population. Many of these organizations utilize funds from programs administered by the Community Development Block Grant (CDBG) Program Office administered through the U.S. Department of Housing and Urban Development, as well as private and corporate donations, and other government funding sources. These organizations are an important asset to the City of Mableton and are vital to ensuring that all city residents have their needs and issues addressed.

Poverty

The overall poverty rate in City of Mableton increased from 8.4% in 2005 to a peak of 13.9% in 2010. Since then, the poverty rate has slowly diminished to 8.1% as of 2019. Poverty rates in the City of Mableton remain well below the State and National levels. However, there are pockets of poverty-stricken communities in central and south areas of Mableton. Some of these areas have 28% to 34% of the population living below the poverty level.

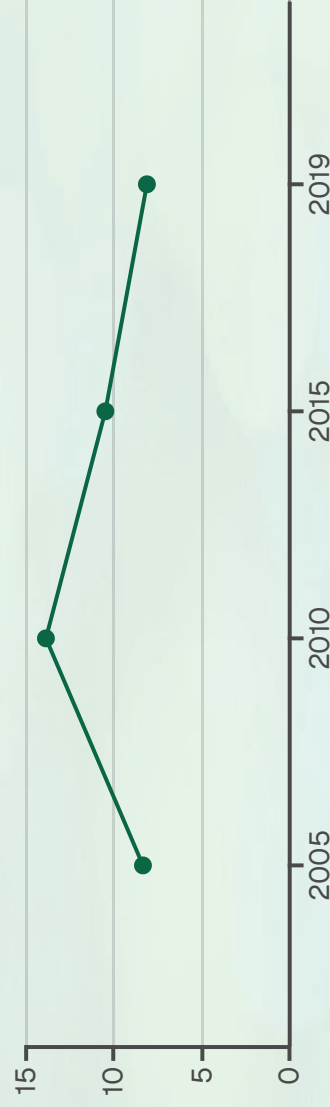


Figure 15

Economic Development & Employment

As of 2023, Mableton, GA had an estimated labor force of approximately **22,800 residents**, with a labor force participation rate close to **70.4%**, mirroring Cobb County averages. Employment is concentrated in **management, health care services, office and administrative support**, and **business and financial operations** occupations. The top industries employing Mableton residents include **professional, scientific & technical services, retail trade**, and **manufacturing**.

The highest-paying industries for Mableton residents are **real estate and rental & leasing** (median earnings **Utilities** (\$87,917), and **finance & insurance** (~\$84,866). Employment growth has been steady, and regional projections from the Atlanta Regional Commission indicate that the Atlanta metro area will add over **840,000 jobs by 2050**, reaching a total of **4.58 million jobs**. Mableton's labor force is expected to grow in parallel, particularly in its dominant employment sectors.

These trends reflect a stable and diverse economic base, with strong prospects for long-term workforce growth. The City of Mableton is well-positioned to benefit from regional expansion, especially in high-paying industries, reinforcing its role as a key employment hub in southwest Cobb County.

Summary Table

Category	Value / Trend
Labor Force Participation	~70.4% of working-age residents
Top Occupations	Management; Office/Admin Support; Business/Financial Ops
Leading Industries	Professional Services; Retail; Manufacturing
Highest Median Wages	Real Estate & Rental; Utilities; Finance & Insurance
Labor Force Projection	Aligned with regional forecast of growth to 2050

The city's access to I-285 and I-20 makes it a prime location for warehousing, logistics, and healthcare expansion. Investment in job training and infrastructure (e.g., broadband, transit) is essential to attract and retain diverse industries.

In 2020 the top five (5) occupations in the City of Mableton included Health Care and Social Assistance, Retail Trade, Education Sector, Manufacturing, Administration, Support, Waste Management and Remediation Services, Professional Scientific & Technical Services, and Accommodation and Food Services. Employment will continue to increase out to 2045. Cobb County is forecasted to add approximately 24% more jobs by 2050.

Employment by Job Sector – City of Mableton

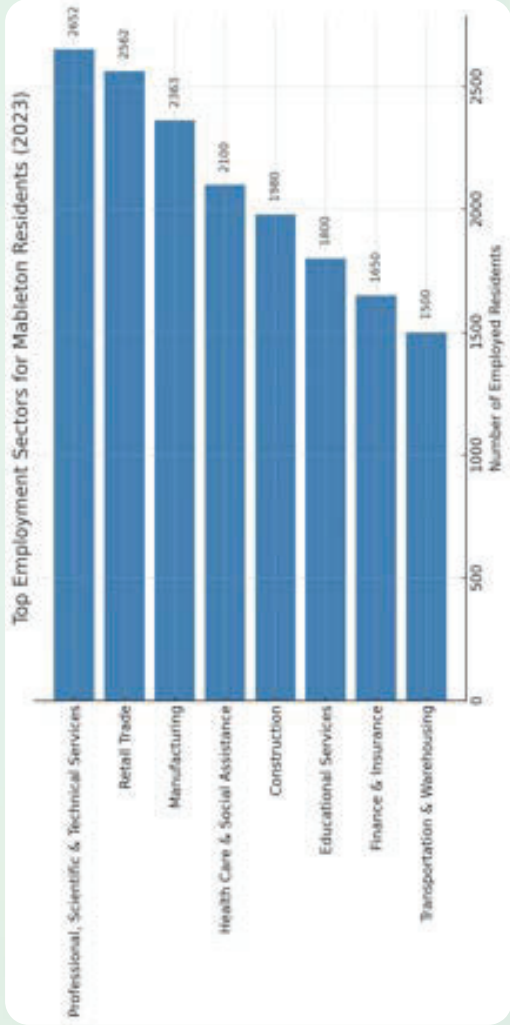


Figure 16

Source: Georgia Department of Labor Figure 19: Source: Georgia Department of Labor

In the short-term, out to 2028, most of the jobs will be in the healthcare and personal care services followed by Arts, Design, Entertainment, Sports, and Media and Education, Training and Library. In the long term, out to 2045, the forecasted increase in jobs will be in Finance and Insurance, Professional and Technical Services, Construction, Healthcare and Social Assistance followed by Retail Trade. Utilities, Agriculture, Mining, Manufacturing and Transportation and Warehousing jobs is expected to drop by 2050. Overall, Mableton is looking at a projected increase of 101,382 jobs between 2020 and 2045. Most of the jobs will continue to be in and around existing employment centers that stretch along I-20, I-285 and I-75.



Figure 17

Economic Development Resources

The City of Mableton has numerous resources that help keep it a competitive area for business, industry and tourism. These resources include low taxes, economic incentives, technical colleges, and a team of Economic Development professionals and partners.

The following are economic development incentive programs that businesses and industries may take advantage of if certain criteria are met:

- Federal Opportunity Zone

Entrepreneurship and Innovation Grant Program
- Business Retention

Targeted Industry
- Special Economic Impact

Façade Improvement Program
- Enterprise Zones

Commercial and Industrial Property Rehabilitation Program

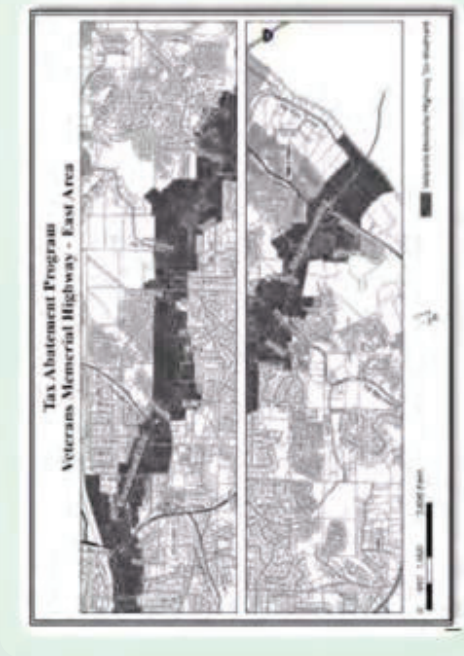


Figure 18

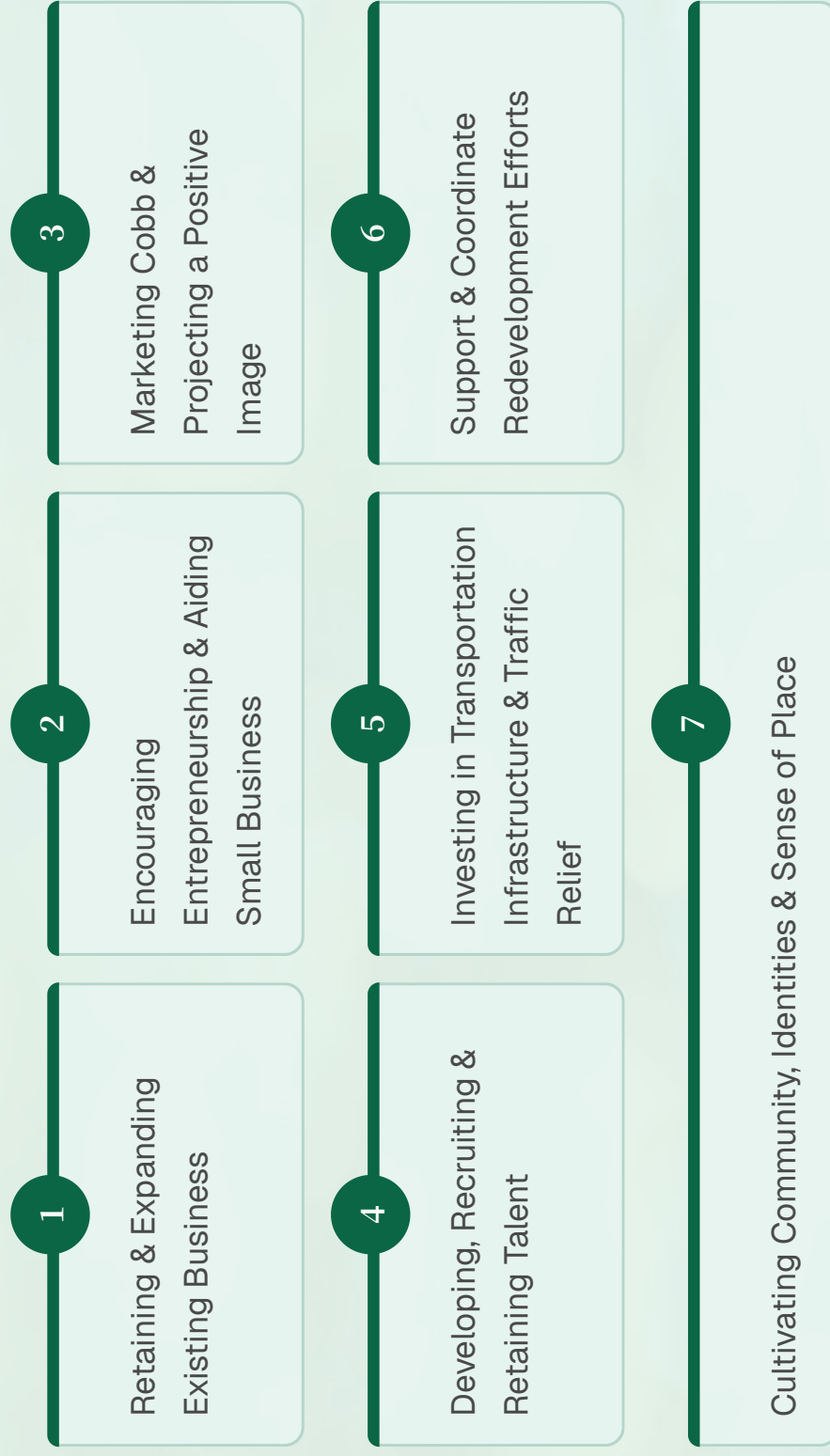
Source: Cobb County Comprehensive Plan (2022)



Figure 19

Mableton's Competitive EDGE

The City of Mableton's Chamber of Commerce shall be launched to lead in creating Mableton's Competitive EDGE. The EDGE was the first-ever, community-wide, public-private partnership. It brings together all of Mableton's economic development partners into a unified effort. The primary objective for Mableton's EDGE is to help local businesses expand, grow small business, recruit new businesses, create a more educated workforce and revitalize our communities and infrastructure through seven strategic "seeds" for success. The seven "seeds" are listed below.



As part of the EDGE plan, there were also seven strategic industry targets that were identified for Cobb to pursue in the years to come. Based on the strong competitive advantages that support an existing clustering effect in the City of Mableton, the seven targets were classified and grouped into two categories: Core Cluster Targets, and Growth Opportunity Targets.

Core Cluster Targets

The Core Cluster Targets take advantage of and leverage specific, localized industries that have already clustered in the City of Mableton.



Information Technology & Software



Professional & Business Services



Wholesale Trade & Logistics

Growth Opportunity Targets

The industry targets that do not exhibit a clustering effect but merit strategic targeting due to their growth potential are considered growth opportunities.



Health Care Services



Travel & Tourism



Bioscience

The City of Mableton's Community Development Division shall work closely with relevant Redevelopment Authorities to revitalize and redevelop target areas in the City of Mableton that have been underinvested or underutilized with the overall intent to promote and create favorable locations for trade, commerce, industry and employment opportunities. The City of Mableton's Economic Development and Community Development Departments shall work together to create a movement of programming, new progressive ordinances and incentives focused in the City of Mableton to assist economic growth in this area. The impetus of the economic development department movement is the City of Mableton's revitalization Implementation Strategy. It shall be designed to serve as a guide for future actions that will function as the primary basis for preserving, protecting and enhancing South Cobb's existing assets with the greater goal to build new market share for the area and to improve the quality of life for those that reside there. This includes promoting the new Mableton Form Based redevelopment district, Six Flags redevelopment opportunities, branding the City of Mableton and educating private investors and business owners on the many strengths and opportunities in the South Cobb area, including redevelopment site incentives, Enterprise Zones and Opportunity Zones.

Redevelopment Inventory

The City of Mableton is limited to undeveloped land for development, and those smaller undeveloped tracts will continue to dwindle over the next 30 years. As a result, it will become more important that the City promote and encourage redevelopment initiatives and programs to ensure growth occurs in areas where infrastructure is in place. This will accommodate future population and business growth, while preserving character areas of the county and rejuvenating aging commercial corridors and older residential areas.

Economic Target Areas

Mableton's economic target area" refers to the city's focused zones and sectors prioritized for economic revitalization and growth. Through planning, redevelopment, and financial tools, the city is directing investment toward:

Commercial Corridors

Veterans Memorial Highway,
Mableton Parkway, and the East-
West Connector

Center City

The newly forming "Center City"
at Floyd Road & Veterans
Memorial Parkway—envisioned
as a pedestrian-friendly,
mixed-use hub with retail, civic
destinations, and potential future
city hall

Urban Redevelopment Areas

City-designated Urban
Redevelopment Areas (URAs),
begun under the Urban
Redevelopment Plan to address
blight and encourage
redevelopment (specifically Area
1 near Mableton Parkway &
Puckett Drive).

Six Flags Special Services District (SFSSD)

The City of Mableton shall be adopting the **Six Flags Special Services District (SFSSD)** structure from Cobb County as a strategic framework for the rejuvenation and upgrading of the city, while leveraging economic development measures for the benefit of its residents. Established in 2017, the SFSSD levies a 3.5-mill tax on commercial properties in a 2,593-acre zone near Six Flags Over Georgia. By 2024, it generated about \$1.7M dedicated to infrastructure, safety, beautification, and economic growth. The district's ~6,650 residents have a median household income of \$36.8K (~45% of Cobb County), with a young, diverse population and ~9,239 jobs, primarily industrial. Key initiatives include streetscapes, signage, and redevelopment of the 50-acre Magnolia Crossing via the South Cobb Redevelopment Authority.

Target Industries in the Economic Strategy

Based on local strengths, labor force skills, and regional strategic position, Mableton is targeting growth in these sectors:



Healthcare & Social Assistance

~22% of local jobs



Retail Trade

~18% of local jobs



Manufacturing & Light Industrial

~12% of local jobs



Education

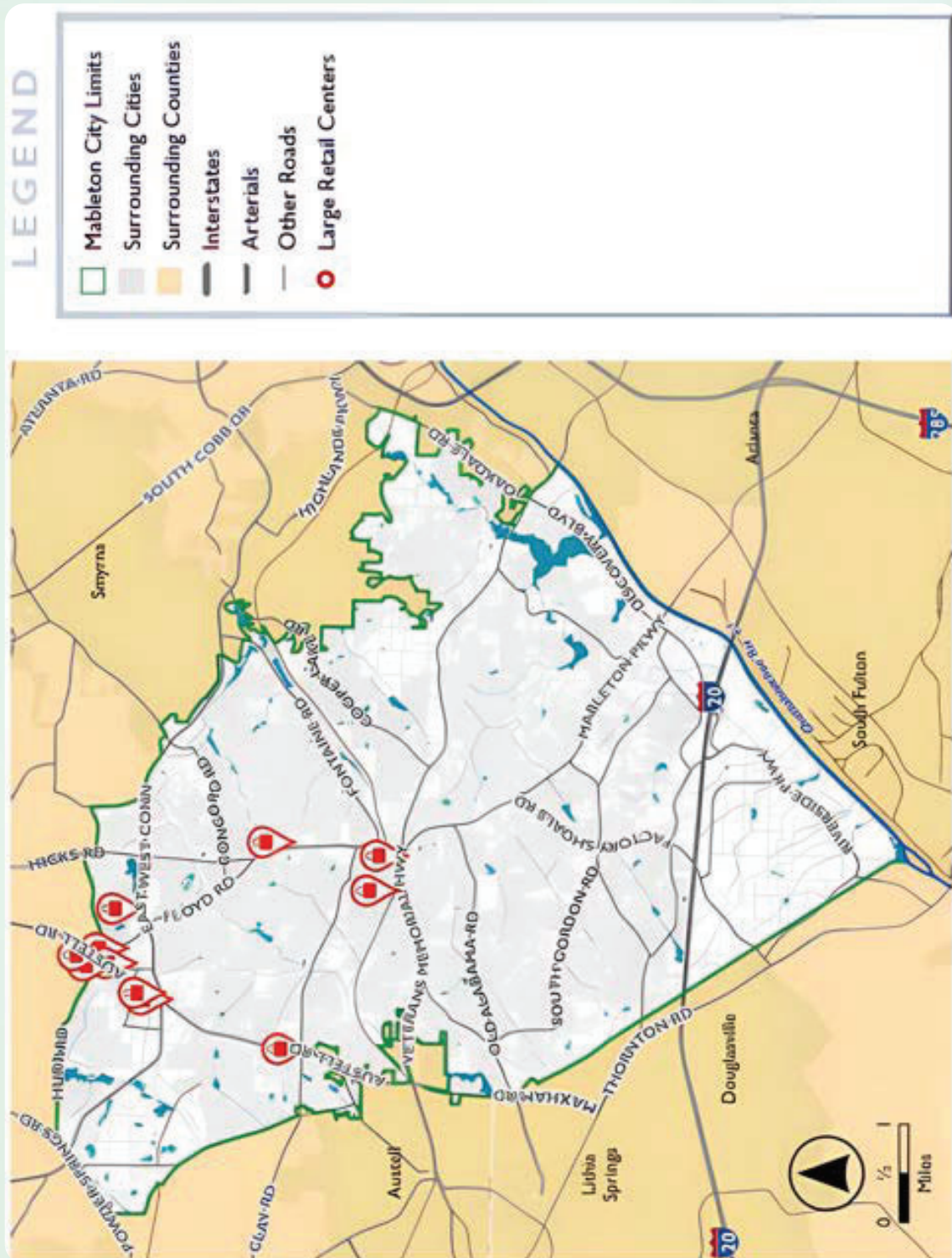
~15% of local jobs

Professional, Technical & Administrative Services

~10% of local jobs

Municipal leaders are also actively working to attract logistics, distribution, and industrial firms along I-20 and major corridors. Companies like Crystal Springs and Caterpillar have already established operations in Mableton, drawn by lower costs and highway accessibility.

Location of Large Retail Centers



Business Incentives & Economic Support

Mableton offers several incentives to support business growth which includes; Access to Georgia State programs such as the Job Tax Credit, Invest Georgia Exemption (for local capital raising), and Research & Development Tax Credits for qualified companies Scout City-run programs including small business support, volunteer-run events like Taste of Mableton, and annual Economic Development Summits run by the Mableton Improvement Coalition (MIC), focused on entrepreneurship and local business ecosystems

Redevelopment Focus Areas (The URA)

The Urban Redevelopment Plan (2024) identifies Area 1 near Mableton Parkway and Puckett Drive as a "pocket of blight," meaning it has deteriorated structures, aging infrastructure, and underutilized land. The city may acquire property, improve streets and utilities, and offer mixed-use zoning to attract private investment that aligns with long-term development goals.

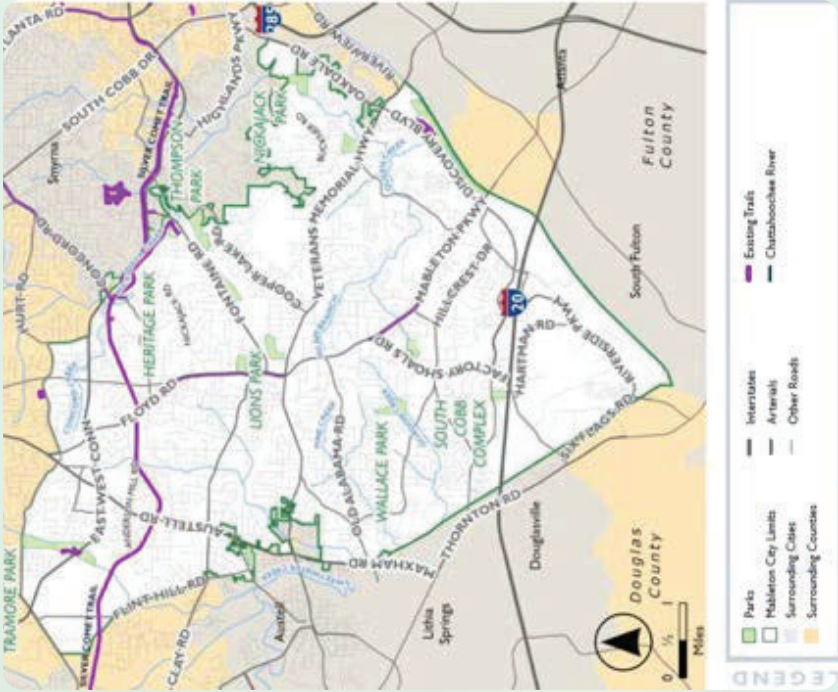
Redevelopment Sites

1057 Veterans Memorial Highway	780 Veterans Memorial Highway
1336 Veterans Memorial Highway	Church Street and Mable Street
1480 Veterans Memorial Highway	2546 Powder Springs Road
1245 Veterans Memorial Highway	3757 Floyd Road
676 Veterans Memorial Highway	5055 Austell Road
3413 Austell Road	5590 Mableton Parkway
1887 Powder Springs Road	320 Riverside Parkway
2745 Powder Springs Road	380 Veterans Memorial Highway

Table 2: Source: Cobb County Comprehensive Plan (2022)

Transportation

As part of Mableton's inaugural Comprehensive Plan for 2045, the Transportation Development Element outlines a forward-looking strategy to build a safe, accessible, equitable, and efficient transportation network for the city's growing population. With the community expected to reach approximately 52,000 residents by 2050, and given its strategic location near I-285, I-20, and major arterial corridors, transportation investment is essential to supporting long-term economic vitality, environmental sustainability, and community well-being.



Vision

Mableton will become a connected, walkable, and transit-ready city, offering residents and businesses diverse mobility options that reduce dependence on single-occupancy vehicles while promoting livability and resilience.

Key Transportation Challenges

Limited east–west and north–south connectivity, especially in residential areas off Mableton Parkway and Veterans Memorial Highway

- Traffic congestion and cut-through pressure along major corridors, particularly during peak commuting hours
- Lack of sidewalks, bike lanes, and safe pedestrian crossings in key school zones and commercial areas
- Insufficient last-mile connectivity to regional transit services (CobbLinc and MARTA)
- Aging infrastructure, including two-lane roads in need of widening, resurfacing, or realignment

Strategic Goals



Modernized Transportation Infrastructure

Upgrade arterial roads like Mableton Parkway (SR 139), Floyd Road, and Veterans Memorial Highway

Improve traffic flow through intersection redesigns, signal synchronization, and access management



Expand Multi-Modal Access

- Construct sidewalks and protected bike lanes on priority corridors
- Develop a greenway trail network connecting parks, schools, and neighborhoods
- Ensure ADA-compliant pedestrian infrastructure citywide



Enhance Public Transit Access

- Collaborate with CobbLinc and MARTA to extend bus routes, introduce rapid bus lines, and develop transit stops with shelters, lighting, and real-time signage
- Explore feasibility of transit-oriented development (TOD) near major nodes like Floyd Road & Veterans Memorial Hwy



Improve Freight & Industrial Mobility

- Designate industrial truck routes and modernize freight access to reduce congestion in residential zones
- Invest in curbside and delivery zone management for logistics growth



Increase Safety & Resilience

Adopt a Vision Zero policy to eliminate traffic fatalities through traffic calming, roundabouts, and speed enforcement

Design climate-resilient infrastructure (e.g., elevated crossings, stormwater-proof roads)

Priority Projects (Short–Mid Term: 2025–2035)

- Floyd Road Complete Streets Initiative
- Mableton Parkway Corridor Redesign & Streetscape
- Safe Routes to School around Riverside Primary and Pebble brook High

East-West Connector Trail Connector Connection to the Silver Comet Trail

Neighborhood Transit Hubs with micro-mobility stations (e-bikes, scooters)

Long-Term Objectives (2035–2045)

- Develop a City-wide Transportation Master Plan aligned with ARC's Regional Transportation Plan
- Integrate smart traffic management systems and signal upgrades using real-time analytics
- Build a Community Mobility Fund leveraging SPLOST revenues, grants, and public-private partnerships
- Implement transit-ready zoning overlays to support mixed-use, walkable districts

Equity & Community Engagement

Transportation equity is central to this plan. Mableton will ensure that historically underserved neighborhoods including those east of I-285 and south of Veterans Memorial Highway—receive prioritized infrastructure upgrades. Ongoing public input will shape funding decisions, with regular updates published through the city's planning portal and town hall meetings.

Conclusion

The 2045 Transportation Element lays the groundwork for a more mobile, inclusive, and future-ready Mableton. By expanding multimodal options, improving safety, and leveraging regional partnerships, the city will create a transportation system that supports economic growth, enhances quality of life, and reflects the values of its residents.



Strategic Outlook to 2045

Strategic Outlook to 2045 Mableton is expected to grow to approximately 94,000 residents by 2045—a 26% increase from its 2020 base. This growth must be managed carefully to preserve quality of life, environmental sustainability, and equitable access to city resources.

Policy focus areas should include:

As a newly incorporated city, Mableton has a unique window of opportunity to shape its urban identity. Through inclusive planning, data-driven policy, and community engagement, the city can create a resilient, thriving, and equitable future for all residents.

CITY OF MABLETON

2045 COMPREHENSIVE PLAN

JULY 2025



Regional Water Plan & Environmental Criteria

Appendix 3

Regional Water Planning Framework

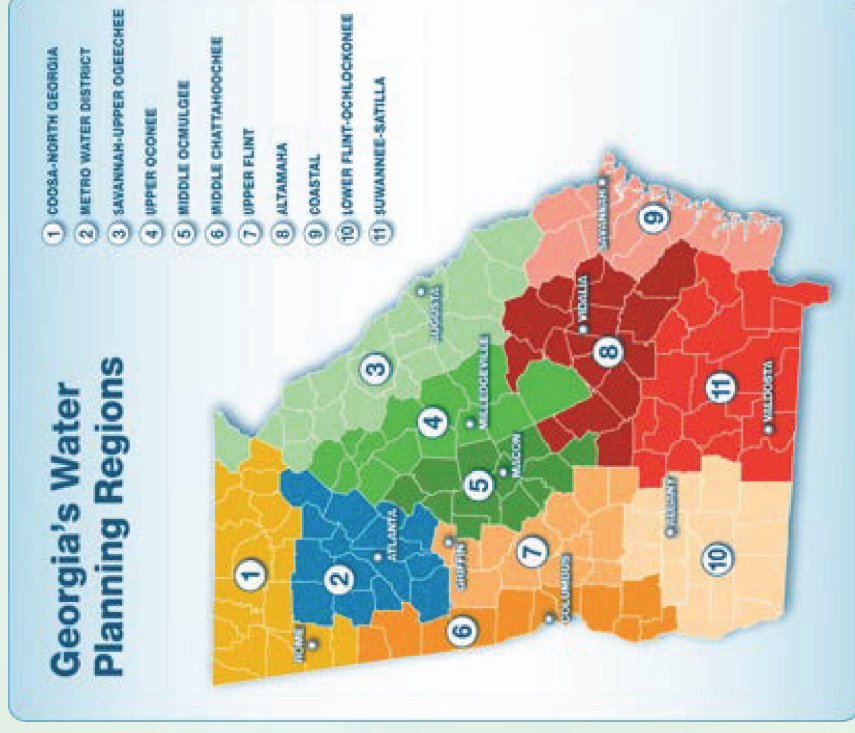
Planning for adequate water supply and distribution, wastewater treatment and stormwater management is important in preparing the county for future growth and emergency preparedness. Water provides public health protection, fire protection, support for the economy and quality of life. Good water stewardship is essential to the overall fabric of The City of Mableton.

The "Minimum Standards and Procedures for Local Comprehensive Planning" encourages each local governments in the State of Georgia to review the Regional Water Plan covering its area and the "Georgia State Rules for Environmental Planning Criteria" (O.C.G.A 12-2-8) to determine if there is a need to adapt local implementation practices or development regulations.

Metropolitan North Georgia Water Planning District

Mableton lies within the Metropolitan North Georgia Water Planning District (MNGWPD) a 15-county region centered on Metro Atlanta. Created in 2001, it's one of Georgia's 11 statutory regional water planning councils tasked with planning water supply, conservation, wastewater, and watershed health through.

The MNGWPD merged its three separate plans (water supply, wastewater, watershed) into a comprehensive Water Resource Management Plan, updated in 2017 and again in 2022, integrating policy across these sectors.



Regional Planning Map

Map: Georgia's Regional Water Planning Areas.

Cobb County and Mableton reside within the Metro Water District region, covering river basins like Chattahoochee and Etowah. These guides inform local planning criteria and water policy.

Environmental Planning Criteria (EPC)

Under Georgia's Planning Act (1989) and ARC's Regional Resource Plan (Plan 2040), Environmental Planning Criteria (EPC) safeguard vital natural resource areas, including:

- 1 Water supply watersheds
- 2 Wetlands
- 3 River corridors
- 4 Groundwater recharge zones
- 5 Protected natural features like escarpments and cultural landscapes

Cobb County's Appendix 6 (2022 Comprehensive Plan update) details local rules for these criteria:

- Minimum lot sizes (often 20,000 sq ft) for septic systems
- Restrictions on hazardous waste sites in recharge zones
- Stormwater runoff controls for industrial/commercial sites
- Protection of wetlands per Section 404 of the Clean Water Act

Water Management Plans

Water Supply & Water Conservation Management Plan

The Water Supply and Conservation Management Plan provides the framework for meeting long-term supply demand. It is a holistic plan that looks at regional issues. However, it provides recommendations for local water planning to ensure an adequate water supply for future populations.

Watershed Management Plan

The Watershed Management Plan details strategies and recommendations for both effective watershed and stormwater management and water quality protection. The plan provides local and optional watershed management measures which are to be performed at the local level.

Wastewater Management Plan

The Wastewater Management Plan defines long-term strategies for comprehensive wastewater management across the region and provides local wastewater planning considerations.

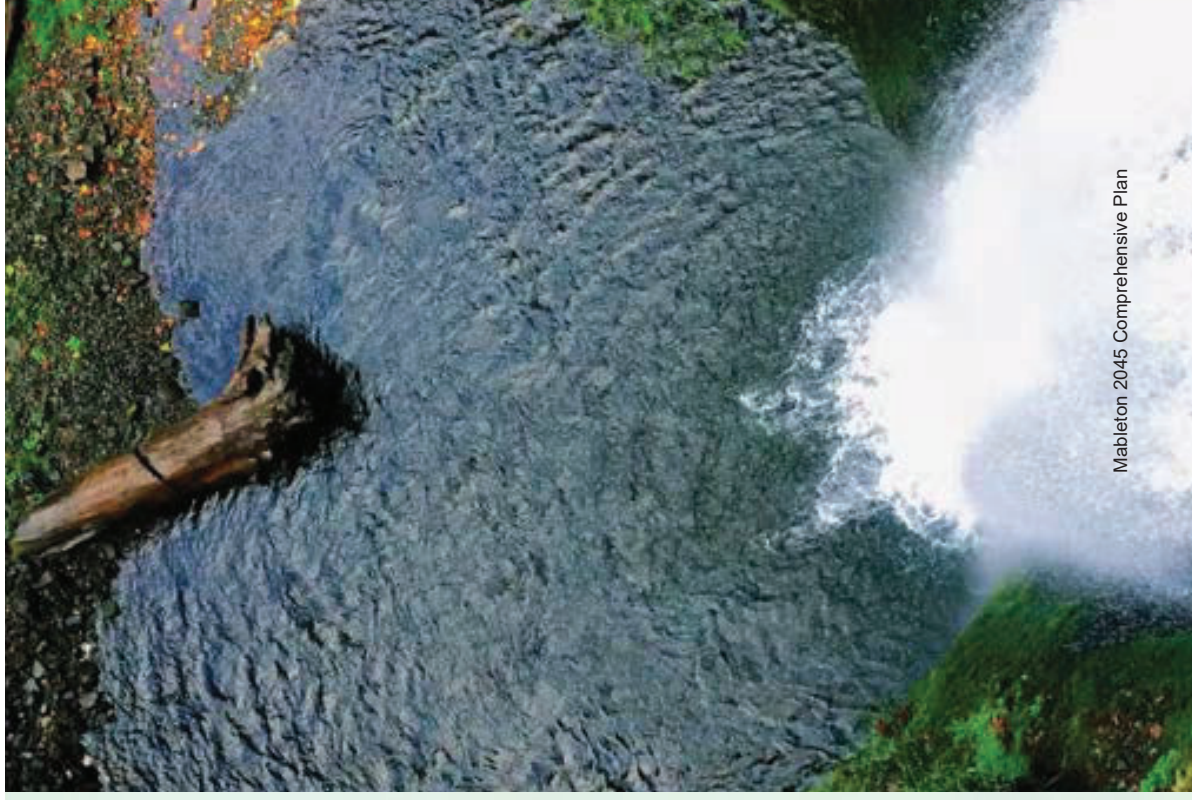
Rules for Environmental Planning Criteria

The Rules for Environmental Planning Criteria include basic rules and regulations that are intended to improve the natural environment for the people in the state. This section analyzes the five criteria that are listed in the rules.

Water Supply Watersheds

Water supply watersheds are defined by the Georgia Department of Natural Resources (DNR) as areas of land upstream from a government-owned public drinking water intake.

Watershed protection is necessary to help ensure water quality for residents of a community.



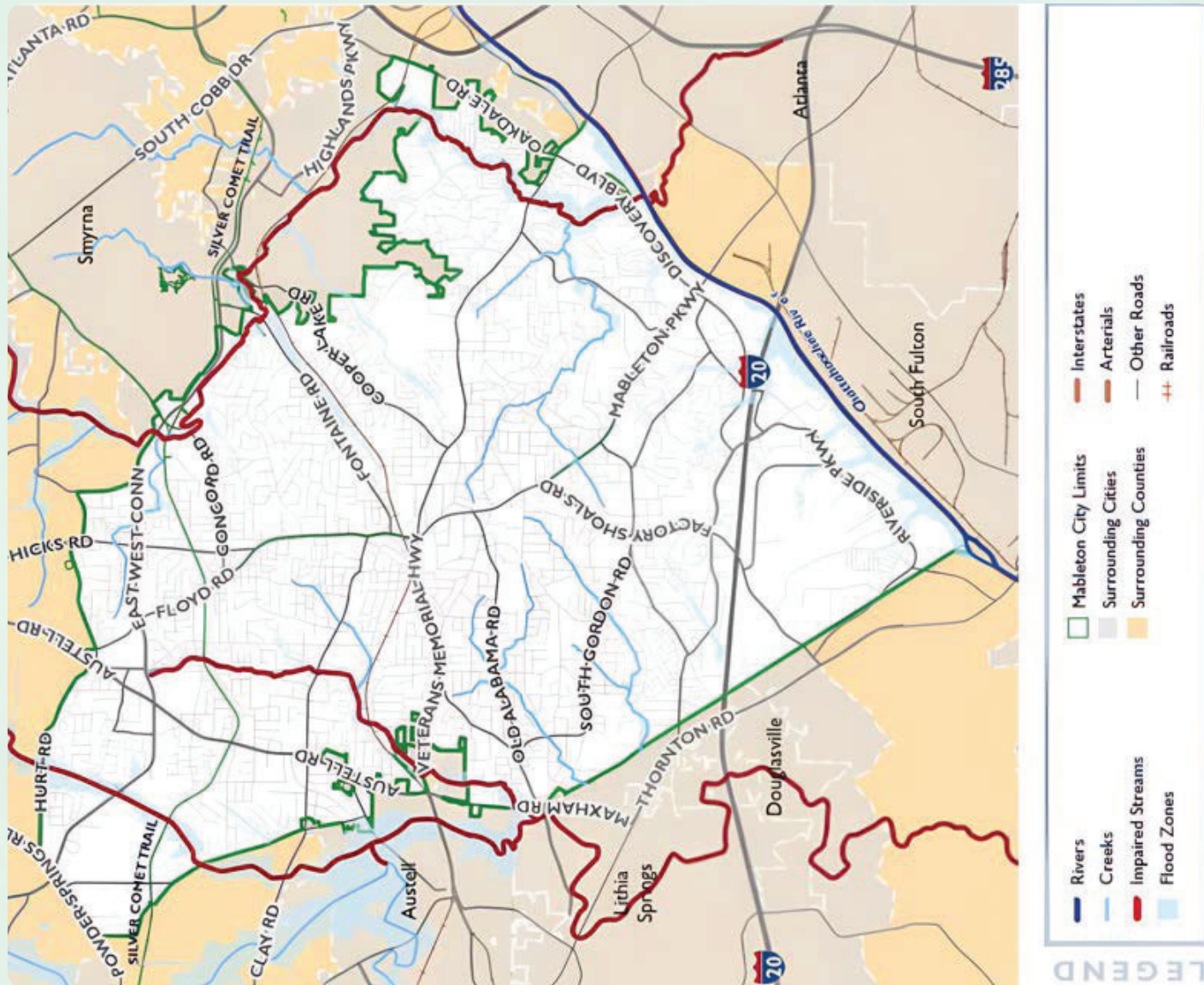
Mableton 2045 Comprehensive Plan

The Georgia Department of Natural Resources (DNR) has established requirements for environmental planning in sensitive areas. These requirements include vegetated buffers and limitations on impervious surfaces and septic systems within certain watersheds. Another protective measure required by the DNR Rules for Environmental Planning Criteria that applies to certain watersheds within the City of Mableton relates to hazardous materials. New facilities which handle hazardous materials as determined by the Department of Natural Resources, shall perform their operations on impermeable surfaces having spill and leak collection systems as prescribed by the Department of Natural Resources.



Other protective measures are mandated through the Metropolitan River Protection Act which establishes a 2,000-foot river protection corridor along the Chattahoochee River.

Flood Zones and Impaired Streams



Groundwater Recharge Areas

A groundwater recharge area is any portion of the earth's surface where water infiltrates the ground to replenish aquifers. City of Mableton is underlain by a complex of metamorphic and igneous rocks ranging in thickness from less than 10 feet to possibly more than 10,000 feet. Recharge is the process by which ground water infiltrates to the underground openings by seeping through the ground or by flowing directly into openings in exposed rock. The areas with the greatest vulnerability to groundwater pollution from human activity are those with thick soil and relatively low slopes that may contain significant recharge areas.

Georgia law requires that local jurisdictions adopt and implement recharge protection measures that meet state minimum standards. In areas of significant groundwater recharge, land disposal of hazardous waste is prohibited, as are new sanitary landfills that do not have synthetic liners and leachate collection systems. All new facilities that treat, store or dispose of hazardous waste, or that handle hazardous materials of a type and amount to be defined by local ordinance must perform their operations on an impermeable pad that has a spill and leak collection system. The standards also include restrictions on lot size for use of septic tank/drain field systems. To ensure protection of groundwater recharge areas, the City of Mableton Ordinance shall specify that any activity relating to or associated with hazardous waste obtain approval from the applicable agency of the State of Georgia (state retains authority to regulate). This also applies to any landfilling operation. The Water Quality Section of the Stormwater Management Division of the Cobb County Water System monitors surface runoff from commercial and industrial sites. Any hazardous waste cleanup sites are handled by the Georgia Department of Natural Resources; Cobb County is responsible for first response, notification to DNR and spill containment only. Cobb County also requires a minimum 20,000 square foot lot size as adopted by the City of Mableton, dependent on suitable soil type and approval from the County's Office of Environmental Health, prior to allowing the installation of a septic system.

Wetlands

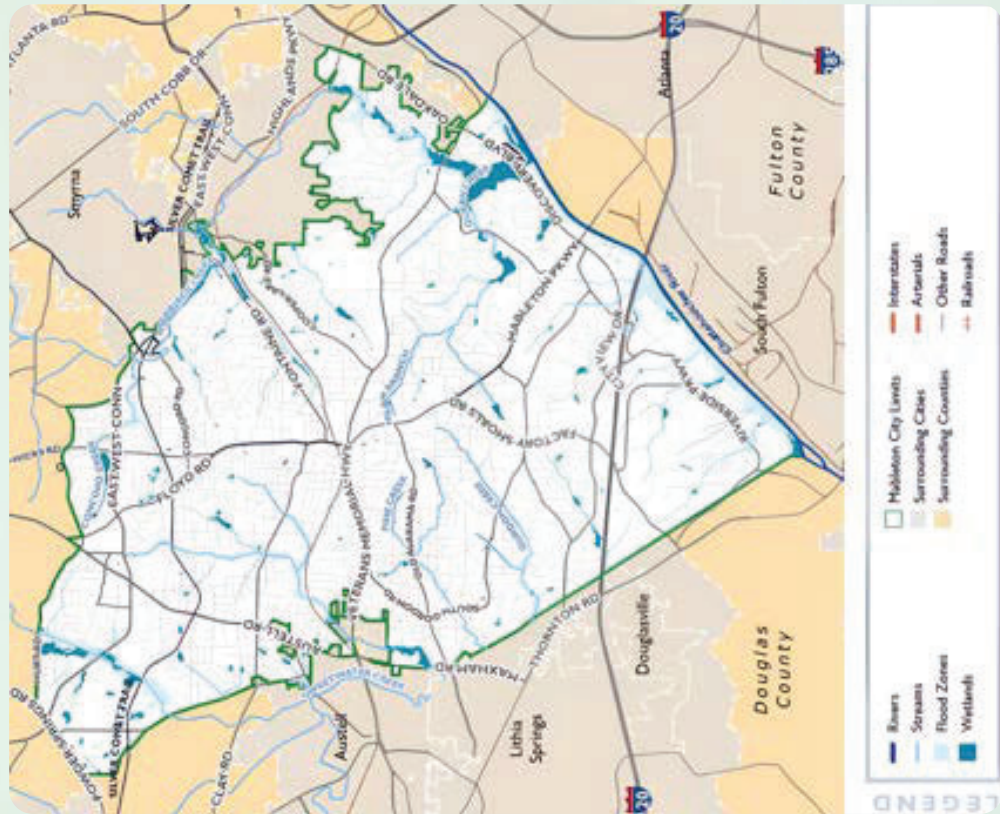
According to the Georgia DNR Rules for Environmental Planning Criteria, wetlands are those areas saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil condition. Wetlands generally include swamps, marshes, bogs and similar areas. Wetlands are valuable for a number of reasons. They protect and improve water quality by trapping and filtering pollutants and sediment. They also recharge groundwater supplies and help to stabilize flood hazards by acting as natural flood control areas. Finally, wetlands are an essential breeding, nesting and feeding habitat for many species.

Wetlands are normally found in flood plains, along stream banks and surrounding ponds and lakes. The U.S. Department of Interior, Fish and Wildlife Service (USDA) has completed a series of detailed wetlands maps for Cobb County which the City of Mableton has adopted. According to the USDA maps, the City of Mableton has two main wetlands of 5 to 40 acres. For example, concentrations of wetlands are found along the Sweetwater Creek and Nickajack Creek areas of Mableton.

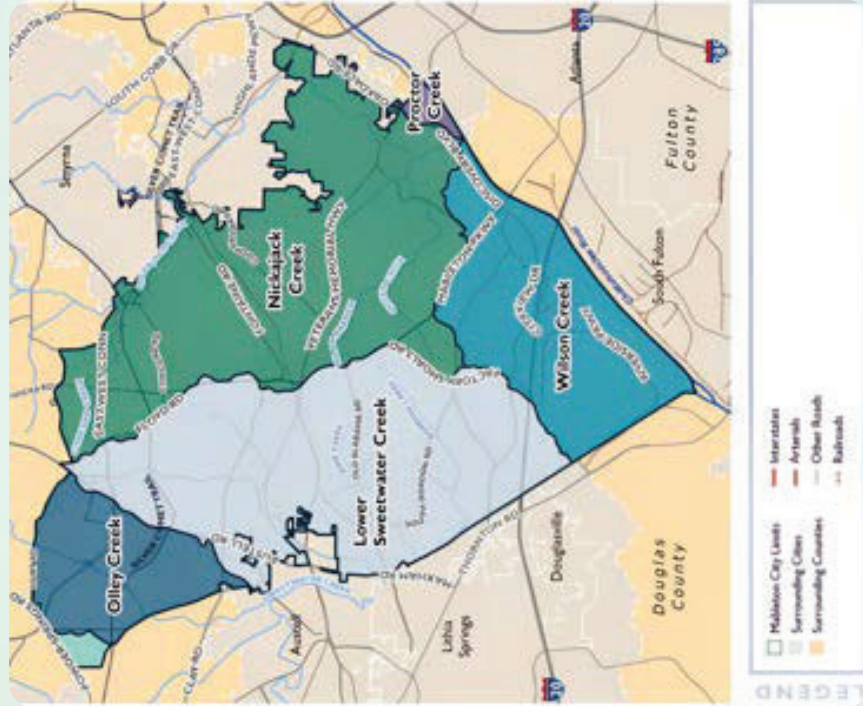


The U.S. Environmental Protection Agency's goal, as applied to the Section 404 permitting process required before disturbing wetlands, is to allow no long-term degradation and no net loss of wetlands. The City of Mableton under the oversight of Cobb County complies with the federal wetlands program under Section 404 of the Clean Water Act in order to maintain and protect these natural resources. The Cobb County Community Development Agency routinely visits each potential development site that is submitted for review. When Staff conducts a site visit and if it is determined that wetlands may exist on a site, the developer is responsible for requesting a determination of jurisdiction for any project that would result in altering over one acre of wetlands as required by the Clean Water Act. Therefore, residential developments located within the residential categories as recommended on the Future Land Use Map, shall exclude any acreage within flood plains and/or wetlands when calculating the overall density of the development. The City of Mableton does not allow land disturbing activity within delineated wetlands jurisdictions except as restricted by permit issued by the U.S. Army Corps of Engineers.

Waterways and Wetlands



Watersheds



Wetland Usage Guidelines

Acceptable uses of wetlands may include the following:

- Timber production and harvesting
- Wildlife and fisheries management
- Wastewater treatment
- Recreation
- Natural water quality treatment or purification
- Other uses permitted under Section 404 of the Clean Water Act

Unacceptable uses of wetlands may include the following:

- Receiving areas for toxic or hazardous water or other contaminants
- Hazardous or sanitary waste landfills
- Other uses unapproved by local governments

In some of Cobb County's least intensively developed areas, there may be the opportunity to go over and above these minimum standards of protection by using wetlands for passive recreation and green spaces. This would counteract stressful effects of new growth and development.

State Legislation

The Metropolitan River Protection Act (MRPA) was adopted by the Georgia General Assembly in 1973 as a response to the overload that urbanization has put on nature's ability to control stormwater runoff and pollutants entering the Chattahoochee River. Land disturbance and construction causes more water to flow over the land, eroding soil and filling streams with sediment. The concentration of pollutants and the water temperature in stormwater runoff increases, destroying aquatic habitats. Originally, protection of the corridor surrounding the Chattahoochee and its impoundments stretched from Buford Dam to Peachtree Creek. In the 1998 session of the Georgia General Assembly, MRPA was amended to extend protection of the Chattahoochee River from the Atlanta water intake to the southern limits of Fulton and Douglas counties.

MRPA required the creation of the Chattahoochee River Corridor, which extends 2,000 feet on either side of the river and its impoundments. Additionally, the act required the creation of The Chattahoochee Corridor Plan, which subjected all development within the corridor subject to the requirements of that plan. The Chattahoochee Corridor Plan was adopted by Atlanta Regional Commission and established three sets of standards for protection of the river corridor. The standards include limitations on land disturbance and impervious surfaces; a 50-foot undisturbed buffer and 150-foot impervious surface setback along the river as well as a 35-foot undisturbed buffer along certain tributary streams; and specific restrictions in the 100-year and 500-year floodplains of the river.

The review process established through the Chattahoochee Corridor Plan requires that all land-disturbing activity and development within 2,000 feet of the banks of the Chattahoochee within Cobb County must be reviewed by the ARC and Cobb County Community Development Department. Additionally, the development must also be approved by the Board of Commissioners and show consistency with the standards of the Corridor Plan.

Local Protection

The City of Mableton under the oversight authority of Cobb County has taken an extra step toward river protection by adopting the Chattahoochee River Tributary Buffer Ordinance in accordance with MRPA. This ordinance aims to protect stream tributaries in the Chattahoochee River watershed that are outside the 2,000-ft. corridor. The ordinance affects all perennial streams. In the ordinance, the "Protection Area" is defined as the stream channel and the land area extending outward 25 feet horizontally from the top of the banks on each side of all flowing tributaries.



Utility Provider: Cobb County–Marietta Water Authority (CCMWA)

Serves Cobb County, including Mableton, supplying potable water and managing wastewater.

Operates major wastewater treatment facilities such as the Noonday Water Reclamation Facility, processing ~20 million gallons/day, serving southern parts of Cobb and adjacent counties.

Water Conservation

Cobb County's Water Conservation Plan (2022) targets reductions in per capita water use, incentivizing xeriscape landscaping, low-flow fixtures, and public outreach campaigns.

These measures align with MNGWPD strategies to ensure sustainable regional water use.

Watershed & Creek Protection

Cobb County's natural tributaries—Sweetwater Creek, Nickajack Creek, and Noonday Creek—contain wetlands and floodplains critical for water quality control, stormwater retention, and habitat preservation.

- Wetlands of 5–40 acres are mapped along these creeks and are subject to EPC protections.
- Development near these features is subject to buffer zones, impervious surface limits, and stormwater designs like rain gardens and vegetated swales to minimize degradation.

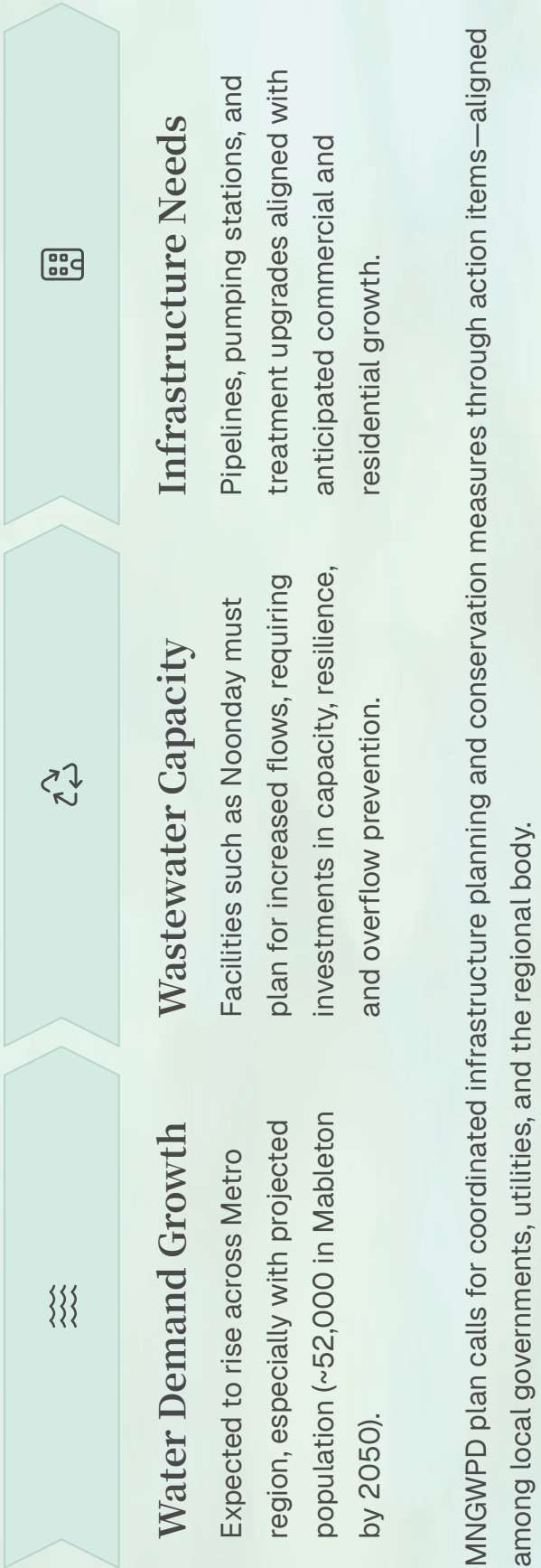


Key Environmental Planning Criteria (State Vital Areas)

Resource Type	County/Regional Policy	Implication for Mableton Development
Water supply watershed	Buffer zones; impervious surface limits	Restricts IGF; protects drinking water source quality
Wetlands	No net loss; Section 404 compliance with USACE	Requires mitigation or avoidance within development sites
Groundwater recharge areas	Prohibition for hazardous disposal, large lot standards	Limits unsuitable land uses and septic density
River corridors (e.g., Chattahoochee)	Must follow ARC Corridor Plan; reviews required	Land disturbance reviewed for permit compatibility
Stormwater runoff	Runoff reduction or water-quality BMP design required	On-site detention and green infrastructure mandated

These criteria are anchored in state law and local zoning updates to align growth with ecological health.

Forecasted Water Demand & Infrastructure



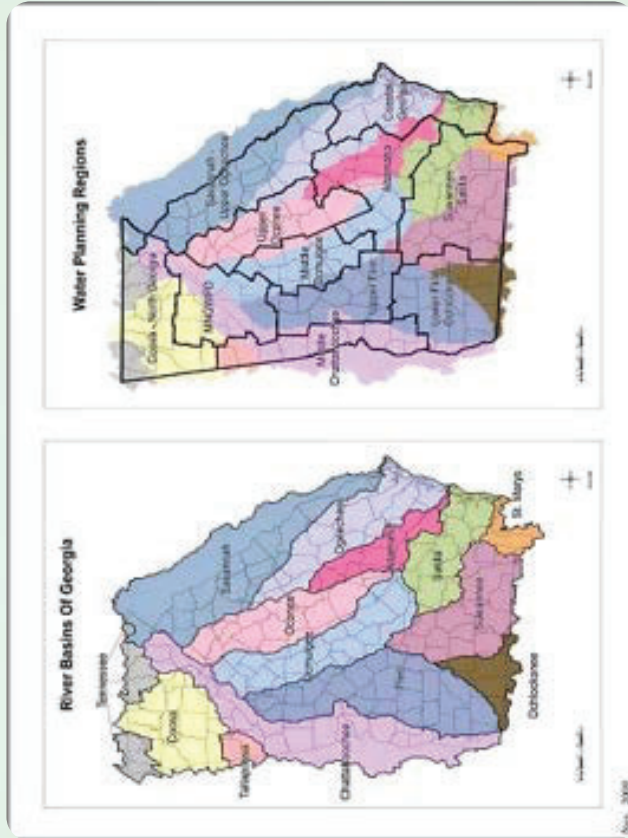
Action Items & Planning Strategies

MNGWPD outlines integrated strategies, including:

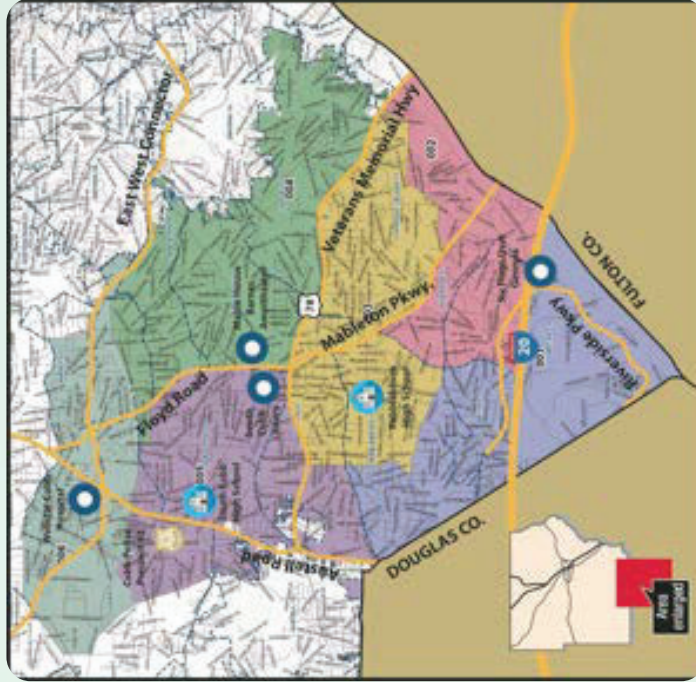
01	02	03
Coordinated jurisdiction involvement (Action INTEGRATED-1)	Infrastructure planning affiliated with growth projections (Action INTEGRATED-2 to 5)	Public outreach requirements scaled by population size—for Mableton (~40K+), at least two watershed education activities and two integrated outreach sessions annually.

Cobb County's Appendix 6 adds local enforcement of EPCs and enhanced outreach materials, including septic maintenance and pollution prevention education.

Visual Aids & Maps



Georgia Water Planning Regions map



MNGWPD River Basins map (overlapping Mableton)

These aids help communicate Mableton's position within the regional water planning structure and proximity to vital water resources.

Relevance for Mableton's Comprehensive Plan

As Mableton finalizes its Comprehensive Plan 2045, integration of these criteria ensures:



Land-use policies that protect water supply, wetlands, and critical recharge zones



Stormwater management standards aligned with MNGWPD and state EPCs



Outreach programs educating residents and developers on septic maintenance and watershed impact



Coordination with CCMWA and Cobb's Community Development for permitting and environmental oversight



Alignment with ARC recommendations for green infrastructure, river corridor buffers, and watershed health

Summary

- 1 Mableton is served by a structured, regionally integrated Water Resource Management Plan under the MNGWPD and Georgia law.
- 2 Environmental Planning Criteria defines protection for key hydrological and ecological areas, rooted in both state minimum requirements and county-level enforcement.
- 3 Local planning must incorporate standards around wetland buffers, stormwater controls, water conservation, and public education.
- 4 As water demand grows with projected population increases, infrastructure planning and sustainable land use become essential.
- 5 Community engagement and regional coordination are central pillars for equitable, environmentally durable growth.



AGENDA ITEM MEMORANDUM

MEETING OF: September 10, 2025

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Proclamation - Mableton Reads

BACKGROUND/SUMMARY: Councilmember Jeffcoat in conjunction with Mayor Owens and Council spearheads, a proposed proclamation is to show support of [Georgia Reads](#)—specifically to launch *Mableton Reads*.

Georgia Reads is scheduled for September 22, and launching *Mableton Reads* in conjunction with the statewide initiative would give the Mableton community a meaningful way to participate.

Literacy is a critical foundation for our youth, building the foundation for both individual opportunity and community growth. Strong reading skills improve educational outcomes, workforce readiness, and civic engagement.

Students who read proficiently by third grade are significantly more likely to graduate high school, while adult literacy opens doors to better jobs, financial stability, and active participation in civic life.

Through *Mableton Reads*, in alignment with *Georgia Reads*, the City can:

- Promote reading as a shared community value;
- Partner with schools, libraries, faith organizations, and nonprofits to increase access to books and literacy programs; and
- Foster a culture of lifelong learning for residents of all ages.

By adopting this proclamation before September 22, it will show Mableton's commitment to ensuring every student has the tools to read, learn, and succeed.

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS: None



AGENDA ITEM MEMORANDUM

MEETING OF: September 10, 2025

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Ratification of Council member approved elevations - Chase Bank located at 4855 Floyd Rd, PIN **17004200240**

BACKGROUND/SUMMARY: Section 2.03 of the zoning ordinance outlines procedures for modifications to site plans or zoning conditions applied to any rezoning, temporary land use permits, special land use permit, or other zoning agenda item. Additionally, this code states the following:

Any rezoning, temporary land use permit, or other zoning agenda item approved by the Cobb County Board of Commissioners before the adoption of the MZC that requires the district commissioner approve a site plan, landscape plan, architecture or other item as a condition of zoning and no such approval was made as of the adoption of the MZC, shall require approval by the Council Member in whose district the property is located. Upon that Council Member's approval, the item shall be ratified by being placed on the consent agenda for the next regularly scheduled Council meeting. Site plans, landscape plans, architecture or other items previously approved by the district commissioner may only be amended by the Mayor and Council at any regularly scheduled meeting or hearing following the approval of the Council Member in whose district the property is located.

Community Development Director, Michael Hughes and Deputy Community Development Director, Tina Garver met with Councilperson Auch on August 11, 2025 to review the attached rendering. Attached to this action is the final approval.

Chase Bank - 4855 Floyd Rd

BUDGETED/FINANCIAL IMPACT – FUND:

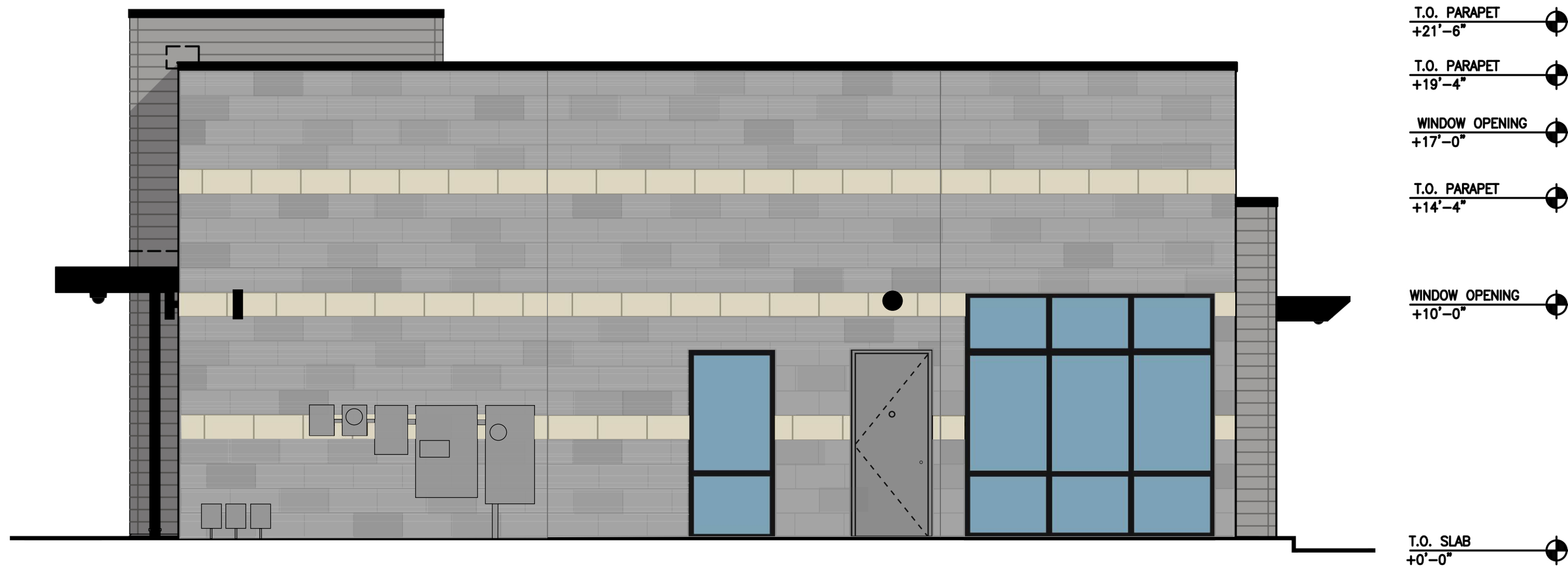
RECOMMENDATION: Ratification of approved plans.

ATTACHMENTS:

1. Chase Bank Rendering



02 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



01 EAST ELEVATION
SCALE: 1/4"=1'-0"

EXTERIOR MATERIAL LEGEND		
METAL PANEL 1	MANUF	ALCOA ARCH PRODUCTS
	PRODUCT	REYNOBOND
	COLOR	DURAGLOSS 500 CHASE PROGRAM SILVER
FIBER CEMENT BOARD 1	MANUF	NICHHA
	PRODUCT	VINAGE WOOD AWP 1818
	COLOR	BARK
	SIZE	18" X 72" (NOMINAL)
FIBER CEMENT BOARD 2	MANUF	NICHHA
	PRODUCT	VINAGE WOOD AWP 3030
	COLOR	ASH
	SIZE	18" X 72" (NOMINAL)
STONE VENEER	MANUF	CORONADO STONE PRODUCTS
	PRODUCT	MANUFACTURED STONE VENEER
	COLOR	STONE 2- SILVER ASH
	FINISH	CHISELED
	SIZE	24" WIDE x 12" HIGH x 1" THICK
	PATTERN	RUNNING BOND
	MORTAR	1/4" NOMINAL JOINTS W/ FULL SMOOTH TOOLED NATURAL OFF WHITE PORTLAND CEMENT GROUT
	NOTES	FIELD CUT TO MAX. LENGTHS POSSIBLE WITH BUTTED AND LAPPED INSIDE AND OUTSIDE CORNERS UTILIZING MANUF. FABRICATED RETURN CORNERS- MITERED CORNERS NOT ACCEPTABLE- CONTROL JOINTS AS RECOMMENDED BY MANUF.
ROOF COPING	MANUF	PAC-CLAD
	PRODUCT	PAC-CONTINUOUS
	COLOR	BLACK
STOREFRONT 1	MANUF	KAWNEER
	COLOR	ANODIZED BLACK
STOREFRONT 2	MANUF	KAWNEER
	COLOR	CLEAR ANODIZED



STONE 2



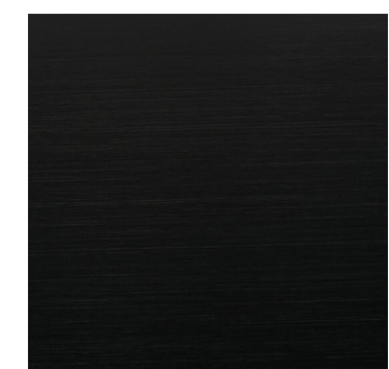
GLAZING



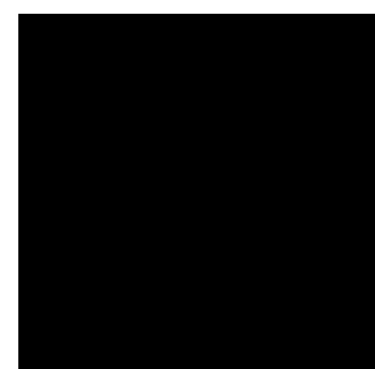
STOREFRONT 2



METAL PANEL



STOREFRONT 1 / AWNING



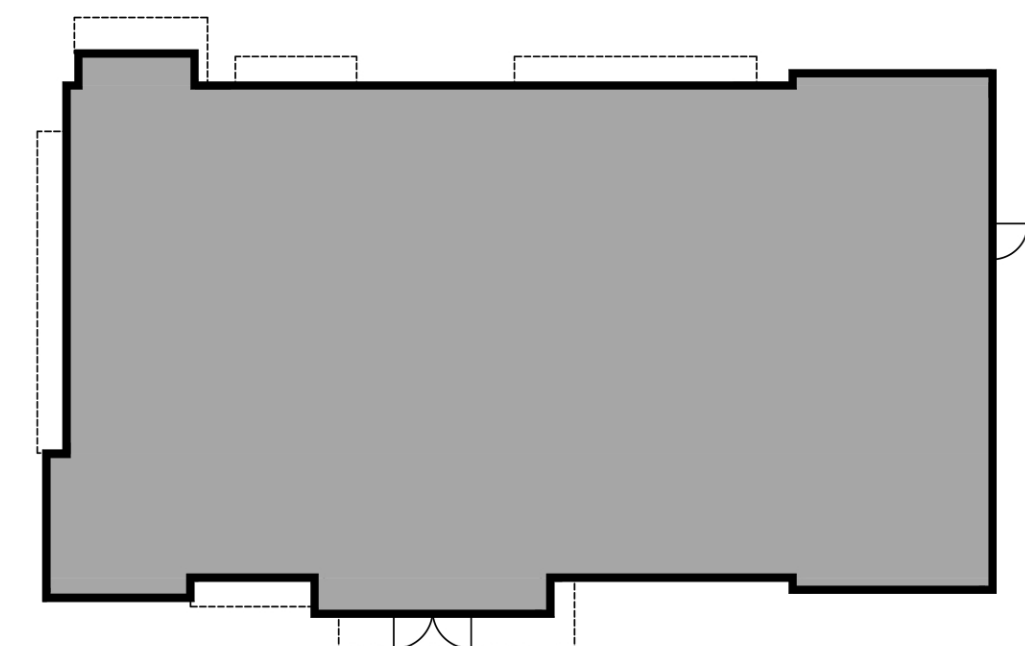
COPING



FIBER CEMENT BOARD 2



FIBER CEMENT BOARD 1



KEY PLAN



AGENDA ITEM MEMORANDUM

MEETING OF: September 10, 2025

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Approval of August 27, 2025 Work Session Minutes - 5:15 PM

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. August 27, 2025 Work Session Minutes - 5:15 PM



CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
August 27, 2025 at 5:15 PM

The Honorable Michael Owens, Mayor
The Honorable Ron Davis, District 1 Councilmember
The Honorable Dami Oladapo, District 2 Councilmember
The Honorable Keisha Jeffcoat, Mayor Pro Tem/District 3 Councilmember
The Honorable Patricia Auch, District 4 Councilmember
The Honorable TJ Ferguson, District 5 Councilmember
The Honorable Debora Herndon, District 6 Councilmember

CITY COUNCIL WORK SESSION MINUTES

1. CALL TO ORDER

Mayor Owens called the meeting to order.

2. ROLL CALL

City Clerk Hiott conducted the roll call. Councilmember Oladapo and Jeffcoat were absent. Quorum present.

3. AGENDA ITEMS AND DISCUSSION

Motion was made by Councilmember Herndon and seconded by Councilmember Ferguson to approve the Agenda as written. The motion passed 5-0.

4. PRE REGULAR MEETING AGENDA REVIEW

Mayor Owens noted there were not any pre-regular reviews, presentations, or announcements. He confirmed with City Manager Tanks that an Executive Session is not needed.

5. ANNOUNCEMENTS

None.

6. EXECUTIVE SESSION (IF NEEDED) FOR LITIGATION (O.C.G.A. 50-14-3(B)(1)(A) REAL ESTATE (O.C.G.A. 50-14-3 (B)(1)) PERSONNEL (O.C.G.A. 50-14-3 (B)(2)) AND MISC. EXEMPTIONS (O.C.G.A. 50-14-3 (B)(4)&(5))

Executive Session was not needed.

7. ADJOURNMENT

Motion was made by Councilmember Herndon and seconded by Councilmember Davis to adjourn the meeting. The motion passed 5-0.

Councilmember Auch asked if there were any other discussion items. None were

recognized. The meeting adjourned.

Dr. Michael Owens, Mayor

Susan Hiott, City Clerk



AGENDA ITEM MEMORANDUM

MEETING OF: September 10, 2025

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Approval of August 27, 2025 Regular Meeting Minutes

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. August 27, 2025 Regular Meeting Minutes (1)



CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
August 27, 2025 at 6:30 PM

The Honorable Michael Owens, Mayor
The Honorable Ron Davis, District 1 Councilmember
The Honorable Dami Oladapo, District 2 Councilmember
The Honorable Keisha Jeffcoat, Mayor Pro Tem/District 3 Councilmember
The Honorable Patricia Auch, District 4 Councilmember
The Honorable TJ Ferguson, District 5 Councilmember
The Honorable Debora Herndon, District 6 Councilmember

CITY COUNCIL REGULAR MEETING MINUTES

1. CALL TO ORDER

Mayor Owens called the meeting to order.

2. ROLL CALL

City Clerk Hiott called the roll. Councilmember Jeffcoat was absent. Quorum was present.

3. INVOCATION

Councilmember Davis led the Invocation.

4. PLEDGE OF ALLEGIANCE

Councilmember Ferguson led the Pledge of Allegiance.

5. APPROVAL OF AGENDA

Motion was made by Councilmember Ferguson and seconded by Councilmember Oladapo to approve the agenda as written. The motion passed 5-0.

6. PUBLIC HEARINGS

None.

7. PRESENTATIONS/ACKNOWLEDGEMENTS/PROCLAMATIONS

None.

8. APPOINTMENTS

a. Appointment to the Board of Zoning Appeals

Mayor Owens announced Councilmember Herndon's appointee to the Board of Zoning Appeals. He administered the loyalty oath and presented a certificate of recognition to Ms. Yolanda Bennett for her commitment to serve on the board.

(Clerk's Note: Only one motion was made for both the Board of Zoning Appeals and Ethics Board appointments.)

b. Appointment to the Ethics Board

Mayor Owens announced Councilmember Herndon's appointee to the Ethics Board. He administered the loyalty oath and presented a certificate of recognition to Ms. Angela Weston for her commitment to serve on the board.

(Clerk's Note: Only one motion was made for both the Board of Zoning Appeals and Ethics Board appointments.)

Motion was made by Councilmember Auch and seconded by Councilmember Ferguson to approve the appointments of Yolanda Bennett to the Board of Zoning Appeals and Angela Weston to the Board of Ethics. The motion passed 6-0.

(Clerk's Note: The motion was made prior to the Consent Agenda.)

9. PUBLIC COMMENTS - 2 minutes per speaker - no more than 30 minutes for all speakers. Anyone wishing to make a public comment should complete and submit the public comment card to the City Clerk prior to the start of the meeting.

Denise Woods reported there were no updates at her apartment complex. She was dealing with critters in her roof and ceiling. She was suffering and asking for help. She is asking for a push for the landlords to do what they need to do.

Michael Murphy expressed how he was moved by residents of those who came before the Council. He reminded everyone that it was not the first time. There are different people, but the same issue. It is disturbing that the issue has been going on for so long. He commented that if the political will, can get up some speed, something can be done.

Monica Delancy thanked Mayor Owens for listening to the concerns raised about the negligence of the corporate landlords of many of the apartment complexes. She addressed the ordinance on the agenda, was similar to Smyrna's, which led to the demolition of the Hickory Lakes Apartments. Families were displaced as a result, largely because there was no clear plan in place to prevent the loss of housing. The Riverside Community Business Agreement was established so if development occurs, it will not cause displacement. She continued to speak about the current condition of apartments that have deteriorated so severely, that a complete overhaul seems to be necessary. This is not a renter issue, but a community issue.

Sam Culbreth, Chair of Austell Community Task Force, on behalf of the Task Force thanked those that attended their 24th Back to School Jam. He gave a report on the event. He announced details of the upcoming Task Force meeting at South Cobb Recreation Center on Monday, September 8th at 7 pm.

Cassandra Brown who lives in District 4 provided a statement from a friend that could not attend the meeting. He was a recent resident that moved to the City in 2023. He and his wife fell in love with the Mableton community. They made frequent use of all the amazing parks. One issue that they have is that they can't walk anywhere. They have to drive wherever they go. There is zero walkability in his community. She pointed out that Cooper Lake Road between Nickajack and St. Martin's Lane does not have sidewalks and is dangerous. She continued to provide Cobb County's statistics of cars traveling and pedestrian deaths and spoke about the lack of sidewalks.

Bahiyah Graham, resident of 575 Apartments, has lived in Cobb and Mableton for almost 20 years. She previously wrote a letter to 67 elected officials and code enforcement about the condition of the 575 Apartments. She spoke about the community and that some people who do not live there have forgotten where they came from.

Patricia Moore of District 4 reported she has lived in Mableton since 2007 off the Fontaine Road area. She has been attending the meetings since the City was formed. The City is moving forward. One of the biggest issues she has is when Council members use their social media to sabotage the mayor. She asked that the Council not use their social media page to entice constituents to think other Council members are doing wrong. She asked if a council member has concerns, to meet with the other council members.

10. CONSENT AGENDA

Motion was made by Councilmember Auch and seconded by Councilmember Ferguson to approve the consent agenda as written. The motion passed 6-0.

- a. Approval of August 13, 2025 Regular Meeting Minutes**
- b. Approval of August 11, 2025 Council Work Session Minutes**

11. UNFINISHED BUSINESS

None.

12. NEW BUSINESS

- a. First Read of an Ordinance Updating Chapter 2, Administration, of the City Code of Ordinances; Establishing A Resignation Process for City Board, Commission, and Authority Appointees and for Other Lawful Purposes - City Attorney Emilia Walker-Ashby**

Mayor Owens announced the item and provided background. It is a general administration item to make sure that people who are appointed to Mableton Commissions, Authorities and Boards (CABS) have a process for resignation. City Attorney Walker-Ashby reiterated

the ordinance was a First Read. Mayor Owens asked if there were any questions. There was none.

b. Consideration and Approval of a Resolution Establishing the Alcoholic Beverage and Regulatory License Fee Schedule and for Other Lawful Purposes - Community Development Director Michael Hughes

Mayor Owens announced the item and recognized Community Development Director Michael Hughes. Mr. Hughes explained the Resolution is to adopt Alcoholic Beverage and Regulatory License Fees. On August 13th, the Alcohol and Regulatory Ordinance was adopted. In keeping with the current Intergovernmental Government Agreement (IGA) with Cobb County, the City will be accepting applications on September 1st.

Mayor Owens asked how the City was informing the businesses throughout the City. Mr. Hughes stated there would be a campaign, information at the Community Development Offices, and there would be social media opportunities. The fee structure is the same as Cobb County. There are no changes as to what the county was.

Councilmember Ferguson asked if everything was set and prepared to start September 1st. He asked if businesses could get information from the website. Mr. Hughes replied yes.

Motion made by Councilmember Dami Oladapo and seconded by Councilmember Davis to approve the Resolution Establishing the Alcoholic Beverage and Regulatory License Fee Schedule and for other lawful purposes. Mayor Owens asked if there was any discussion. There was none.

The motion passed 6-0.

c. First Read of an Ordinance Updating Chapter 13, Nuisances, of the City Code of Ordinances; Creating the City of Mableton Safe and Healthy Housing and Property Ordinance and for Other Lawful Purposes - City Attorney Emilia Walker-Ashby

Mayor Owens announced the item and provided background. He explained that the ordinance is a First Read for safe and healthy housing and property. He personally had been working on this for some time. Every person should live in a safe, habitual place. He referenced House Bill 404 Safe at Home Act that defined that all landlords should have habitual housing. The House Bill 404 fell short because it did not define what habitual housing was. The City's ordinance defines what habitual living means. The ordinance is specific about mold, rodent infestation, unsafe structures and other situations that affect the well-being of residents. The ordinance also gives the City staff the power to go forward and do inspections and issue violations and fines. The ordinance lays accountability clearly on those that may not be held accountable, and allows the City to go even further for repeat violations. Under the ordinance, the City has authority to place liens on properties and impose abatement costs. He continued to explain the protections under HB 404 and the ordinance. The ordinance is not about punishing the landlords that act responsibly. It is about setting a firm standard. The ordinance holds tenants accountable also. Mayor Owens continued to explain how the City continues to progress. Every time the City meets, a

policy or ordinance is placed on the table that the Council deliberates for a vote. This one has been in the works. He would love to have all of this completed and in place on day one, but this is another step of many. He reiterated that the ordinance was a First Read and asked Council if they had comments.

Questions and discussion ensued. Councilmember Ferguson asked if the ordinance was strong enough. He asked about addressing the ownership of the apartment complexes jumping from one to another. Mayor Owens reported that he had looked at other cities' ordinances and processes. The City should be working within the confines of the State law.

Attorney Walker-Ashby stated the ordinance also incorporates looking at case law.

Mayor Owens recognized Attorney Walker-Ashby. She explained how the ordinance incorporates a level of habitual standards as well as property care standards which allow the City to act. She addressed the issuance of a citation. She explained how the landlords expect the issuance of citations, practicing slum lording, and they have budgeted line items for expected citations. They don't care. They pay citations up to \$10,000 - \$40,000. If they can operate as a slumlord, it is cheaper to pay the City's fines. Citing is not always effective. She referenced the State Nuisance Code, and noted the City can use nuisance parameters to close the property, demolish, force sale, put liens on property, or can abate the property, self, fix issues, and put costs against property. There is a broader range going after the owner. If the landlord does not proceed to correct the issues, there can be foreclosure on the property.

City Attorney Walker-Ashby addressed the Councilmember Ferguson's question about how to combat frequent owners. The ordinance allows the City to put Lis pendens that stipulates if the owner sales, the lis pendens will attach to the property and the new owner will be subject to the costs put on the property. The lis pendens statutes are under the State Code.

Discussion and explanation continued:

- Councilmember Ferguson asked additional questions about the State Nuisance Code and asked if the lis pendens and other enforcement under the Code had been issued in the past.
- Councilmember Herndon inquired about what would happen to the residents while the landlord had renovations to their apartment. City Manager Tanks noted a person can not live in a building when it is being renovated.
- City Attorney Walker-Ashby provided examples of how other cities handle unhabitual apartments.
- Councilmember Dami Oladapo asked when the ordinance is passed, can the City make a report and data available to the residents so they can make plans as they see the inspection data. Mr. Tanks stated there would be a full report at the next work session.
- Councilmember Ferguson expressed that he didn't agree with the ordinance in totality because it does not do anything about how the City communicates to the residents. The City communicates with the landlord.
- Mayor Owens stated the communication is tilted toward landlord. The landlord should consistently communicate with the residents.

- The goal of the ordinance is to give Council the ability to cite and move past that. There are other elements that go with this, such as social service, social support and resources, but the ordinance is to make sure residents have safe and healthy housing. There are other components that are not part of the ordinance. This ordinance makes sure to hold the landlords accountable.

Attorney Walker-Ashby stated she has never used the ordinance to evict anyone. She provided an example from College Park, where there were high-priority residents—elderly and disabled individuals. She collected information, contacted the Housing Authority and Habitat for Humanity, and informed residents that they could no longer live there due to public health concerns. The City was able to work with outside agencies to help relocate those residents. Although the City has the ability to address such situations, it is not practical to use tax money to displace everyone. Unfortunately, able-bodied individuals will need to find a new place to stay within the next month or two. Most landlords, when enforcement is applied, become compliant and make necessary [repairs](#). For those who have been in the community for some time, Mayor Owens referenced the displacement of those who lived at the 2015 Magnolia Crossing. He commented how those issues are not something to sort through in this ordinance. The ordinance is directly for the landlords.

Additional discussion followed:

- Councilmember Ferguson addressed the next steps. The City was moving expeditiously, by having court personnel in place and making appointments. The second step is to sit with code enforcement, prioritize which communities are priority for the City to address. There will be permission from the Council as it does make a cost commitment.
- Mayor Owens noted the ordinance applied city-wide. The ordinance is not just limited to one area. There may be other apartments in the City.
- Attorney Walker-Ashby remarked that the ordinance is not limited just to multi-family. Given the severity of the issue, the City can implement against single-family homes, also.
- Mr. Tanks reported there will be a report from Code Enforcement at the September 8th work session.
- Mr. Tanks explained that the strategic discussions would require sitting down and discussing at a planning conference.
- Councilmember Ferguson pointed out that the ordinance refers to the public officer or at least five city residents. He asked who is the deciding factor for the ranking of the cases. City Attorney Walker-Ashby says most cases would be decided by the city manager in conjunction with the department delegated for the abatement.

The Second Read will be at the next regular council meeting.

13. OTHER BUSINESS/DISCUSSION

None.

14. CITY MANAGER'S ANNOUNCEMENTS/COMMENTS

City Manager Tanks announced the upcoming 4P Community Meeting—bringing together Pastors, Public Safety, Principals, and Partners—to foster collaboration and build a stronger Mableton. It will be held on Thursday, September 18, 2025, at the Cobb Police Academy. While the meeting is not directly open to the public, he still wanted to make the public aware of the event. He noted that although the City has its limitations, it can always bring people together to create solutions and leverage the collective strength of the community.

He also shared that the City’s new Court Administrator, Mallory Minor, has been nominated as the 2025–2026 Secretary of the Georgia Council of Court Administrators—the only nominee from Cobb County.

15. CITY ATTORNEY/CITY CLERK/STAFF ANNOUNCEMENTS/COMMENTS

None.

16. MAYOR AND COUNCIL ANNOUNCEMENTS/COMMENTS

Councilmember Davis congratulated Councilmember Jeffcoat on joining Leadership Cobb. He welcomed the new appointees to the Ethics Board and BZA. He also highlighted his upcoming Housing Forum on September 6 at the South Cobb Rec Center. He thanked Councilmember Oladapo for partnering with him on this effort 2 years in a row. He explained that the goal of the forum is to explore strategies to increase the City’s housing stock. He noted that district-specific updates will be shared and emphasized the need to address each district’s unique challenges. He stressed the importance of the community being engaged and informed. He closed by wishing everyone a safe and happy Labor Day.

Councilmember Oladapo stated that housing remains a significant challenge in both her and Councilmember Davis’ district, and they are actively exploring solutions. She thanked the Mayor, Council, and City Attorney for their efforts in developing the Nuisance Ordinance and noted that it was a step in the right direction. She mentioned the efforts she, Director Ferrell, and the Code Enforcement team have made to tackle issues affecting the apartment complexes in her district. She encouraged residents to continue to extend grace and patience as the City is making progress.

Councilmember Oladapo announced the District 2 “Walk and Talk Trash” cleanup in partnership with Keep Cobb Beautiful. She highlighted the Riverside Elementary beautification event on September 13th, and thanked the Mayoral Impact Fund for its support for that project. Lastly, she encouraged residents to reach out with any questions or to get involved.

Councilmember Auch thanked Mayor Owens for bringing forth the Safe and Healthy Housing Ordinance, also noting that it is a step in the right direction. She highlighted the ribbon-cutting ceremony for the Tunnels to Towers Veterans Village, which will help to address housing gaps for veterans. She acknowledged the concern about sidewalks on Copper Lake and noted that the issue had recently been discussed as a potential SPLOST initiative. She highlighted that Mayor Owens also agreed that it is an issue that needs to be addressed.

Councilmember Auch responded to the accusation of disclosing Executive Session

information on social media. She stated that was not true and agreed that "mudslinging" does not serve the City well. She explained that when she chooses to post on social media, it is typically because she feels an issue has not been adequately heard. She thanked the resident for voicing her concern. Councilmember Auch reviewed the Open Meeting Act's exemptions for Executive Sessions. She concluded by posing the question: "Is it acceptable for public officials to use City branding to promote private fundraising initiatives?"

Councilmember Ferguson noted that the Nuisance Ordinance has been a long time coming and stressed the need to clearly communicate the City's progress, current efforts, and future plans to address ongoing concerns. He announced a men's mental health workshop, hosted in partnership with T2S and the Cobb Collaborative, on September 6th at The Green Room Restaurant. He noted that women are welcome.

Councilmember Herndon thanked attendees and acknowledged the 12 online viewers. She expressed appreciation for ongoing efforts to address constituent concerns and congratulated her board appointees, Ms. Bennett and Ms. Weston. She mentioned that she plans to prioritize community engagement in her next term and invited input from District 6 residents on the future of the City and their district. She wished everyone safe travels.

Mayor Owens emphasized the importance of the safe and healthy housing ordinance. He stated it is about doing the right things for the right reasons and as the city's capacity grows to do those things, it will. He acknowledged that there is still plenty more to be done around the housing effort.

Mayor Owens mentioned that he looks forward to joining Councilmembers Oladapo and Davis, at the housing symposium to discuss things going on locally, statewide and nationally. He hoped to further discuss the legislation coming out of Washington and its local impact on the City. He reminded that housing decisions are ultimately made at the local level.

He announced the First State of the City Address that will be held on Sep 9th at the Riverside Epi Center where there will be a sharing of the City's history, currently and where we plan to go in the future. He acknowledged the 700 individuals that have registered thus far and encouraged others to register. He addressed the technical difficulties that occurred with the Eventbrite and those that may have not been able to register properly.

Mayor Owens mentioned that as banks are moving into the City, he had a chance to meet with some of the banking leaders, including the president/CEO of JP Morgan Chase to speak about the City and some of its challenges. He was surprised to hear that she knew specifically about the branch opening in Mableton and noted that others around the country were paying attention. Mayor Owens welcomed the banks into the community but stressed the importance of elevating the community overall. He highlighted conversations with these leaders about the financial literacy workshop, homeownership pathway & will/estate planning for senior residents. He expressed support for the banks' presence but emphasized the need to hold them accountable for contributing to the City's improvement.

Mayor Owens shared that he recently met with the new Operations Manager of Six Flags to

discuss the park's role as a continued partner of the City. He hoped that residents would take pride in having Six Flags within the City limits. He also confirmed that Six Flags plans to remain where it is despite rumors.

Mayor Owens announced that he has worked with Google to update the map to reflect the City's correct boundaries and continues to work with other elected officials to update mailing addresses. He clarified that the issue with Mableton addresses lies with the U.S. Postal Service. However, Mayor Owens stressed that the City is here to stay and that a permanent resolution is needed. He noted that discussions with Google have been productive and hopes of a valuable partnership with the City.

Mayor Owens reiterated the recent grand opening of Tunnels to Towers and shared additional details about the facility and its services for veterans in need. He expressed appreciation for the effort put into the project and their responsiveness to community concerns. He expressed hopes to see Tunnels to Towers become a strong partner to the City as well and acknowledged the veterans on Council who are committed to its ongoing support.

Mayor Owens emphasized the importance of supporting local schools and highlighted the upcoming beautification effort at Riverside Elementary. He recognized the impressive abilities of the students and teachers, which often go unacknowledged. He stated that the City plays a vital role in the Mableton school system and noted that his public charity will continue to help direct funds to where they are needed most.

Lastly, he highlighted that every Saturday is "Small Business Saturday" in Mableton, emphasizing that small businesses are the backbone of the City. The goal is to support and strengthen these businesses.

17. EXECUTIVE SESSION (IF NEEDED) FOR LITIGATION (O.C.G.A. 50-14-3(B)(1)(A) REAL ESTATE (O.C.G.A. 50-14-3 (B)(1)) PERSONNEL (O.C.G.A. 50-14-3 (B)(2)) AND MISC. EXEMPTIONS (O.C.G.A. 50-14-3 (B)(4)&(5))

Executive Session was not needed.

18. ADJOURNMENT

Motion was made by Councilmember Oladapo and seconded by Councilmember Ferguson to adjourn. The motion passed 6-0 (Approximately 8:50)

Dr. Michael Owens, Mayor

Susan Hiott, City Clerk



AGENDA ITEM MEMORANDUM

MEETING OF: September 10, 2025

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Ratification of Council member approved elevations, site plan and landscaping plan - 7 Brew located at 3805 Anderson Farm Rd SW - **19079000020**

BACKGROUND/SUMMARY: Section 2.03 of the zoning ordinance outlines procedures for modifications to site plans or zoning conditions applied to any rezoning, temporary land use permits, special land use permit, or other zoning agenda item. Additionally, this code states the following:

Any rezoning, temporary land use permit, or other zoning agenda item approved by the Cobb County Board of Commissioners before the adoption of the MZC that requires the district commissioner approve a site plan, landscape plan, architecture or other item as a condition of zoning and no such approval was made as of the adoption of the MZC, shall require approval by the Council Member in whose district the property is located. Upon that Council Member's approval, the item shall be ratified by being placed on the consent agenda for the next regularly scheduled Council meeting. Site plans, landscape plans, architecture or other items previously approved by the district commissioner may only be amended by the Mayor and Council at any regularly scheduled meeting or hearing following the approval of the Council Member in whose district the property is located.

Community Development Director, Michael Hughes and Deputy Community Development Director, Tina Garver met with Councilwoman Herndon on August 27, 2025 to review the attached rendering, site plan, lighting plan and landscaping plan. Attached to this action is the final approval.

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION: Ratification of rendering, site plan, lighting plan and landscaping plan approval.

ATTACHMENTS:

1. Seven Brew Architecturals
2. Seven Brew Site Plan
3. Seven Brew Landscaping Plan



EXTERIOR FINISH LEGEND

	NICHIHA MODERNBRICK MIDNIGHT
	NICHIHA CANYON BRICK SHALE BROWN
	PAC-CLAD STANDING SEAM PANEL PACIFIC BLUE
	BRAKE METAL CLEAR ANODIZED TO MATCH STOREFRONT FRAMES
	BRAKE METAL PACIFIC BLUE
	BRAKE METAL ONYX
	BRAKE METAL SANDSTONE
	DOORS HONORABLE BLUE SW6811

GENERAL NOTES:
1. ALL SIGNAGE TO BE BY SIGN VENDOR. SIGNAGE SHOWN IS FOR REPRESENTATION PURPOSES ONLY. NOT IN SCOPE OF THESE DRAWINGS.



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plans@narramore.com
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REVISIONS
4 REVISION 4 08-25-25

PROJECT DATA
SS3C - 510 S.F.
PROJECT NUMBER
25302
ISSUE DATE
05-29-25

SEVEN BREW
MABLETON, GA

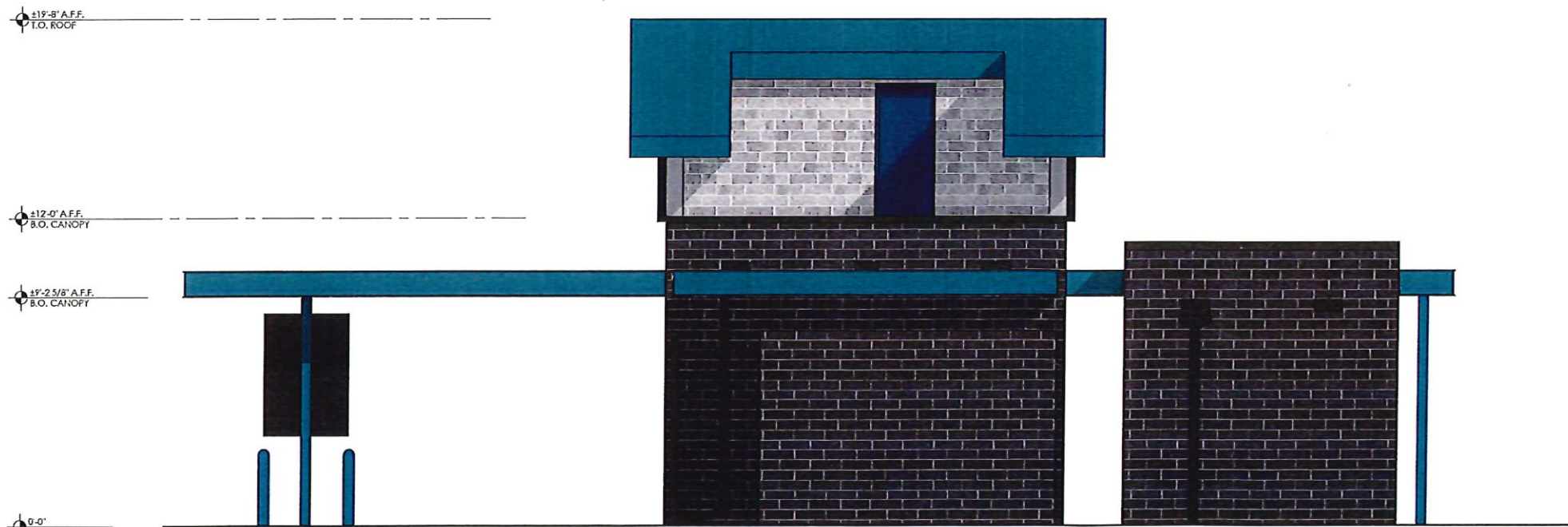
A2.1
EXTERIOR ELEVATIONS
COLOR

Debra Hendon
8/27/2025

4 SHEET ADDED
TO SET



2 FRONT NORTH ELEVATION
SCALE: 3/8"=1'-0"



1 REAR SOUTH ELEVATION
SCALE: 3/8"=1'-0"

EXTERIOR FINISH LEGEND

	NICHIHA MODERNBRICK MIDNIGHT
	NICHIHA CANYON BRICK SHALE BROWN
	PAC-CLAD STANDING SEAM PANEL PACIFIC BLUE
	BRAKE METAL CLEAR ANODIZED TO MATCH STOREFRONT FRAMES
	BRAKE METAL PACIFIC BLUE
	BRAKE METAL ONYX
	BRAKE METAL SANDSTONE
	DOORS HONORABLE BLUE SW6811

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REVISIONS

REVISION 4 07-23-25

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PROJECT NUMBER
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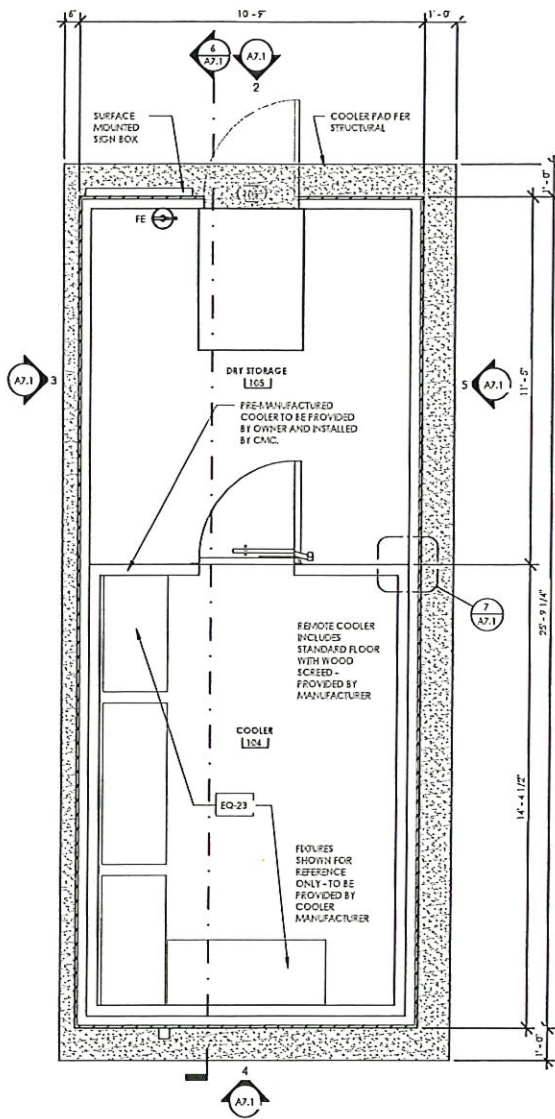
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SEVEN BREW
MABLETON, GA

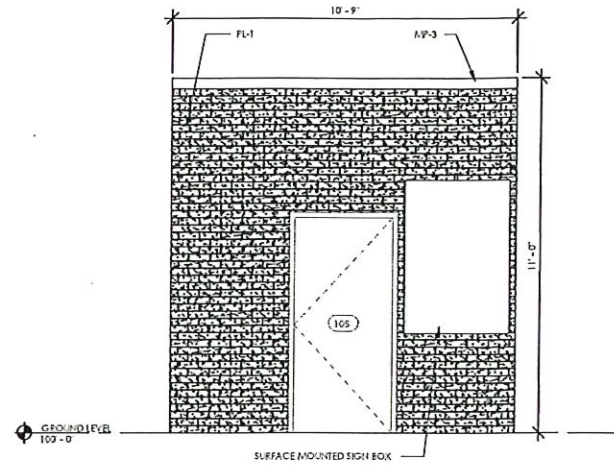
A2.0
EXTERIOR ELEVATIONS
COLOR

De Lisa Heundo
8/27/2025

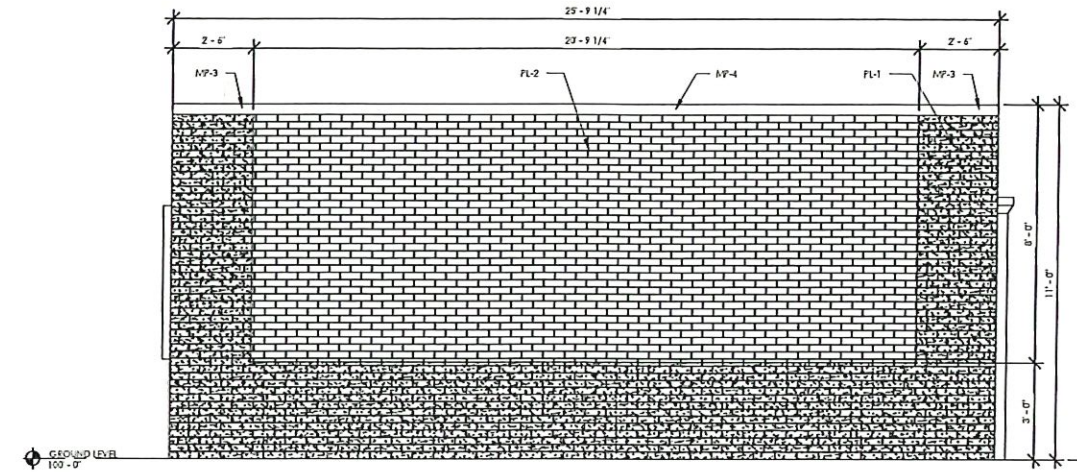




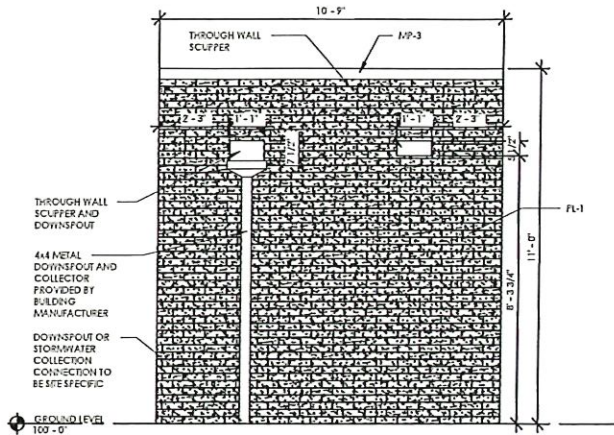
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3/8" = 1'-0"



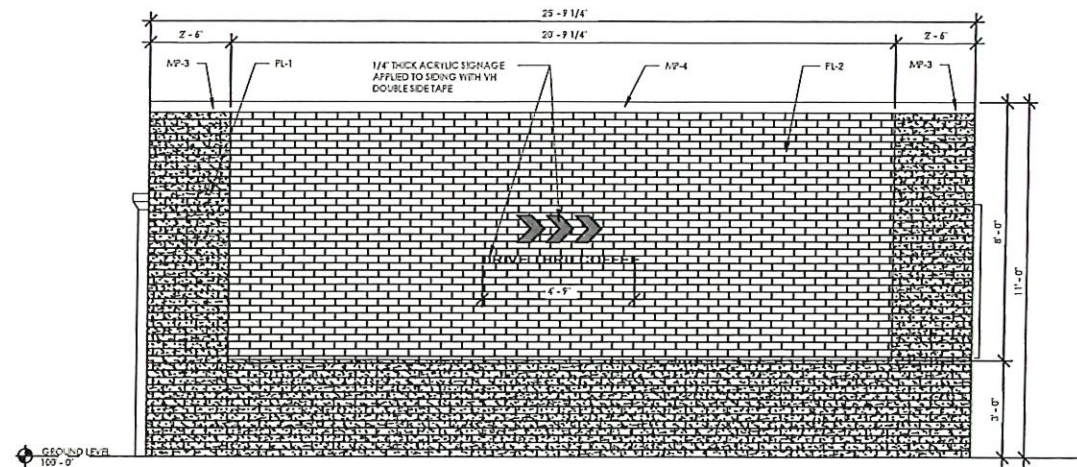
2 COOLER ELEVATION - FRONT
3/8" = 1'-0"



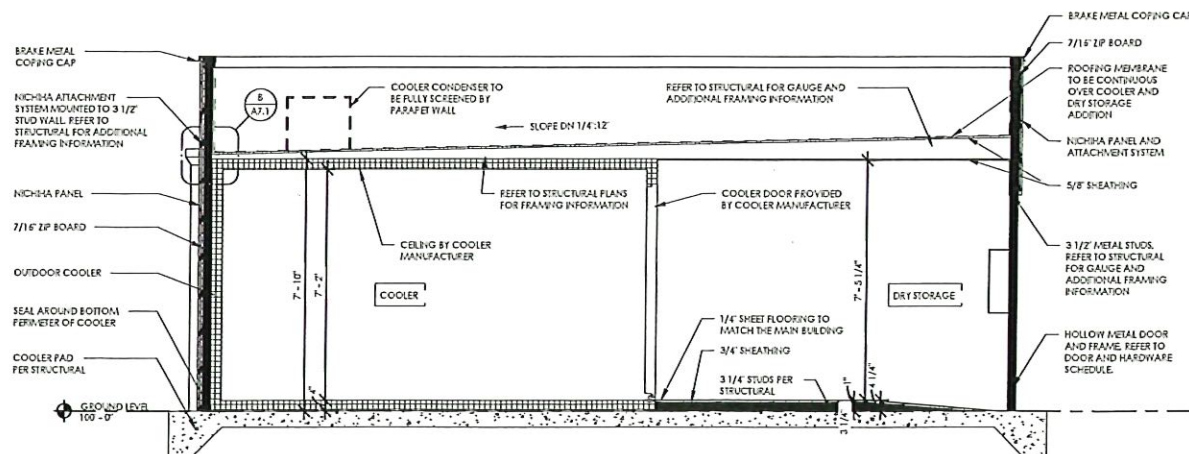
3 COOLER ELEVATION - LEFT
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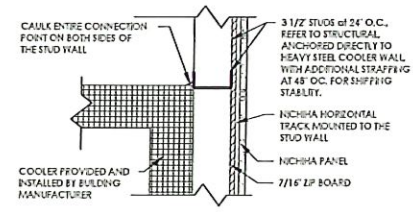
4 COOLER ELEVATION - REAR
3/8" = 1'-0"



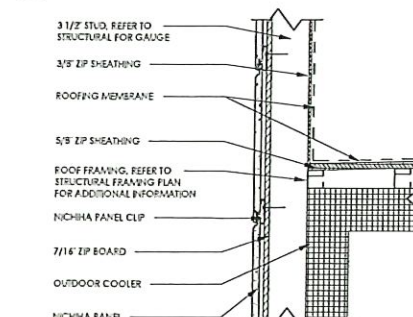
5 COOLER ELEVATION - RIGHT
3/8" = 1'-0"



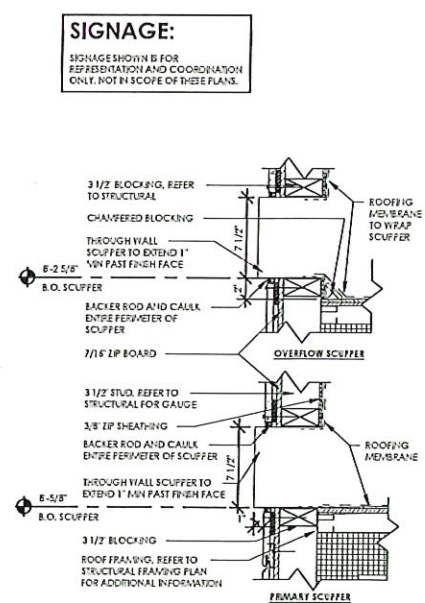
6 COOLER SECTION
3/8" = 1'-0"



7 REMOTE COOLER PLAN DETAIL
1 1/2" = 1'-0"



8 NICHHA - LOW EAVE DETAIL
1 1/2" = 1'-0"



9 NICHHA - SCUPPER DETAIL
1 1/2" = 1'-0"

SIGNAGE:
SIGNAGE SHOWN IS FOR REFERENCE AND COORDINATION ONLY. NOT IN SCOPE OF THESE PLANS.



REVISIONS

PROJECT DATA
SS3C - 510 S.F.
PROJECT NUMBER
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ISSUE DATE
05-29-25
SEVEN BREW
MABLETON, GA

A7.1
REMOTE COOLER
DETAILS

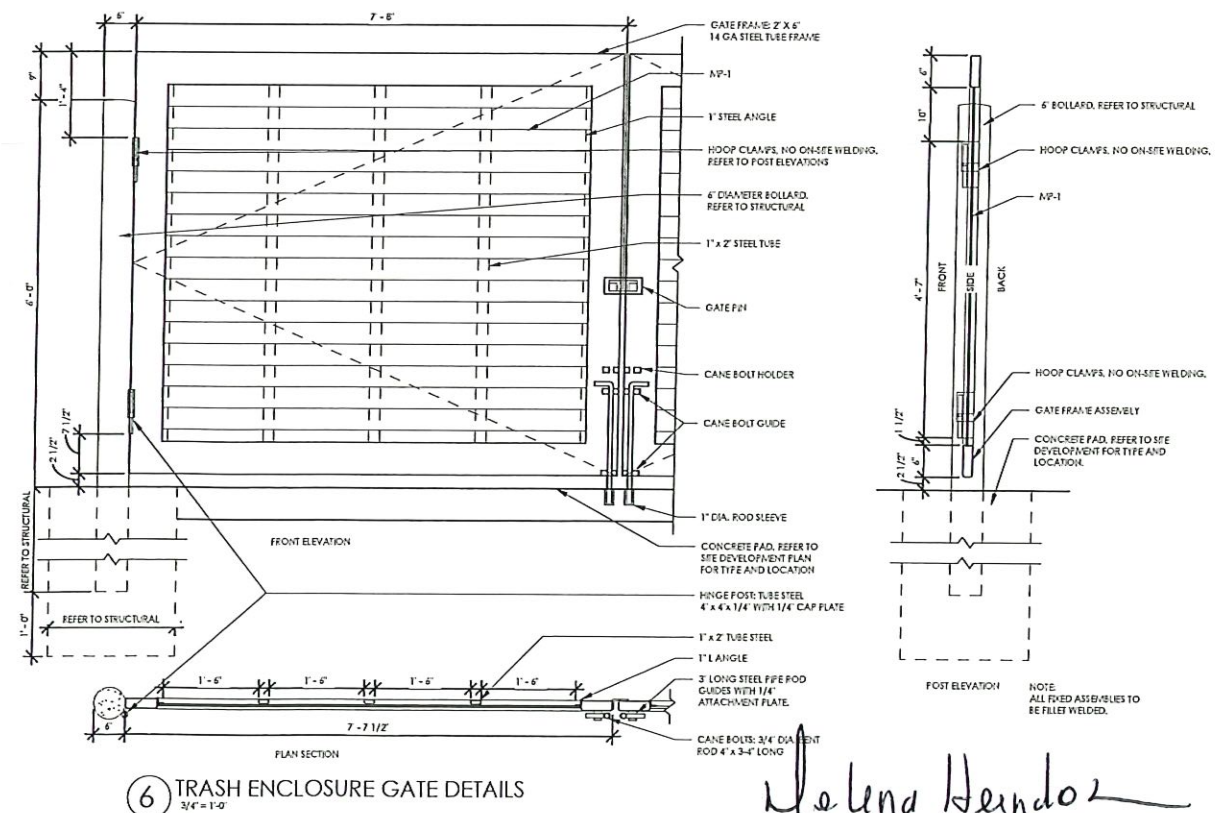
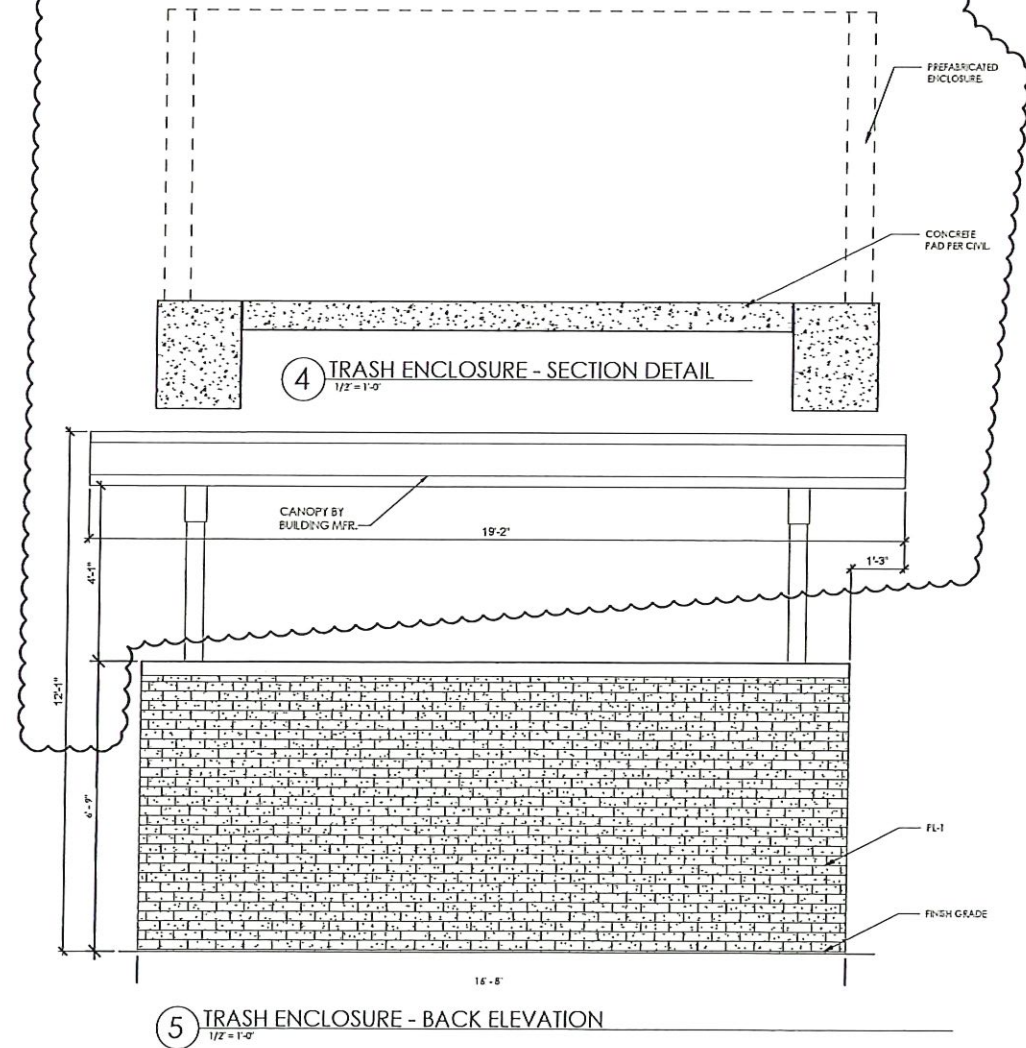
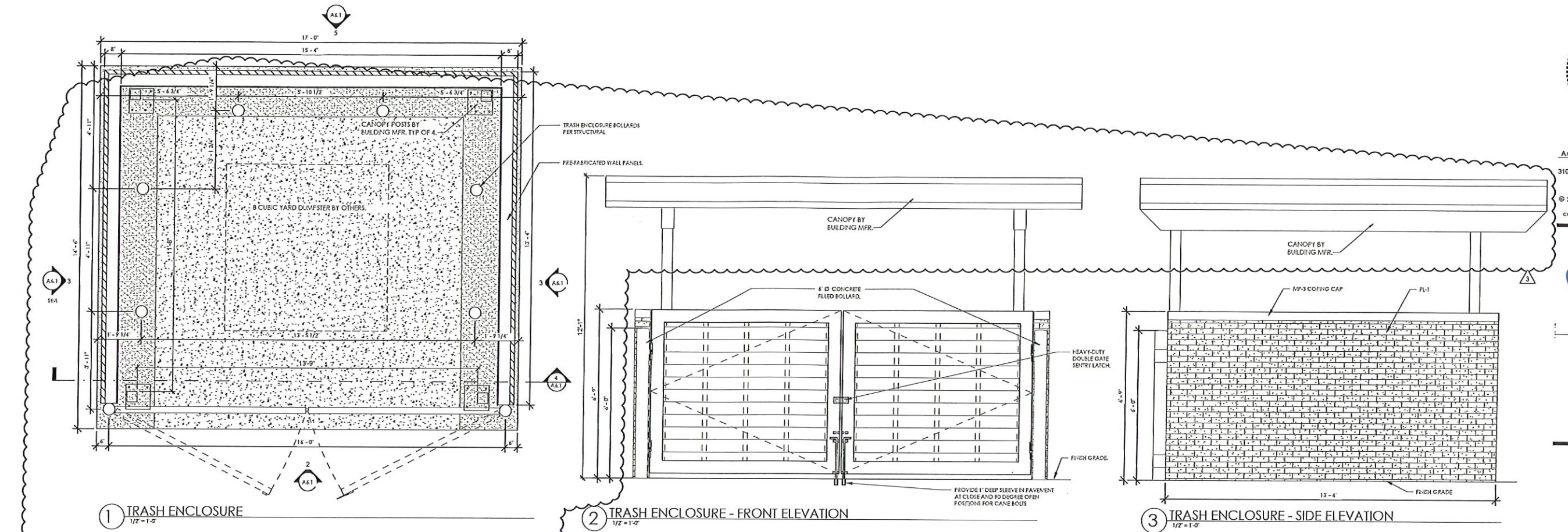
Melissa Hendon
8/27/2025



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SEVEN 73 BREW
DRIVE THRU COFFEE >>>
3570 ANDERSON FARM RD SW
MABLETON, GA 30106

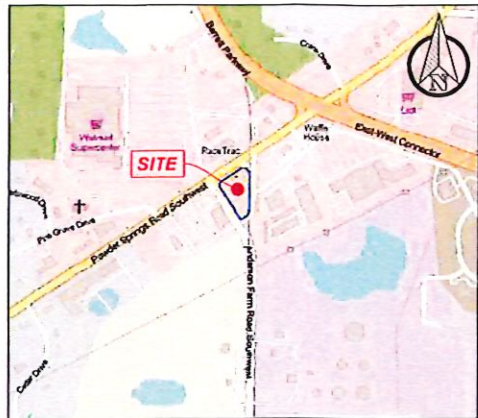
REVISIONS
1 REVISION 3 08-14-25

PROJECT DATA
SS3C - 510 S.F.
PROJECT NUMBER
25302
ISSUE DATE
05-29-25

SEVEN BREW
MABLETON, GA

A6.1
TRASH ENCLOSURE DETAILS

Melinda Herndon
8/27/2025



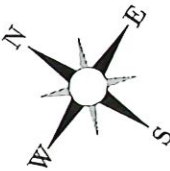
LOCATION MAP

Building / Use	Area (sq.ft.)	Required Parking		Provided Parking		Pervious Area		Impervious Area		Area (acres)	Floor Area Ratio (FAR)
		Total	Ratio	Total	Ratio	Area (ac.)	% Pervious	Area (ac.)	% Impervious		
Restaurant	510	6	1 spaces / 100 sq.ft.	6	1.6 spaces/100 sq.ft.	0.68	59%	0.47	41%	1.15	0.016

ASSURANCES OF COMPLIANCE WITH AMERICAN WITH DISABILITIES ACT (ADA) ARE THE RESPONSIBILITY OF THE OWNER/DEVELOPER. CITY OF MABLETON ACCEPTS NO RESPONSIBILITY FOR SAID ACT, EXCEPT FOR NOTIFICATION OF THIS REQUIREMENT.

1. Developer: MOTLEY 7 BREW, LLC
111 WEST 39TH STREET
VANCOUVER, WASHINGTON 98660
CONTACT: MATT COOK
PHONE: 858-231-4374

2. Civil Engineer: HAINES, GIPSON & ASSOCIATES, INC.
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GEORGIA 30043
PHONE: 770-491-7550



PROJECT OF:
MOTLEY 7 BREW, LLC
111 West 39th Street
Vanouver, WA 98660
Contact: Mr. Matt Cook
Email: mcook@hgaengineering.com



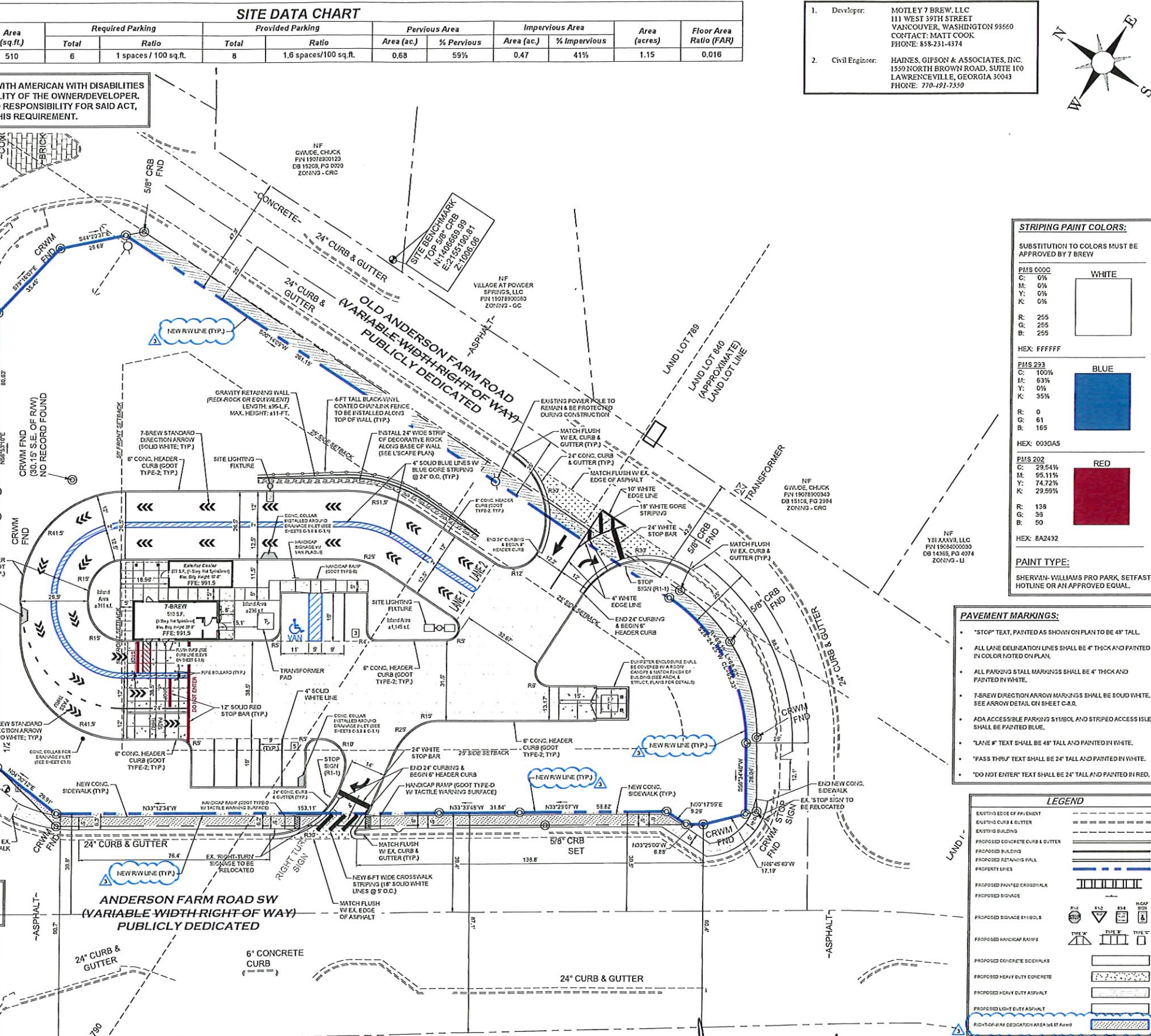
PIPE BOLLARDS NOTE
Bollards used for vehicle impact protection must comply with the following (FGC 312.2):
a) Constructed of steel not less than 4 inches in diameter and concrete filled.
b) Spaced not more than 4 feet between posts on center.
c) Set not less than 3 feet deep in a concrete footing of not less than a 15-inch diameter.
d) Set with the top of the posts not less than 3 feet above ground.
e) Located not less than 3 feet from the protected object.

COBB COUNTY D.O.T. SIGNAL NOTE
SIGNAL NOTE: All signal plans must be submitted to and approved by the Cobb County Traffic Signal Engineer.
- Any Traffic Signal work shall be performed in accordance with current Cobb DOT Traffic Signal Specifications by an approved traffic signal contractor.
- Any traffic signal equipment damaged as a result of this project shall be replaced/updated by the contractor/developer immediately. Damaged loops shall be replaced/updated with video detection.
- Development/contractor is required to maintain video detection without interruption for all traffic signal phases affected during construction of this project. Approved video detection shall be used for presence detection and approved video or microwave detection shall be used for pulse detection. Additional police equipment may be required to support video detection devices.
- Contact the Cobb Traffic Signal Engineer at (770)528-3504 for any traffic signal related issues. Contact the Signal Maintenance Supervisor at (770)528-1869 to locate any signal equipment if proposed development is within 450' or less of a signalized intersection.
TO: ALL CONTRACTORS WORKING ON DOT R/W WITHIN 350' OF ANY TRAFFIC SIGNAL
COBB DOT SIGNALS ARE NOT ON THE LOCATE PROGRAM. YOU ARE REQUIRED TO CALL US AT LEAST 24 HOURS IN ADVANCE FOR TRAFFIC SIGNAL UTILITY LOCATES @ (770)528-1869.
Please provide the following information when calling:
- Company and caller Name & number
- Contact person name & number for job site
- Location of work to be performed
- Type of work being performed
IF SIGNAL DAMAGE IS EXPECTED BEFORE BEGINNING ANY WORK YOU ARE REQUIRED TO HAVE CONTACTED AN APPROVED SIGNAL SUB TO IMMEDIATELY REPAIR ANY DAMAGE THAT MAY OCCUR.
Cobb County DOT Signal
1190 County Services Parkway
Marietta, GA 30008
770-528-1869

RETAINING WALLS NOTES:
- RETAINING WALLS FOR THIS PROJECT SHALL BE DESIGN-BUILD.
- RETAINING WALL PLANS SHALL BE SUBMITTED TO THE CITY OF MABLETON AS A SEPARATE RETAINING OR BUILDING WALL PERMIT. PLANS SHALL BE SUBMITTED TO & APPROVED BY COBB COUNTY PRIOR TO COMMENCEMENT OF WALL CONSTRUCTION.
- RETAINING WALL DESIGN PLANS SHALL BE STAMPED BY PROFESSIONAL ENGINEER, REGISTERED IN THE STATE OF GEORGIA.

GENERAL SITE NOTES:
1. OWNER/DEVELOPER: MOTLEY 7 BREW, LLC
111 WEST 39TH STREET
MABLETON, WASHINGTON 98660
2. SITE IS LOCATED AT THE 3570 OLD ANDERSON FARM RD, PARCEL #1507000020, CITY OF Mableton, Cobb County, Georgia, AND CONSISTS OF 1.15 ACRES.
3. THE SITE IS ZONED CRC, SUBJECT TO STIPULATION OF CASE Z-4717.
4. ALL DIMENSIONS AND RADII ARE TO FROM THE FACE OF CURB, EDGE OF ASPHALT, AND/OR THE OUTSIDE FACE OF THE BUILDING WALL UNLESS OTHERWISE STATED. ALL RADII DIMENSIONS ADJACENT TO PARKING SPACES ARE 9' UNLESS OTHERWISE NOTED.
5. ALL NEW CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT (ADA). SEE ARCHITECTURAL DWGS. FOR STRUCTURE COMPLIANCE.
6. ALL SIGNAGE TO BE PERMITTED UNDER SIGN REGULATIONS IN EFFECT AT TIME OF SIGN PERMIT APPLICATION SUBMITTAL.
7. UNLESS OTHERWISE NOTED, ALL PAVEMENT IS TO BE STANDARD DUTY ASPHALT.
8. TYPICAL PAVEMENT SECTION FOR THE NEW PAVEMENTS ARE INCLUDED IN THE CONSTRUCTION DETAIL SHEETS.
9. ALL CONSTRUCTION TO CONFORM TO THE CITY OF MABLETON STANDARDS AND SPECIFICATIONS WHETHER OR NOT REVIEW COMMENTS WERE MADE.
10. ALL PAVEMENT MARKINGS, STRIPING, AND SIGNAGE SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL JURISDICTION, THE STATE D.O.T., AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
11. PROVIDE TRAFFIC CONTROL AS REQUIRED, IN ACCORDANCE WITH THE U.S. DEPT. OF TRANSPORTATION "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" AND GOVERNING MUNICIPALITY REQUIREMENTS.
12. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND BONDS AS DEEMED NECESSARY BY THE LOCAL AUTHORITY.
13. CONTRACTOR SHALL CONTACT ALL APPLICABLE LOCAL AUTHORITIES PRIOR TO ANY CONSTRUCTION ACTIVITY WITHIN THE RIGHT-OF-WAY TO OBTAIN THE APPROPRIATE PERMITS.
14. THERE ARE NO WETLANDS PRESENT ON THE PROPOSED SITE.
15. THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 150603012H, AND THE DATE OF SAID MAP IS 03/04/2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY LOCATING THE POSITION OF THE SUBJECT SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

SIGNAGE NOTE:
ANY PROPOSED SIGNS ARE TO BE PERMITTED THROUGH THE PERMITTING SECTION, I.E. SUBDISCUSSION ENTRANCE SIGNS, MONUMENTS, AND ALL COMMERCIAL SIGNS.



STRIPING PAINT COLORS:
SUBSTITUTION TO COLORS MUST BE APPROVED BY 7 BREW

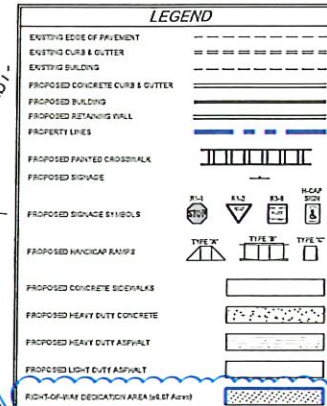
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C: 0%
M: 0%
Y: 0%
K: 0%
R: 255
G: 255
B: 255
HEX: FFFFFF

PMS 223 BLUE
C: 100%
M: 63%
Y: 0%
K: 35%
R: 0
G: 61
B: 165
HEX: 0030A5

PMS 202 RED
C: 29.54%
M: 95.11%
Y: 74.72%
K: 29.59%
R: 138
G: 38
B: 50
HEX: E62432

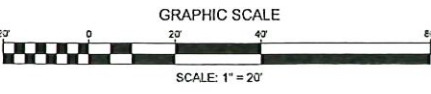
PAINT TYPE:
SHERWIN-WILLIAMS PRO PARK, SETFAST, HOTLINE OR AN APPROVED EQUAL.

PAVEMENT MARKINGS:
- "STOP" TEXT, PAINTED AS SHOWN ON PLAN TO BE 4" TALL.
- ALL LANE DELINEATION LINES SHALL BE 4" THICK AND PAINTED IN COLOR NOTED ON PLAN.
- ALL PARKING STALL MARKINGS SHALL BE 4" THICK AND PAINTED IN WHITE.
- 7-BREW DIRECTION ARROW MARKINGS SHALL BE SOLID WHITE. SEE ARROW DETAIL ON SHEET C-8.0.
- ADA ACCESSIBLE PARKING SYMBOL AND STRIPED ACCESS ISLE SHALL BE PAINTED BLUE.
- "LANE" TEXT SHALL BE 4" TALL AND PAINTED IN WHITE.
- "PASS THRU" TEXT SHALL BE 24" TALL AND PAINTED IN WHITE.
- "DO NOT ENTER" TEXT SHALL BE 24" TALL AND PAINTED IN RED.



COBB COUNTY F.M.O. SPR-2025-M008
CITY OF MABLETON PERMIT #MLDP-2025-009
SEE "CONSTRUCTION NOTES" SHEET C-0.1 FOR ADDITIONAL GENERAL CONSTRUCTION & A.H.J. STANDARD NOTES.

24-HOUR EMERGENCY CONTACT
CONTACT: ANTHONY NUNEZ
PHONE: 954-242-5240
EMAIL: ANTHONY@ANCHORFORWARD303.COM



Melena Herndon
8/27/2025

SITE PLAN

DATE: 05/27/2025
SHEET TITLE: SITE PLAN
SHEET NUMBER: C-1.0

GENERAL LANDSCAPE NOTES

1. Landscape Contractor to read and understand the Landscape Details and Specifications prior to finalizing bids. The Landscape Specifications shall be adhered to throughout the construction process.
2. Contractor is responsible for locating and protecting all underground utilities prior to digging.
3. Contractor is responsible for protecting existing trees from damage during construction.
4. Contractor is responsible for understanding and adhering to all constraints and limits of the site. Code requirements as stated on the landscape plan, minimum plant sizes reflected on the plant schedule, property boundaries, limits of disturbance, easements and buffers.
5. All planting areas shall be cleaned of construction debris (e.g. concrete, rock, rubble, building materials, etc) prior to adding and spreading of the topsoil.
6. Topsoil shall be added to all planting and sodded areas. Graded areas shall be held down the appropriate elevation to account for topsoil depth. See Landscape Specifications for required topsoil characteristics.
7. Remove debris, gravel, rock, and media not suitable for planting from all parking lot islands. Fracture/loosen subgrade to a min. 24" depth and ensure proper drainage is achieved; complete water per test. Add planting mix to achieve desired soil elevation; refer to landscape specifications and landscape detail.
8. Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil (if provided by the General Contractor), and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions.
9. Any deviations from the landscape plans shall be approved by the Landscape Architect or Owners Representative.
10. Landscaping shall be installed in conformance with ANSI Z60.1 the "American Standard for Nursery Stock" and the accepted standards of the American Association of Nurserymen.
11. Existing grass in proposed planting areas shall be killed and removed. Hand rake to remove all rocks and debris larger than 1/2" inch in diameter, prior to adding topsoil and planting shrubs.

LANDSCAPE REQUIREMENTS

A. SITE DENSITY									
REQUIRED	1.	30% of the site shall be open space	=	15,099 SF of open space required					
	2.	Site Density Factor (SDF): 15 tree density units per site acreage	=	17.3 SDF					
		Existing Density Factor (EDF)	=	0.0 EDF					
		Replacement Density Factor (RDF)	=	0.0 RDF					
		No more than 30% of any one tree species	=	9 max of any one tree species					
PROVIDED	1.	Open space	=	21,000 SF of open space provided					
	2.	QTY	TREE	SIZE	ORDINANCE TREES	TDU'S	TOTAL	PERCENT	REPLACEMENT TREES
	5	RED MAPLE	3"	5	0.6	=	3.0	17.24%	
	5	EASTERN RED CEDAR	3"	5	0.6	=	3.0	17.24%	
	5	CREPE MYRTLE	3"	5	0.6	=	3.0	17.24%	
	6	WILLOW OAK	3"	6	0.6	=	3.6	20.69%	
	8	SHUMARD OAK	3"	8	0.6	=	4.8	27.59%	
	29	TOTAL UNITS				=	17.4 SDF		0.0

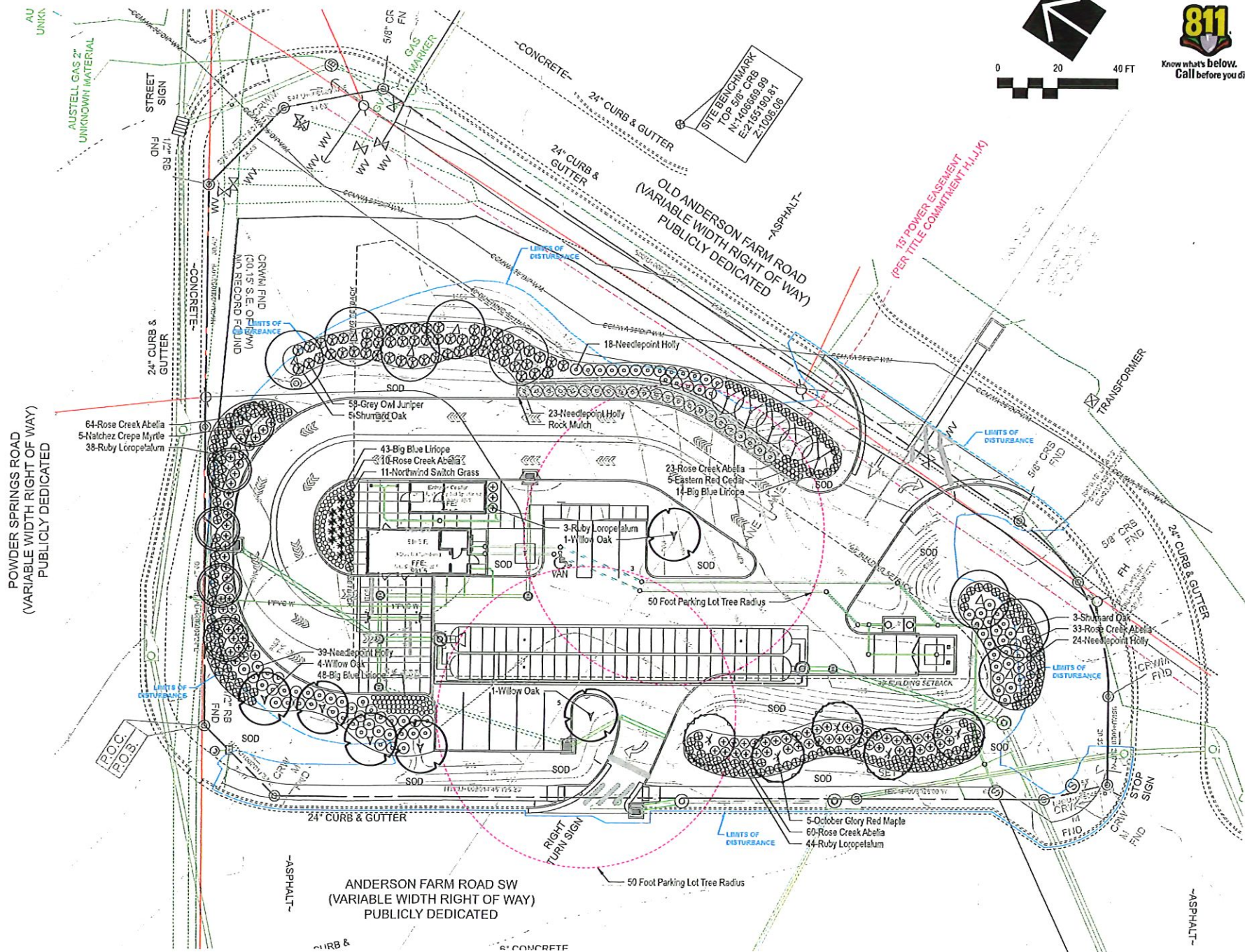
C. PARKING LOT

REQUIRED	1.	(1) 3" Cal tree per 1,140 SF of parking bay area	=	1 parking lot trees required	
		1,580 SF / 1,140 SF	=	5 parking spaces required	
		2. Every parking space must be within 50 feet of the trunk of a tree	=	3 parking lot trees provided	
		3. (1) parking space per 100 SF of net floor space, including patio area that contains seating	=	8 parking spaces provided	
		(810 SF + 0 SF) / 100 SF	=		
PROVIDED	1.	3 willow oak	=	3 parking lot trees provided	
		2. See landscape plan for 50 feet parking lot tree radius	=		
		3. 8 spaces (including ADA space)	=	8 parking spaces provided	

D. TREE MITIGATION

REQUIRED	1.	Specimen trees shall be replaced at a 1:1 unit ratio in addition to all other requirements	=	0.0 units to be replaced	
		See sheet L-100 Tree Disposition Plan for specimen trees and units	=		
		Replacement trees: 4" Cal min	=	0.0 units provided	
PROVIDED	1.	See Section A for replacement trees	=	0.0 units provided	

12. Sod to be delivered fresh (Cut less than 24 hours prior to arriving on site), laid immediately. Rolled and watered thoroughly immediately after planting. Edge of sod at planting beds are to be "V" latched or metal edging installed; see Landscape Details.
13. Any existing grass disturbed during construction to be fully removed, regraded and replaced. All fire marks and indentations to be repaired.
14. Soil to be tested to determine fertilizer and lime requirements prior to laying sod; Fertilize as recommended.
15. Annual and perennial beds add min. 4 inch layer of organic material and till to a min. depth of 12 inches. Mulch annual and perennial beds with 3 inch depth of mini nuggets.
16. All shrubs beds (existing and new) to be mulched with a min. 4 inch layer of mulch. Mulch shall be dark brown, double shredded hardwood mulch, or as otherwise desired by the Owners Rep. Mulch must be pulled away from all tree trunks and shrub stems a minimum 4".
17. Planting holes to be dug a minimum of twice the width of the root ball. Set plant material 2-3" above finish grade. Backfill planting pit with planting mix as specified in the Landscape Specifications.
18. Water thoroughly twice in first 24 hours and apply mulch immediately.
19. Stake all evergreen and deciduous trees as shown in the planting detail and as per the Landscape Specifications.
20. Remove stakes and guying from all trees after one year from planting.
21. The Landscape Contractor shall guarantee all installed plants for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism. See Landscape Specifications for Warranty requirements/expectations.
22. Any plant that is determined dead, in an unhealthy, unsightly condition, lost its shape due to dead branches, or other symptoms of poor, non-vigorous growth, shall be replaced by the Landscape Contractor. See Landscape Specifications for warranty requirements/expectations.



PLANT SCHEDULE					
Symbol	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
Trees					
⊙	5	Acer rubrum 'October Glory'	October Glory Red Maple	3" Cal, 12' Hgt	Single straight leader
⊙	5	Juniperus virginiana	Eastern Red Cedar	3" Cal, 12' Hgt	
⊙	5	Lagerstroemia indica 'Natchez'	Natchez Crepe Myrtle	3" Cal, 8' Hgt	Multi-trunked, 3 canes min, 1' per cane
⊙	6	Quercus phellos	Willow Oak	3" Cal, 12' Hgt	Single straight leader
⊙	8	Quercus shumardii	Shumard Oak	3" Cal, 12' Hgt	Single straight leader
Shrubs					
⊙	150	Abelia x chinensis 'Rose Creek'	Rose Creek Abelia	3 Gal	
⊙	104	Ilex cornuta 'Needpoint'	Needpoint Holly	3 Gal	
⊙	58	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	3 Gal	
⊙	85	Loropetalum chinense 'Ruby'	Ruby Loropetalum	3 Gal	
⊙	11	Parthenocissus 'Northwind'	Northwind Switch Grass	3 Gal	
Groundcovers					
⊙	105	Liriodendron muscari 'Big Blue'	Big Blue Liriodendron	1 Gal	Plant 18" OC
⊙		Other			
	452	Rock Mulch	Rock Mulch	SF	See general landscape notes & mulch Specifications

COBB COUNTY NOTE:
A landscape conference is required for this project prior to any final landscaping. Call the Cobb County Arborist at (770) 528-2124 or Landscape Architect at (770) 528-2149. There are critical factors on the landscape plan that affect both the general contractor and the landscape contractor. Planting area dimensions, planting methods and as well as plant materials must be in accordance with the approved plan, or the landscape inspector may delay the release of the certificate of occupancy.

NOTE:
See sheet L-102 for Cobb County Commercial and General notes.

Deleona Heindo
8/27/2025

51 old canton street
alpharetta, ga 30009
770.442.8171

CLIENT

SEVEN 73 BREW
COFFEE
DRIVE THRU

LANDSCAPE ARCHITECT:
NAME: AARON HEITZKE
LICENSE NO. LA220163

MLD PROJECT #: 2025120
DATE: 5/23/25
ISSUE: PERMIT
REVISION:
NO. DATE BY DESCRIPTION
1 6/14/25 1 NEW SITE PLAN

7 BREW COFFEE
73 BREW
3805 ANDERSON FARM ROAD SW
MABLETON, GA 30106

LANDSCAPE PLAN

PERMIT

L-101



AGENDA ITEM MEMORANDUM

MEETING OF: September 10, 2025

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Ratification of Council member approved elevations, site plan and landscaping plan - Brookwood Mixed Use located at 3753 Austell Rd, PIN **19085500050**

BACKGROUND/SUMMARY: Section 2.03 of the zoning ordinance outlines procedures for modifications to site plans or zoning conditions applied to any rezoning, temporary land use permits, special land use permit, or other zoning agenda item. Additionally, this code states the following:

Any rezoning, temporary land use permit, or other zoning agenda item approved by the Cobb County Board of Commissioners before the adoption of the MZC that requires the district commissioner approve a site plan, landscape plan, architecture or other item as a condition of zoning and no such approval was made as of the adoption of the MZC, shall require approval by the Council Member in whose district the property is located. Upon that Council Member's approval, the item shall be ratified by being placed on the consent agenda for the next regularly scheduled Council meeting. Site plans, landscape plans, architecture or other items previously approved by the district commissioner may only be amended by the Mayor and Council at any regularly scheduled meeting or hearing following the approval of the Council Member in whose district the property is located.

Community Development Director, Michael Hughes and Deputy Community Development Director, Tina Garver met with Councilwoman Herndon on August 27, 2025 to review the attached rendering, site plan and landscaping plan. Attached to this action is the final approval.

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION: Ratification of rendering, site plan and landscaping plan approval.

ATTACHMENTS:

1. Brookwood Mixed Use Site Plan
2. Brookwood Mixed Use Lighting Plan
3. Brookwood Mixed Use Landscaping Plan

Current Site Plan



LOCATION MAP

SITE DATA CHART										
Development Tract	Bldg No.	Use	Bldg. Area (sf)	Required Parking		Provided Parking		Open Space		Total Tract Area (acre)
				Total	Ratio	Exclusive	Shared	Min. Required (acre)	Provided (acre)	
Commercial	1	-	625	6	1 space / 100 s.f.					
	2	Bank	3,990	17	1 space / 285 s.f. plus 3-spaces / ATM					
	3	Retail	1,990	10	1 space / 200 s.f.					
	4	Rest.	2,020	20	1 space / 100 s.f.					
TRACT TOTAL			12,000	42	1 space / 285 s.f.					
			20,625	96	0.48 spaces / 100 s.f.	115	109	224	1.09 spaces / 100 s.f.	3.04
TOTAL DEVELOPMENT AREA										3.04

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

- Developer: AUSTELL GA CENTER, LLC
295 MADISON AVENUE - 37TH FLOOR
NEW YORK, NEW YORK 10017
CONTACT: MICHAEL OESTREICH
PHONE: 212-753-4576
- Civil Engineer: HAINES, GIPSON & ASSOCIATES, INC.
1550 NORTH BROWN ROAD, SUITE 100
LAVERGNEVILLE, GEORGIA 30043
PHONE: 770-491-7330

OPEN SPACE CALCULATION:

PERVIOUS LANDSCAPED AREAS: 0.9-Acres
SIDEWALKS: 0.3-Acres
OUTDOOR PATIOS: 0.1-Acres
TOTAL PROVIDED OPEN SPACE AREA = 1.3 Acres
*PER ZONING CASE #2-60-2021, OPEN SPACE VALUE INCLUDES LANDSCAPED PERVIOUS AREA, "OPEN SPACE, PARKS, OR OTHER RECREATIONAL OR PUBLIC USES".

STREET FURNITURE & LIGHTING NOTE:

SEE SHEET C-0.2 FOR COMPLIANCE WITH THE "AUSTELL ROAD DESIGN GUIDELINES" AS WELL AS CUT SHEET DETAILS FOR THE SPECIFIED SITE LIGHTING FIXTURES, BENCHES, WASTE RECEPTACLES, AS WELL AS THE BIKE RACKS.

BUILDING 3000
4-STORY
38,959 SQ. FEET

LEGEND

- EXISTING EDGE OF PAVEMENT
- EXISTING CURB & GUTTER
- EXISTING BUILDING
- PROPOSED CONCRETE CURB & GUTTER
- PROPOSED BUILDING
- PROPOSED RETAINING WALL
- PROPERTY LINES
- PROPOSED PAVED CROSSWALK
- PROPOSED DECORATIVE CROSSWALK
- PROPOSED SIDEWALK
- PROPOSED STORAGE
- PROPOSED STORAGE SYMBOLS
- PROPOSED HANDICAP RAMP
- SHARED PARKING SPACES (TOTAL OF 18 SPACES)
- OPEN SPACES
- BROOKWOOD DRIVE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALKS
- PROPOSED HEAVY DUTY CONCRETE

GENERAL NOTES:

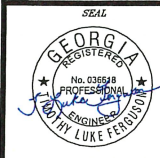
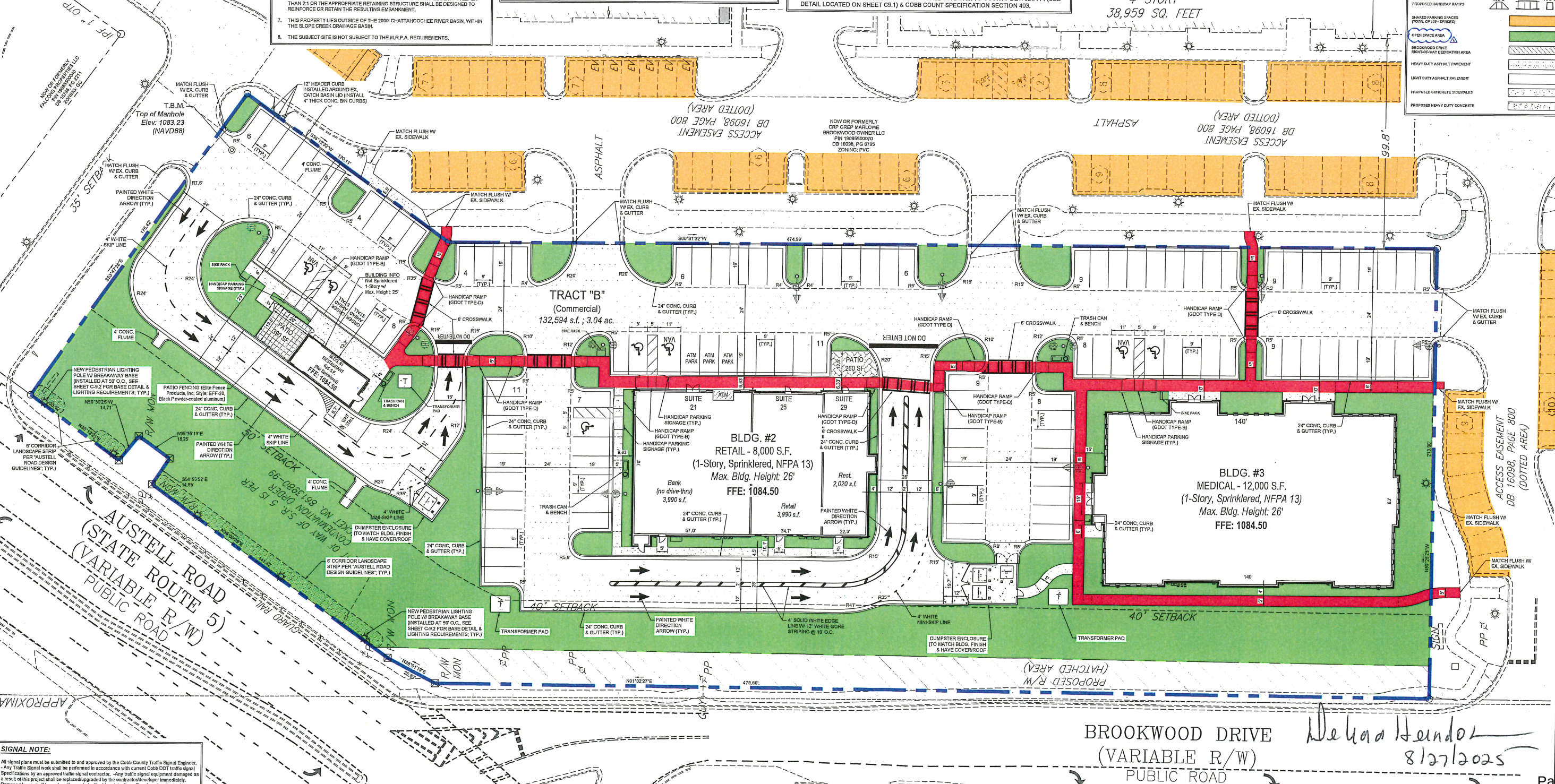
- OWNER/DEVELOPER: AUSTELL GA CENTER, LLC
295 MADISON AVENUE - 37TH FLOOR
NEW YORK, NEW YORK 10017
- SITE IS LOCATED AT THE 3753 AUSTELL ROAD SW, PIN 1908550050, LAND LOT #855, 15th DISTRICT, 2nd SECTION, COBB COUNTY, GEORGIA, AND CONSISTS OF 31.04 ACRES.
- PER ZONING CASE #2-60-2021, SITE IS ZONED P.V.C., PLANNED VILLAGE COMMUNITY DISTRICT.
- PROPOSED USE IS MIXED-USE DEVELOPMENT CONSISTING OF MULTIFAMILY RESIDENTIAL AND COMMERCIAL.
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBERS FOR THIS AREA ARE 13067C02016, EFFECTIVELY DATED 12/16/2006.
- IN CONCENTRATED FLOW AREAS, ALL SLOPES STEEPER THAN 2.5:1 AND WITHIN A HEIGHT TEN (10) FEET OR GREATER, AND CUTS AND FILLS WITHIN STREAM BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKET. ALL SLOPES ON INDIVIDUAL PROJECTS SHALL BE NO STEEPER THAN 2:1 OR THE APPROPRIATE RETAINING STRUCTURE SHALL BE DESIGNED TO REINFORCE OR RETAIN THE RESULTING EMBANKMENT.
- THIS PROPERTY LIES OUTSIDE OF THE 2007 CHATTAHOOCHEE RIVER BASIN, WITHIN THE SLOPE CREEK DRAINAGE BASIN.
- THE SUBJECT SITE IS NOT SUBJECT TO THE M.R.P.A. REQUIREMENTS.

CITY OF MABLETON ARBORIST NOTES:

- THE CITY OF MABLETON ARBORIST OR LANDSCAPE ARCHITECT MUST APPROVE THE SITE LIGHTING PLAN. LIGHT POLES ARE NOT PERMITTED IN PARKING PENINSULAS, ISLANDS AND MEDIANS WITHOUT THE PRIOR APPROVAL OF THE CITY ARBORIST. 20' MINIMUM SPACING IS REQUIRED BETWEEN THE TRUNK OF ANY PROPOSED OVER-STORY HARDWOOD TREE (OR EXISTING TREE COUNTED FOR TREE ORDINANCE CREDIT) AND ANY EXISTING LIGHT POLE. IF THE SERVICE PROVIDER (ELECTRIC COMPANY) PRODUCES A LIGHTING PLAN, IT MUST ADHERE TO THE LIGHTING PLAN SHOWN IN THE CIVIL ENGINEERING DRAWINGS APPROVED BY THE CITY OF MABLETON FOR THE LAND DISTURBANCE PERMIT. IF A LIGHTING PLAN IS NOT PART OF THE CIVIL DRAWINGS, THE LIGHTING PLAN DESIGNER MUST SUBMIT A PLAN TO THE ARBORIST/LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. IF SITE LIGHTING IS INSTALLED WITHOUT AN APPROVED PLAN, THE CERTIFICATE OF OCCUPANCY WILL BE WITHHELD UNTIL ALL CONFLICTING POWER POLES ARE MOVED, CALL 404-590-2511.
- NO PERMANENT SIGN(S), FLAG POLE(S), PROPOSED FIRE HYDRANTS, POWER TRANSFORMERS, SIDEWALKS OR A.D.A. RAMPS WILL BE PLACED IN CONFLICT WITH AN ORDINANCE CODED OR APPROVED TREE PLANTING LOCATION.

CITY OF MABLETON ZONING NOTES:

- SITE IS ZONED P.V.C. (PLANNED VILLAGE COMMUNITY) DISTRICT AND SUBJECT TO REZONING CASE #2-60-2021. PROJECT SHALL ADHERE TO ALL REQUIREMENTS OF THAT ZONING CATEGORY. REFER TO THE ZONING MINUTES, APPROVAL, & CONDITIONS ON SHEETS C0.1.
- THE CITY OF MABLETON ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE WITH SAID ACT.
- ANY CONSTRUCTION TRAILERS TO BE PERMITTED THROUGH THE PLANNING & ZONING DIVISION.
- ANY SIGNS TO BE PERMITTED THROUGH THE CITY OF MABLETON PLANNING & ZONING DIVISION. I.E. SUBDIVISION ENTRANCE SIGNS, MONUMENTS, AND ALL COMMERCIAL SIGNS. THE LOCATION OF SUBDIVISION SIGNS MUST ALSO BE SHOWN ON THE PLANS.
- THE PARKING LOT AND PARKING SPACES SHALL CONFORM TO COUNTY DETAIL #114 (SEE DETAIL LOCATED ON SHEET C8.1) & COBB COUNTY SPECIFICATION SECTION 403.



BROOKWOOD-MU RETAIL
3753 AUSTELL RD SW, MABLETON, GEORGIA 30108
PARCEL #1908550050, ZONED P.V.C (Cobb County Case #2-60-2021)
LAND LOT #855, 15th DISTRICT, 2nd SECTION, COBB COUNTY, CITY OF MABLETON, GEORGIA 30108

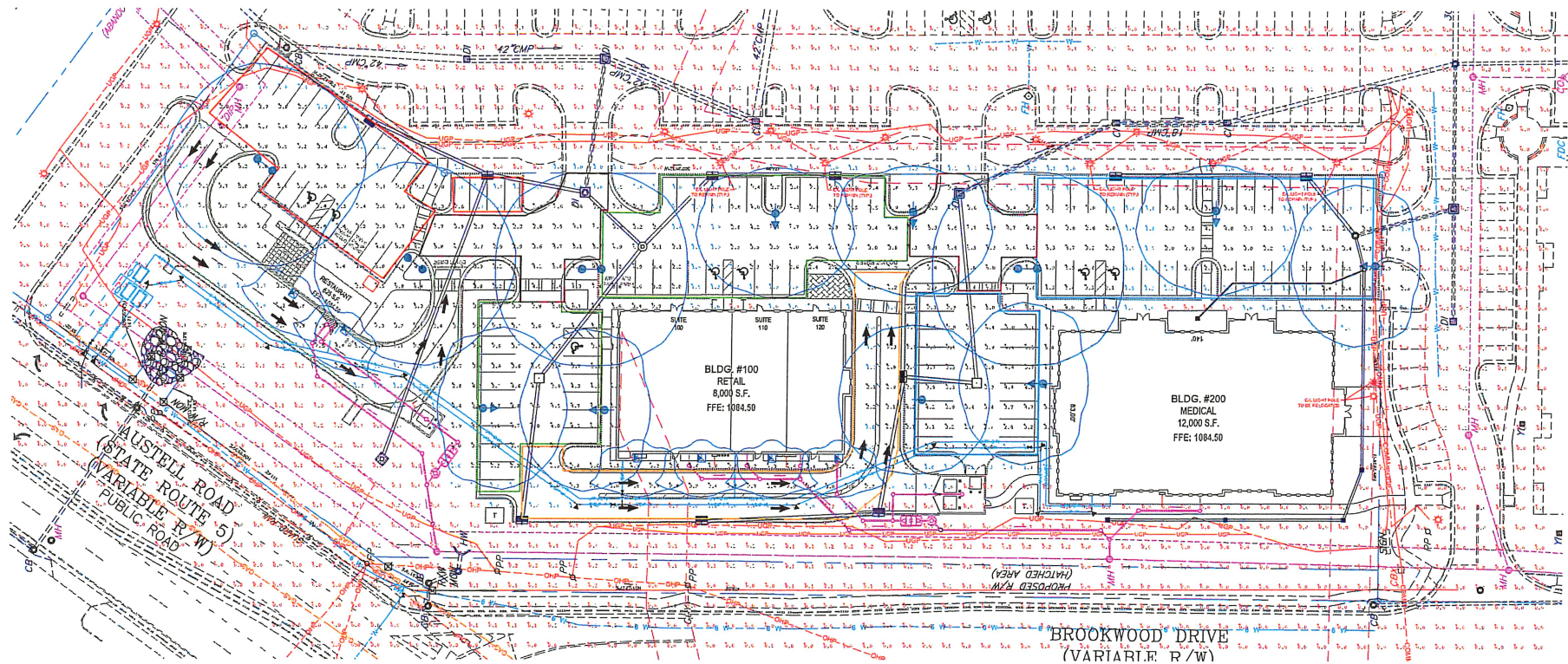
NO.	BY	DATE	DESCRIPTION
06/02/25	COB & Cobb P&O Review Comments		
07/01/25	GSWCC & Cobb County Review Comments		
07/02/25	Review Comments & MFR Coordination		

SIGNAL NOTE:
All signal plans must be submitted to and approved by the Cobb County Traffic Signal Engineer. Any Traffic Signal work shall be performed in accordance with current Cobb DOT traffic signal Specifications by an approved traffic signal contractor. Any traffic signal equipment damaged as a result of this project shall be replaced/upgraded by the contractor/developer immediately. Damaged loops shall be replaced/upgraded with video detection. Developer/contractor is responsible to maintain vehicle detection without interruption for all traffic signal advance information.

Debra Hendon
8/27/2025

Lighting Plan

REVISIONS		
REV #	DATE	BY:



Calculation Summary								
Label	Avg	Max	Min	Avg/Min	Max/Min	Max/Avg	PtSpCt	PtSpCtB
BLDG 100 DRIVE THRU	2.1	7.1	0.8	2.7	8.9	3.4	10	10
BLDG 100 PARKING	3.3	6.2	1.0	3.3	6.2	1.9	10	10
BLDG 200 PARKING	2.9	6.9	1.0	2.9	6.9	2.4	10	10
ENTRANCES	4.1	6.3	1.6	2.5	3.9	1.6	10	10
RESTAURANT DRIVE THRU	2.3	6.8	0.4	5.8	17.0	3.0	10	10
RESTAURANT PARKING	2.9	7.1	1.0	2.9	7.1	2.5	10	10

ALL FIXTURES SHALL HAVE BLACK COLOR FINISH.

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS. THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.

Luminaire Schedule						
WLS20197	THE VILLAGE AT BROOKWOOD	MABLETON, GA	PM: ROBBY	PLEASE EMAIL ROBBY AT REUDASILL@WLSLIGHTING.COM FOR PRICING.		
Symbol	Qty	Label	Lumens	LLF	Description	Lum Watts
	4	A	16380	0.950	WLS-CAL-1-T5-48L-1-40K-SLM 25' MOUNTING HEIGHT	156
	1	B	16380	0.950	WLS-CAL-1-T5-48L-1-40K-SLM 25' MOUNTING HEIGHT	156
	7	C	17316	0.950	WLS-CAL-1-T4-48L-1-40K-SLM 25' MOUNTING HEIGHT	156
	5	D	3793	0.950	WLS-NV-N-T3-16L-53-40K-SLM 12' MOUNTING HEIGHT	29

Melina Herndez
8/27/2025

THE VILLAGE AT BROOKWOOD
MABLETON, GA

WLS LIGHTING
ELECTRICAL

6820 CORPORATION PKWY
FORT WORTH, TX 76126
WWW.WLSLIGHTING.COM

WLS-20197A	DATE - 4/21/25	SCALE: 1"=30'	817-731-0020	PM: ROBBY	BY: TO	SHEET 1 OF 1
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SPR-2025-M007



THE VILLAGE AT BROOKWOOD
COMMERCIAL TRACT
3753 AUSTELL RD SW
MABLETON, GA 30106

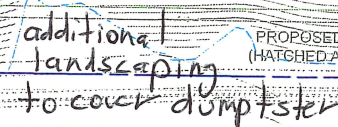


REVISION SCHEDULE:			
NO.	DATE	BY	DESCRIPTION
1	6/3/25		LANDSCAPE COMMENTS

MLD PROJECT #:	202503
DRAWN BY:	KCM
CHECKED BY:	ADM
DATE:	4/21/25

Landscape Plan

L-101



GENERAL LANDSCAPE SPECIFICATIONS

The following are the minimum specifications for the Landscape Details and Specifications prior to finalizing bids. The Landscape Specifications shall be adhered to throughout the construction process.

1. Contractor is responsible for locating and protecting all underground utilities prior to digging.
2. Contractor is responsible for protecting existing trees from damage during construction. Contractor is responsible for understanding and adhering to all constraints and limits of existing trees. All trees to be removed shall be removed from the project prior to the start of the plant schedule, property boundaries, limits of disturbance, easements and buffers.
3. All protection devices to be installed prior to the start of land disturbance, and maintained until final landscaping.
4. Tree protection areas to be protected from sedimentation.
5. All trees to be removed shall be removed fully and replanted as needed.
6. No parking, storage or other construction activity shall be within tree protection areas.
7. All planting areas shall be cleaned of construction debris (i.e. concrete, rock, rubble, building materials, etc.) prior to adding and spreading of topsoils.
8. All planting areas shall be cleaned of construction debris (i.e. concrete, rock, rubble, building materials, etc.) prior to adding and spreading of topsoils. Graded areas shall be held down the appropriate elevation to account for topsoil depths. See Landscape Specifications for required topsoil characteristics.
9. All planting areas shall be cleaned of construction debris (i.e. concrete, rock, rubble, building materials, etc.) prior to adding and spreading of topsoils. Graded areas shall be held down the appropriate elevation to account for topsoil depths. See Landscape Specifications for required topsoil characteristics.
10. All planting areas shall be cleaned of construction debris (i.e. concrete, rock, rubble, building materials, etc.) prior to adding and spreading of topsoils. Graded areas shall be held down the appropriate elevation to account for topsoil depths. See Landscape Specifications for required topsoil characteristics.
11. Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general conditions, verify elevations, utility locations, irrigation, approve topsoil (if provided by the General Contractor), and observe the site conditions under which the work is to be done. The Contractor shall be responsible for ensuring that all work is done in accordance with such conditions have been corrected and are acceptable to the Landscape Contractor.
12. Any deviations from the landscape plans shall be approved by the Landscape Architect or

14. Landscaping shall be installed or removed by the City of Austin 2017 "American Standard for Nursery Stock" and be accepted standards of the American Association of Nurserymen.
15. All existing plants requiring planting areas shall be killed and removed. Hand rake to remove all rocks and debris larger than 1/2" inch in diameter, prior to adding topsoil and spreading seeds.
16. Sod shall be laid flat (Less than 24 hours prior to arriving on site), laid immediately, rolled and watered thoroughly immediately after planting, edge of sod at planting areas are to be "Trenched or metal edged adjacent to edges; see Landscape Details.
17. All trees and shrubs shall be planted in accordance to be fully rooted, repugated and established.
18. Add mulch. All marks and details shall be maintained.
19. Soil to be tested to determine fertility and time requirements prior to laying soil. Fertilization shall be as follows:
 - A. Annual and perennial beds: add min. 4 inch layer of organic material and 1 lb. of 20-20-20 fertilizer of 12 inches. Mulch annual and perennial beds with 3 inch depth of mini nuggets.
 - B. All shrubs beds (excluding new) to be mulched with a min. 4 inch depth of mulch, Mulch shall be applied to all beds except lawn areas.
20. One year maintenance period shall include watering, weeding, pruning, fertilizing and other care. Water, Must be pulled away from all tree trunks and root stems a minimum of 12 inches.
21. Planting holes to be dug a minimum of twice the width of the shrub stem. Set plant material 2'-3" above finish grade. Backfill planting area with planting mix as specified in the Landscape Details.
22. Water thoroughly twice in first 24 hours and apply mulch immediately.
23. Stake all evergreen and deciduous trees as shown in the planting detail and as per the Landscape Specifications.
24. The Contractor states signing off all trees after one year from planting.
25. The Landscape Contractor shall guarantee all installed plants for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the one-year period. If the Contractor cannot prove to be responsible for the loss of or vent damage. See Landscape Specifications for Warranty requirements/exceptions.
26. Plants shall be maintained dead, in an unhealthy, unsightly condition, lost its shape due to freeze conditions, or other symptoms of poor, non-vigorous growth, shall be replaced by the Landscape Contractor. See Landscape Specifications for warranty requirements/exceptions.

LANDSCAPE REQUIREMENT / TABLE					
	SITE SPECIFIC				
REQUIRED					
1.	30% of the site shall be open space, excluding the disturbed lots				36,832 SF of open space required
	(18,107 SF) x 20%				
2.	15% dense shrubs per acre divided				46.0 TDUs open space required
	(18,107 SF / 43,590 SF) x 15 TDUs				
	No more than 30% of any one tree species				22 acres of any one tree required
PROVIDED					
1.	Open space				27,000 SF of open space provided
2.	TREE	SIZE	UNITS		TOTAL PERCENTAGE
10	TREBANT AMAR	2" P	0.1		1.57%
12	RED MAPLE	3"	0.8		7.2
14	BRODIE JUNCIPER	8" HOT	4		5.6
5	NUTTALL OAK	2"	0.6		5.4
8	SHUMARD OAK	3"	0.6		4.8
9	BACI CYPRESS	2"	0.6		5.4
10	PROSTRATE OIL	2"	0.6		5.4
74	TOTAL				46.0 TDUs provided
B. STREET FRONTAGE					
REQUIRED					
1.	(1) 3' Calm per 35 LF of frontage exclusive of driveways, access ways, and sight triangle clearings				
	Excluding underpass and two lanes				
	Double staggered row of 18 shrubs per 35 LF of street frontage				
	Emergency shrubs shall be Gal. 3" High or taller				
	Asiatic Rose: 207 LF / 25 LF x 1 tree				7 trees required
	237 LF / 25 LF x 18 shrubs				127 shrubs required
	Brokenbone: 478 LF / 25 LF x 1 tree				19 trees required
	478 LF / 25 LF x 18 shrubs				246 shrubs required
PROVIDED					
1.	Asiatic Rose: 416ndy, maple, 3 bald cypress				7 trees provided
	84 daylily, 1st needlepoint holly, 17 lronpalm				127 shrubs provided
	Brokenbone: 14 white holly, 17 lronpalm				16 trees provided
	31 daylily, 2nd needlepoint holly, 168 lronpalm				246 shrubs provided

PLANT SCHEDULE					
Symbol	Qty	Botanical Name	Common Name	Minimum Scheduled Size	Remarks
Trees					
	13	<i>Acer buergerianum</i>	Trident Maple	2.5" Cal, 10' Hgt	Single straight leader
	12	<i>Acer rubrum 'October Glory'</i>	October Glory Red Maple	3" Cal, 12' Hgt	Single straight leader
	14	<i>Juniperus virginiana 'Brodia'</i>	Brodia Juniper	8' Hgt	
	9	<i>Quercus nuttallii</i>	Nuttall Oak	3" Cal, 12' Hgt	Single straight leader
	8	<i>Quercus shumardii</i>	Shumard Oak	3" Cal, 12' Hgt	Single straight leader
	9	<i>Taxodium distichum</i>	Bald Cypress	3" Cal, 12' Hgt	Single straight leader
	9	<i>Ulmus americana 'Princeton'</i>	Princeton Elm	3" Cal, 12' Hgt	
Shrubs					
	85	<i>Claytonia japonica</i>	Japanese Claytonia	Min 24" Hgt	
	78	<i>Ilex cornuta 'Noodinpoint'</i>	Noodinpoint Holly	Min 24" Hgt	
	205	<i>Loropetalum chinense 'Ruby'</i>	Ruby Loropetalum	Min 24" Hgt	
Groundcovers					

NOTES:
A preconstruction conference is required for this project prior to any finish landscaping. Call the City of Mableton at (404) 590-2511. There are critical factors on the landscape plan that affect both the general contractor and the landscape contractor. Planting area dimensions, planting methods and as well as plant materials must be in accordance with the approved plan, or the landscape inspector may delay the release of the certificate of occupancy.

See sheet L-102 for Cobb County Commercial and General notes

Wesley Hendon
8/27/2025



AGENDA ITEM MEMORANDUM

MEETING OF: September 10, 2025

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Ratification of Council member approved site plan and landscaping plan - Park View Reserve

BACKGROUND/SUMMARY: Section 2.03 of the zoning ordinance outlines procedures for modifications to site plans or zoning conditions applied to any rezoning, temporary land use permits, special land use permit, or other zoning agenda item. Additionally, this code states the following:

Any rezoning, temporary land use permit, or other zoning agenda item approved by the Cobb County Board of Commissioners before the adoption of the MZC that requires the district commissioner approve a site plan, landscape plan, architecture or other item as a condition of zoning and no such approval was made as of the adoption of the MZC, shall require approval by the Council Member in whose district the property is located. Upon that Council Member's approval, the item shall be ratified by being placed on the consent agenda for the next regularly scheduled Council meeting. Site plans, landscape plans, architecture or other items previously approved by the district commissioner may only be amended by the Mayor and Council at any regularly scheduled meeting or hearing following the approval of the Council Member in whose district the property is located.

Councilperson Auch approved the revised plan on September 3, 2025.

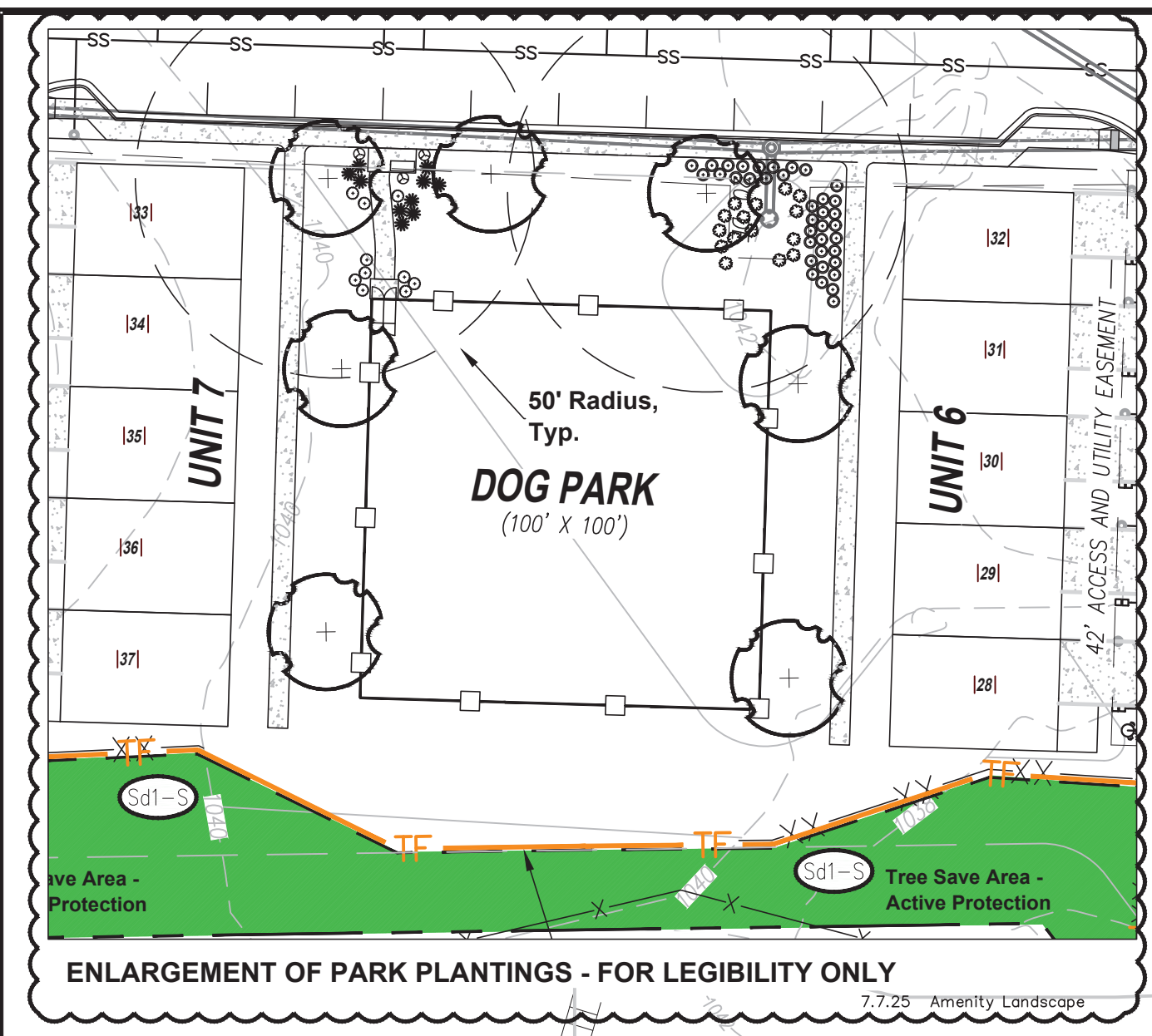
The final site plan will be uploaded on Monday for the agenda packet.

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION: Ratification of approved plans.

ATTACHMENTS:

1. PARKVIEW RESERVE



PARKING TREES

PARKING TREES

Provide One (1) - Min. 3" Cal Shade Tree for every 1,140 SF of parking bay areas.
6240 SF New Parking Bay Area / 1140 SF
= 6 Shade Trees - Min. 3" Cal. Provided Throughout Area of Work

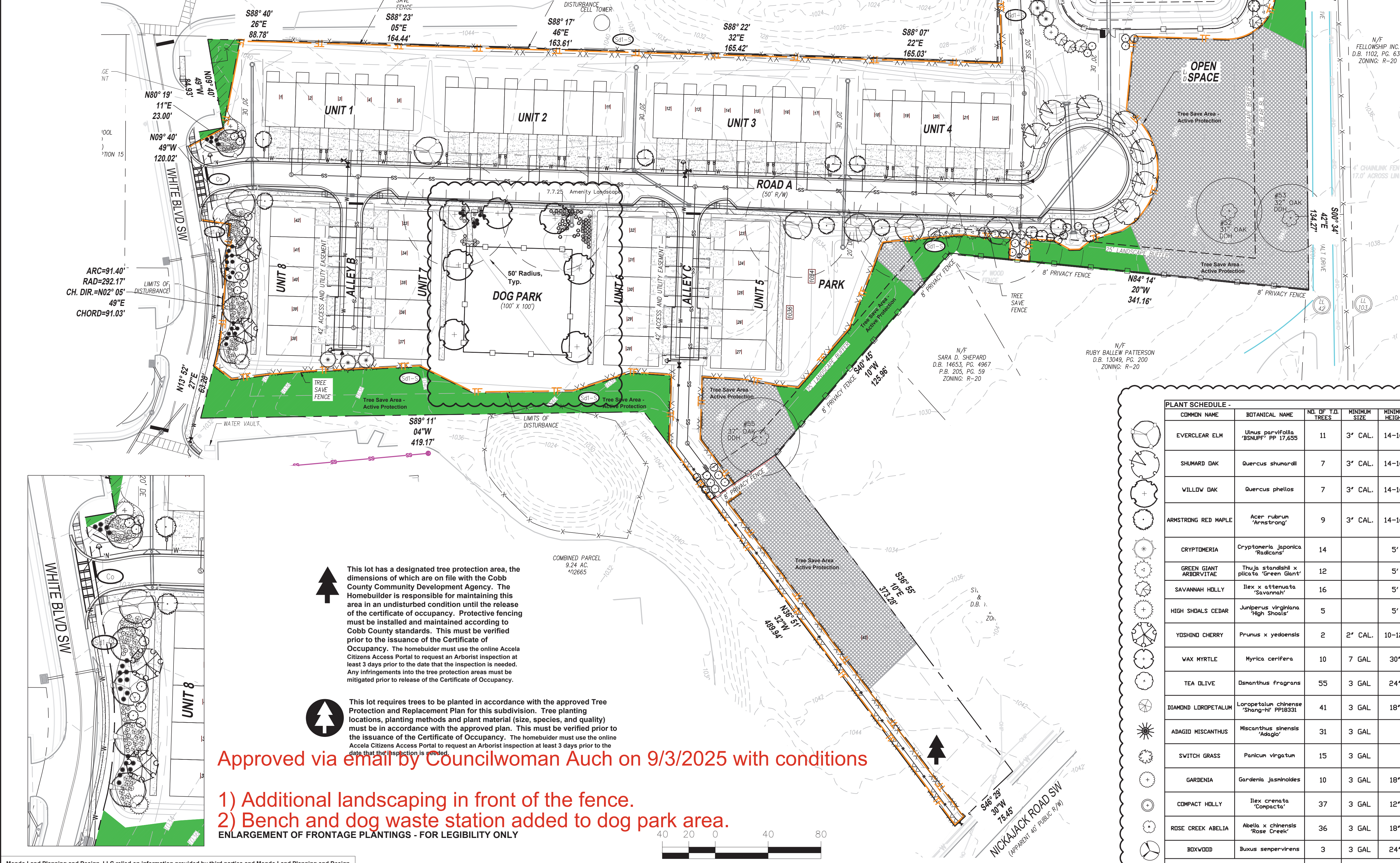
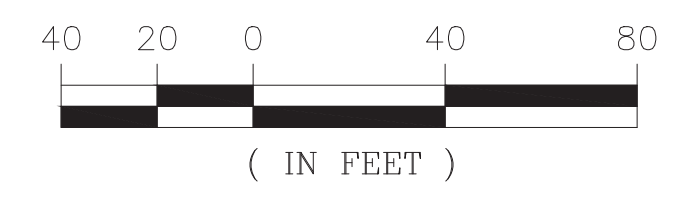
ALL PROPOSED PARKING SPACES THIS SCOPE OF WORK TO BE LOCATED WITHIN 50' OF A SHADE TREE. See Layout for Radius Showing Coverage.

STREET TREES

Provide One (1) - Min. 3" Cal Tree for every 35 LF of Roadway Frontage less Driveways, Access Ways and Sight Triangles.

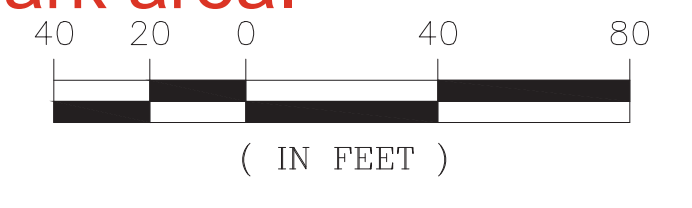
WHITE BOULEVARD
131 LF Roadways/ 35 LF = 4 Trees

INTERNAL STREETS
912 LF Roadways/ 35 LF = 26 Trees



Approved via email by Councilwoman Auch on 9/3/2025 with conditions

- 1) Additional landscaping in front of the fence.
 - 2) Bench and dog waste station added to dog park area.
- ENLARGEMENT OF FRONTAGE PLANTINGS - FOR LEGIBILITY ONLY



DETAILS AND PLAN NOTES FOR TREE PROTECTION AND TREE REPLACEMENT (LANDSCAPE PLAN) REQUIREMENTS ARE PROVIDED ON SHEET TP3.

24 HOUR CONTACT:
JOHNSTONE JONES
678-300-5105

NOTE:
DO NOT INSTALL TREES/SHRUBS WHERE ROOT BALLS WILL PUNCTURE OR INTERFERE WITH RETAINING WALL GEOGRID OR STABILIZATION COMPONENTS. DO NOT INSTALL TREES/SHRUBS LESS THAN 10' FROM TOE OF DAM SLOPE. WHERE CONFLICTS ARE FOUND AND FIELD ADJUSTMENT OF TREE PLACEMENTS BECOME NECESSARY - OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE PRIOR TO TREE INSTALLATION.

BUFFERS MUST BE PLANTED OT COBB COUNTY STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED FOR APPROVED UTILITY OR ACCESS CROSSINGS.

A pre-construction conference is required prior to the issuance of the on-site construction permit. Call the Site Inspection Section at (770)528-2142 to arrange a meeting at the site.

A landscape conference is required of this project prior to any finish landscaping. Call the Cobb County Arborist (770)528-2124 or Landscape Architect at (770) 528-2149. There are critical factors on the landscape plan that affect both the general contractor and the landscape contractor. Planting area dimensions, planting methods and as well as plant materials must be in accordance wif the approved plan, or the landscape inspector may delay the release of the certificate of occupancy.

NOTE:
SPECIMEN TREES ARE TAGGED WITH NUMBERED METAL TAGS.

BUFFER NOTES:

BOTH A 25' AND 50' BUFFER PROVIDED, AS SHOWN ON PLAN THIS SHEET. WHERE DISTURBED, SAID BUFFERS SHALL BE REPLANTED AS PER PLAN SHOWN SHEET TP2.

WHERE BUFFERS ARE UNDISTURBED, SAID BUFFERS SHALL BE EVALUATE FOR YEAR-ROUND SCREENING DENSITY AND WHERE FOUND TO BE INSUFFICIENT TO MEET MINIMUM GUIDELINES, PER CODE, FOR BUFFERING SHALL BE INFILL PLANTED PER COBB COUNTY BUFFER STANDARDS PRIOR TO RELEASE OF CERTIFICATE OF OCCUPANCY FOR ADJACENT UNITS.

PLANT SCHEDULE -									
COMMON NAME	BOTANICAL NAME	NL OF T.D. TREES	MINIMUM SIZE	MINIMUM HEIGHT	UNITS PER TREE	TOTAL UNITS	TOTAL T.D. UNITS	X T.D. UNITS	
EVERCLEAR ELM	Ulmus parvifolia 'BSNUPP' PP 17,655	11	3" CAL.	14'-16'	0.6	6.60	6.60	0.17	
SHUMARD OAK	Quercus shumardii	7	3" CAL.	14'-16'	0.6	4.20	4.20	0.11	
VILLIDW OAK	Quercus phellos	7	3" CAL.	14'-16'	0.6	4.20	4.20	0.11	
ARMSTRONG RED MAPLE	Acer rubrum 'Armstrong'	9	3" CAL.	14'-16'	0.6	5.40	5.40	0.14	
CRYPTOMERIA	Cryptomeria japonica 'Radicans'	14		5'	0.4	5.60	5.60	0.14	
GREEN GIANT ARBORVITAE	Thuja standishii x plicata 'Green Giant'	12		5'	0.4	4.80	4.80	0.12	
SAVANNAH HOLLY	Ilex x attenuata 'Savannah'	16		5'	0.4	6.40	6.40	0.16	
HIGH SHOALS CEDAR	Juniperus virginiana 'High Shoals'	5		5'	0.4	2.00	2.00	0.05	
YOSHINO CHERRY	Prunus x yedoensis	2	2" CAL.	10'-12'					
WAX MYRTLE	Myrica cerifera	10	7 GAL	30"					
TEA OLIVE	Dsmanthus Fragrans	55	3 GAL	24"					
DIAMOND LOROPETALUM	Loropetalum chinense 'Shang-Hi' PP18331	41	3 GAL	18"					
ADAGIO MISCANTHUS	Miscanthus sinensis 'Adagio'	31	3 GAL						
SWITCH GRASS	Panicum virgatum	15	3 GAL						
GARDENIA	Gardenia jasminoides	10	3 GAL	18"					
COMPACT HOLLY	Ilex crenata 'Compacta'	37	3 GAL	12"					
ROSE CREEK ABELIA	Abelia x chinensis 'Rose Creek'	36	3 GAL	18"					
BOXWOOD	Buxus sempervirens	3	3 GAL	24"					
TOTAL # TREES CREDITED =		81			TOTAL # UNITS =		39.20	1.0000	

IF YOU DIG GEORGIA... CALL US FIRST!

GEORGIA811
Utilities Protection Center, Inc.

DIAL 811
OR 1-800-282-7411
IT'S THE LAW

50 25 0 50 100
(IN FEET)

Mondo Land Planning and Design, LLC relied on information provided by third parties and Mondo Land Planning and Design, LLC makes no representations or warranties of accuracy thereof. In the event information provided to Mondo Land Planning and Design, LLC by third parties is erroneous that might have an adverse effect on the opinions and results set forth herein.

REVISIONS
DATE DESCRIPTION
8.05.21 Comments
8.16.21 Comments
8.27.21 Site Plan
9.9.21 County Comments
7.8.22 Single Lot Tree Save
7.26.22 Single Lot Buffer
8.16.22 Single Lot Symbols
1.27.23 Remove Lot43 Buffer
7.7.25 Amenity Landscape

CURRENT / OWNER
KERLEY FAMILY HOMES
3957 SOUTH MAIN STREET
ACWORTH, GEORGIA 30101
PHONE: 770-792-5500

mondo
LAND PLANNING AND DESIGN, LLC
8020 MAIN STREET
WOODSTOCK, GEORGIA 30188
Phone 770.402.3719
Fax 1.606.363.0203

MISSISSA REA CASTIEL
LANDSCAPE ARCHITECT

TREE REPLACEMENT PLAN
FOR
PARK VIEW RESERVE
LL 42, 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA

DATE 5.17.21
JOB NO. MOTP203
DRAWN MRC
CHECKED ETC
SCALE VARIES
SHEET: TP2



AGENDA ITEM MEMORANDUM

MEETING OF: September 10, 2025

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Second Read of an Ordinance Updating Chapter 2, Administration, of the City Code of Ordinances; Establishing A Resignation Process for City Board, Commission, and Authority Appointees and for Other Lawful Purposes - City Attorney Emilia Walker-Ashby

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. Sub-agency Resignation Ordinance (2nd Read) Rev. 9.2.25

**STATE OF GEORGIA
COBB COUNTY
CITY OF MABLETON**

ORD

**AN ORDINANCE UPDATING CHAPTER 2, ADMINISTRATION, OF THE CITY
CODE OF ORDINANCES; ESTABLISHING A RESIGNATION PROCESS FOR CITY
BOARD, COMMISSION AND AUTHORITY APPOINTEES AND FOR OTHER
LAWFUL PURPOSES**

WHEREAS, the City of Mableton (“City”) is a municipal corporation duly organized and existing under the laws of the State of Georgia;

WHEREAS, the duly elected governing authority of the City is the Mayor and Council (“City Council”) thereof;

WHEREAS, the City Council is authorized by the City Charter Sec. 1.13 and O.C.G.A. § 36-35-3 to adopt ordinances relating to its operations, affairs and local government;

WHEREAS, the City Council desires through this Ordinance to codify a voluntary resignation process for city board, commission and authority appointees; and

WHEREAS, the City Council finds this Ordinance to be in the best interests of the health, safety and general welfare of the City.

IT IS HEREBY ORDAINED by the governing authority of the City of Mableton as follows:

Section 1. Chapter 2, Administration, Article 1, In general, of the City of Mableton Code of Ordinances is hereby to create a new section 2.1.6, Board, commission and authority resignations, to read as follows:

CHAPTER 2 - ADMINISTRATION

ARTICLE 1 –IN GENERAL

...

Sec. 2.1.6 - Board, commission and authority resignations.

All persons appointed by the city council to serve on city boards, commissions or authorities needing to resign shall submit written notice of their resignation to the city clerk. Any resignation sent to an employee without the city clerk copied shall be forwarded by such employee to the city clerk. Any resignation sent to a city official without the city clerk copied shall be forwarded to the city clerk, unless the person resigning rescinds such resignation, in writing to such official, prior to their resignation being forwarded to the city clerk. A resignation shall be effective immediately

upon its submission to the city clerk, unless rescinded as authorized under this section. A resignation under this section shall mean a decision by a member to end their term prior to its expiration.

Section 2. It is hereby declared to be the intention of the city council that:

- (a) All sections, paragraphs, sentences and phrases of this Ordinance are or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.
- (b) To the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. No section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.
- (c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the city council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance.

Section 3. The city Attorney and City Clerk are authorized to make non-substantive editing and renumbering revisions to this Ordinance for proofing and renumbering purposes.

Section 4. The effective date of this Ordinance shall be the date of adoption, unless required otherwise by the City Charter, state and/or federal law. In the event that any effective date herein is determined by a Court of law to be invalid, said effective date shall instead be the earliest date allowed by law.

SO ORDAINED this _____ day of _____ 2025.

ATTEST:

CITY OF MABLETON, GEORGIA:

Susan D. Hiott, City Clerk

Dr. Michael Owens, Mayor

APPROVAL AS TO FORM:

Emilia Walker-Ashby, Interim City



AGENDA ITEM MEMORANDUM

MEETING OF: September 10, 2025

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Second Read of an Ordinance Updating Chapter 13, Nuisances, of the City Code of Ordinances; Creating the City of Mableton Safe and Healthy Housing and Property Ordinance and for Other Lawful Purposes - City Attorney Emilia Walker-Ashby

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. Safe & Healthy Housing & Property Ordinance (2nd read) Rev. 9.2.25

**AN ORDINANCE UPDATING CHAPTER 13, NUISANCES, OF THE CITY CODE;
CREATING THE CITY OF MABLETON SAFE AND HEALTHY HOUSING AND
PROPERTY ORDINANCE AND FOR OTHER LAWFUL PURPOSES**

WHEREAS, the City of Mableton (“City”) is a municipal corporation duly organized and existing under the laws of the State of Georgia;

WHEREAS, the duly elected governing authority of the City is the Mayor and Council (“City Council”) thereof;

WHEREAS, Sec. 1.13(21) of the City Charter authorizes the City to “define a nuisance and provide for its abatement whether on public or private property”;

WHEREAS, Georgia House Bill 404, the "Safe at Home Act," has established a statewide implied duty of habitability for residential leases, effective July 1, 2024;

WHEREAS, the Mayor and City finds that it is in the best interests of its citizens to adopt local standards and enforcement tools that supplement and clarify the “Safe at Home Act,” thereby giving the City a strong legal basis to ensure all rental housing meets a minimum standard of safety and health;

WHEREAS, the City has received numerous complaints regarding deteriorating and unsafe conditions in multi-family rental housing developments, including visible mold, pest infestations, and unsafe structural elements, which are detrimental to the public health and welfare;

WHEREAS, the Centers for Disease Control and Prevention (CDC) found that exposure to mold may cause respiratory illness, allergic reactions, or more severe health complications, particularly for children, seniors, and people with underlying health conditions;

WHEREAS, the City Council desires through this Ordinance to exercise its full powers and authority under applicable laws to protect, promote and preserve the health and general welfare of the City and hold property owners accountable; and

WHEREAS, the City Council finds this Ordinance to be in the best interests of the health, safety, and general welfare of the City.

IT IS HEREBY ORDAINED by the governing authority of the City of Mableton, as follows:

Section 1: Chapter 13, Nuisances, of the City Code of Ordinances is hereby amended to create Article 1, Safe and Healthy Housing and Property Ordinance, to read as follows:

CHAPTER 13 – NUISANCES

ARTICLE 1 - SAFE AND HEALTHY HOUSING AND PROPERTY ORDINANCE

Sec. 13.1.1 – Title.

This article shall be known and may be cited as the city’s “Safe and Healthy Housing and Property Ordinance.”

Sec. 13.1.2 – Notice to Tenants of State Protection Against Retaliation by Landlords.

Landlords are prohibited under the "Safe at Home Act", established through Georgia House Bill 404 and made effective July 1, 2024, from retaliating against tenants who assert their rights to safe living conditions, ensuring that residents feel empowered to address issues at the local, state and federal level without fear of repercussion. Tenants suffering and or impacted by retaliation from a landlord for reporting unsafe conditions may pursue private civil actions against their landlord as authorized under the Safe at Home Act.

Sec. 13.1.3 – Finding.

The city hereby finds that rental property, dwelling, building, and structure conditions of the character described in the Official Code of Georgia Section 41-2-7, exist within the city.

Sec. 13.1.4 – Purpose and Applicability.

The purpose of this article is to establish a local, enforceable framework that complements and strengthens applicable local, state and federal laws, including Georgia HB 404, to ensure that all property and housing in the city meets minimum standards for safety, sanitation, and structural integrity. This article shall apply to all property located within the corporate limits of the City.

Sec. 13.1.5 – Definitions.

As used in this article, the term:

(a) *Applicable codes* means:

- (1) any optional housing or abatement standard provided in O.C.G.A. Chapter 2 of Title 8, as adopted by applicable local ordinances or operation of law, or other property-maintenance standards as adopted by applicable local ordinances or operation of law, or general nuisance law, relative to the safe use of real property;
- (2) any fire or life safety code as provided for in O.C.G.A. Chapter 2 of Title 25;
- (3) and any applicable building codes adopted by local ordinance prior to October 1, 1991, or the minimum standard codes adopted by local ordinance or provided in O.C.G.A. Chapter 2 of Title 8 after October 1, 1991, provided that such building or minimum standard codes for real property improvements shall be deemed to mean those building or minimum standard codes in existence at the time such real property improvements were constructed unless otherwise provided by law.

- (b) *Closing* means causing a rental property, dwelling, building, or structure to be vacated and secured against unauthorized entry.
- (c) *Drug crime* means an act which is a violation of Article 2 of Chapter 13 of Title 16, known as the "Georgia Controlled Substances Act".
- (d) *Dwellings, buildings, or structures* means any building or structure or part thereof used and occupied for human habitation or commercial, industrial, or business uses, or intended to be so used, and includes any outhouses, improvements, and appurtenances belonging thereto or usually enjoyed therewith and also includes any building or structure of any design. As used in this article, the term "rental property, dwellings, buildings, or structures" shall not mean or include any farm, any building or structure located on a farm, or any agricultural facility or other building or structure used for the production, growing, raising, harvesting, storage, or processing of crops, livestock, poultry, or other farm products.
- (e) *Graffiti* means any inscriptions, words, figures, paintings, or other defacements that are written, marked, etched, scratched, sprayed, drawn, painted, or engraved on or otherwise affixed to any surface of public or private property by means of any aerosol paint container, broad-tipped marker, gum label, paint stick, graffiti stick, etching equipment, brush, or other device capable of scarring or leaving a visible mark on any surface without prior authorization from the owner or occupant of the property.
- (f) *Governing authority* means the City Council of the City of Mableton, Georgia.
- (g) *Interested party* means:
 - (1) The property owner;
 - (2) Persons in possession of said property and premises;
 - (3) Those parties having an interest in the property as revealed by a certification of title to the property conducted in accordance with the title standards of the State Bar of Georgia;
 - (4) Those parties having filed a notice in accordance with O.C.G.A. § 48-3-9; and
 - (5) Any other party having an interest in the property whose identity and address are reasonably ascertainable from the records of the municipality or records maintained in the county courthouse or by the clerk of court; provided, however, interested party shall not include the holder of the benefit or burden of any easement or right-of-way whose interest is properly recorded which interest shall remain unaffected.
- (h) *Landlord* means the term "landlord" as such term is used and defined under O.C.G.A § 44-7-1 et al.

- (i) *Municipality* means the City of Mableton, Georgia.
- (j) *Owner* means the holder of the title in fee simple and every mortgagee of record.
- (k) *Public authority* means any member of the city’s governing authority, any director of a public housing authority, or any officer who is in charge of any department or branch of government (municipal, county or state) relating to health, fire, life safety, building regulations, or to other activities concerning rental property, dwellings, buildings, or structures, or use of private property within the city.
- (l) *Public officer* means the city, city manager or city code enforcement director, as well as any officer, agent and/or employee of the city of whom the city, city manager, city code enforcement director and/or applicable law authorizes to enforce this article and/or exercise the powers prescribed by this article.
- (m) *Repair* means altering or improving a rental property, dwelling, building, or structure so as to bring the structure into compliance with the applicable codes in the jurisdiction where the property is located and the cleaning or removal of debris, trash, and other materials present and accumulated which create a health or safety hazard in or about any rental property, dwelling, building, or structure.
- (n) *Resident* means any person residing in the jurisdiction where the property is located on or after the date on which the alleged nuisance arose.
- (o) *Tenant* means the term “tenant” as such term is used and defined under O.C.G.A § 44-7-1 et al.

Sec. 13.1.6 – Duty of owners, occupants and persons maintaining disorderly premises.

- a. *Owners and landlords.* It is the duty of the owner and/or landlord of every dwelling, rental property, building, structure, or private property within the city to construct and maintain such dwelling, rental property, building, structure, or property in conformance with state law and applicable codes in force within the city and/or such laws and ordinances which regulate and prohibit activities on private property and which declare it to be a public nuisance to construct or maintain any rental property, dwelling, building, structure, or use private property in violation of such codes, laws or ordinances.
- b. *Tenants and occupants.* It is the duty of all tenants and occupant of property within the city to not willfully or negligently destroy, maintain, deface, damage or impair such property in a manner which makes such property become a public nuisance.

Sec. 13.1.7 – Declaration of property as a public nuisance.

Any dwelling, rental property, building, structure, or private property which is not constructed or maintained as required under this chapter, or applicable local, state and/or federal ordinances, laws and/or regulations, is hereby declared a public nuisance. Additionally, every rental property,

dwelling, building, structure, or private property within the city which constitutes an endangerment to the public health and/or safety as a result of unsanitary and/or unsafe conditions is hereby declared a public nuisance, on grounds where it:

- (1) is constructed or maintained in violation of state law and/or applicable codes in force within the city;
- (2) is unfit for human habitation or commercial, industrial, or business use or occupancy due to inadequate provisions for ventilation, light, air, sanitation, or open spaces;
- (3) poses an imminent harm to life or other property resulting from fire, flood, hurricane, tornado, earthquake, storm or other natural catastrophe;
- (4) is vacant and used in the commission of drug crimes;
- (5) is occupied and used repeatedly for the commission of illegal activities, including facilitating organized crime or criminal enterprises, after written notice to the owner of such activities conducted therein;
- (6) is abandoned;
- (7) is subject to activities or land uses regularly occurring thereon that are in violation of applicable codes, laws and/or ordinances, including the zoning ordinance of this city; or
- (8) is unfit for human habitation in that it presents a substantial risk to life, health, or safety, such as conditions that may include, but are not limited to:
 - (i) Inadequate or non-functioning heating, electrical, or water systems;
 - (ii) Severe structural damage or roof leaks;
 - (iii) Infestation of pests or vermin;
 - (iv) Accumulated mold or moisture that is not remediated in a manner consistent with published guidance from the U.S. Environmental Protection Agency, the U.S. Department of Housing and Urban Development or other applicable, reasonable and professional industry standards;
 - (v) Obstructed or unsafe egress and ingress;
 - (vi) Conditions which are dilapidated, decayed, unsafe, unsanitary or that unreasonably expose occupants or the general public to illness, disease or physical injury; or
 - (vii) Conditions that unreasonably expose occupants to rain, moisture, or cold air.

Sec. 13.1.8 – Powers of public officer.

- (a) In addition to powers otherwise conferred by Charter and/or other applicable policy, regulations or law, in carrying out duties pursuant to this article, the public officer shall be empowered to:
 - (1) Enforce and exercise the powers prescribed by this article, including investigating the existence of nuisances, issuing citations and filing complaints under this article;
 - (2) Investigate and inspect the condition of rental property, dwellings, buildings, structures, and private property within the city to determine those structures and property uses in violation of this chapter; provided, however, the public officer shall not enter into the interior of any private residence without first having obtained the consent of the owner, manager, occupant and/or a person in possession of the premises. In cases where consent to enter a private residence is impracticable, not secured or denied after reasonable request, the public officer may apply for a warrant from a municipal court judge or a court of competent jurisdiction;
 - (3) Secure experts including certified real estate appraisers, qualified building contractors, and qualified building inspectors, engineers, surveyors, accountants, and attorneys, upon need and prior approval by the city or city manager;
 - (4) Appoint and fix the duties of such officers and employees of the city as he deems necessary to carry out the purposes of this chapter; and
 - (5) Delegate any of his functions and powers under this article to such officers, employees and agents as he may designate.

Sec. 13.1.9 – Complaint in rem in municipal court; procedure; lien; appeal.

- (a) **Investigation of nuisance property.** The city or public officer may investigate whether a nuisance exists upon evidence that a nuisance is being maintained or whenever a request is filed with the public officer by a public authority or by at least five city residents charging that any rental property, dwelling, building, structure, or property is unfit for human habitation or for commercial, industrial, or business use and not in compliance with applicable codes; is vacant and being used in the commission of drug crimes; or constitutes an endangerment to the public health or safety as a result of unsanitary or unsafe conditions, the public officer may make an investigation or inspection of the specific property, rental property, dwelling, building, structure, or property. The public officer shall be guided in the investigation by conditions, which include but are not limited to:
 - (1) Defects therein increasing the hazards of fire, accidents, or other calamities;
 - (2) Lack of adequate ventilation, light, or sanitary facilities;
 - (3) Dilapidation;

- (4) Disrepair by failure to conform to applicable codes and ordinances;
 - (5) Structural defects which render the structure unsafe for human habitation or occupancy;
 - (6) Uncleanliness;
 - (7) The presence of graffiti which is visible from adjoining public or private property;
or
 - (9) Property which is unfit for human habitation.
- (b) **Filing of Complaint.** If the public officer's investigation or inspection identifies that any rental property, dwelling, building, structure, or property is unfit for human habitation or for commercial, industrial, or business use and not in compliance with applicable codes; is vacant and being used in connection with the commission of drug crimes; or constitutes an endangerment to the public health or safety as a result of unsanitary or unsafe conditions, the public officer may cause for the filing of a complaint in rem in the municipal court of the city against the lot, tract, or parcel of real property on which such rental property, dwelling, building, or structure is situated or where such public health hazard or general nuisance exists and shall cause summons and a copy of the complaint to be served on the interested parties in such rental property, dwelling, building, or structure. The complaint shall identify the subject real property by appropriate street address and official tax map reference; identify the interested parties; state with particularity the factual basis for the action; and contain a statement of the action sought by the public officer to abate the alleged nuisance.
- (c) **Service of complaints and other notices.** Summons and copies of the complaint shall be served in the following manner:
- (i) *Property posting.* A copy of the complaint and summons shall be posted on the subject rental property, dwelling, building, structure, or property within three business days of filing of the complaint and at least 14 days prior to the date of the hearing.
 - (ii) *Service of summons and complaint.* A summons shall be prepared notifying interested parties that a hearing will be held before the city's municipal court at a date and time certain and at a place within the county or city where the property is located. Such hearing shall be held not less than 15 days nor more than 45 days after the filing of said complaint in the municipal court. The interested parties shall have the right to file an answer to the complaint and to appear in person or by attorney and offer testimony at the time and place fixed for hearing. At least 14 days prior to the date of the hearing, the public officer shall cause for copies of the complaint and summons to be sent by certified mail or statutory overnight delivery, return receipt requested, to all interested parties whose identities and addresses are readily ascertainable. Copies of the complaint and summons shall also be mailed by first-class mail to the property address to the attention of the occupants of the

subject property, if any. The interested parties shall have the right to file an answer to the complaint and to appear in person or by attorney and offer testimony at the time and place fixed for hearing. For interested parties whose mailing address is unknown, a notice stating the date, time, and place of the hearing shall be published in the newspaper in which the sheriff's advertisements appear in Cobb County once a week for two consecutive weeks prior to the hearing.

- (iii) *Lis pendens.* A notice of lis pendens shall be filed in the office of the clerk of superior court in which the rental property, dwelling, building, structure, or property is located at the time of filing the complaint in municipal court. Such notice shall have the same force and effect as other lis pendens notices provided by law
 - (iv) *Subsequent notices.* Orders and other filings made subsequent to service of the initial complaint shall be served in the manner provided in this section on every interested party who answers the complaint or appears at the hearing. Any interested party who fails to answer or appear at the hearing shall be deemed to have waived all further notice in the proceedings.
- (d) **Determination by Court.** If, after such notice and hearing, the court determines that the rental property, dwelling, building, or structure in question is unfit for human habitation or is unfit for its current commercial, industrial, or business use and not in compliance with applicable codes; is vacant and being used in connection with the commission of drug crimes; or constitutes an endangerment to the public health or safety as a result of unsanitary or unsafe conditions, the court shall state, in writing, findings of fact in support of such determination and shall issue and cause to be served upon the interested parties that have answered the complaint or appeared at the hearing an order:
- (1) If the repair, alteration, or improvement of the said rental property, dwelling, building, or structure can be made at a reasonable cost in relation to the present value of the rental property, dwelling, building, or structure, requiring the owner, within the time specified in the order, to repair, alter, or improve such rental property, dwelling, building, or structure so as to bring it into full compliance with the applicable codes relevant to the cited violation; and, if applicable, to secure by closing the structure so that it cannot be used in connection with the commission of drug crimes; or
 - (2) If the repair, alteration, or improvement of the said rental property, dwelling, building, or structure in order to bring it into full compliance with applicable codes relevant to the cited violations cannot be made at a reasonable cost in relation to the present value of the rental property, dwelling, building, or structure, requiring the owner, within the time specified in the order, to demolish and remove such rental property, dwelling, building, or structure and all debris from the property.

For purposes of this section, the court shall make its determination of reasonable cost in relation to the present value of the rental property, dwelling, building, or structure without

consideration of the value of the land on which the structure is situated; provided, however, that costs of the preparation necessary to repair, alter, or improve a structure may be considered. Income and financial status of the owner shall not be factor in the court's determination. The present value of the structure and the costs of repair, alteration, or improvement may be established by affidavits of real estate appraisers with a Georgia appraiser classification as provided in the Official Code of Georgia Chapter 39A of Title 43, qualified building contractors, or qualified building inspectors, without actual testimony presented. Costs of repair, alteration, or improvement of the structure shall be the cost necessary to bring the structure into compliance with the applicable codes relevant to the cited violations in force in the city. The municipal court may also issue warrants and order such other in rem relief as allowed by law.

- (e) **Duty to comply with Order.** If the owner fails to comply with an order to repair or demolish the rental property, dwelling, building, or structure, the public officer may cause such rental property, dwelling, building, or structure to be repaired, altered, or improved or to be vacated and closed or demolished. Such abatement action shall commence within 270 days after the expiration of time specified in the order for abatement by the owner. The public officer shall cause to be posted on the main entrance of the building, rental property, dwelling, or structure a placard with the following words:

"This building is unfit for human habitation or commercial, industrial, or business use and does not comply with the applicable codes or has been ordered secured to prevent its use in connection with drug crimes or constitutes an endangerment to public health or safety as a result of unsanitary or unsafe conditions. The use or occupation of this building is prohibited and unlawful."

- (f) **Stay of time for abatement.** Any time during which such action is prohibited by a court order issued pursuant to this article or any other equitable relief granted by a court of competent jurisdiction shall not be counted toward the 270 days in which such abatement action must commence.
- (g) **Salvage.** If the public officer has the structure demolished, reasonable effort shall be made to salvage reusable materials for credit against the cost of demolition. The proceeds of any moneys received from the sale of salvaged materials shall be used or applied against the cost of the demolition and removal of the structure, and proper records shall be kept showing application of sales proceeds. Any such sale of salvaged materials may be made without the necessity of public advertisement and bid. The public officer and governing authority are relieved of any and all liability resulting from or occasioned by the sale of any such salvaged materials, including, without limitation, defects in such salvaged materials.
- (h) **Lien.** The amount of the cost of demolition, including all court costs, appraisal fees, administrative costs incurred by the city, municipal tax collector and/or public officer, and all other costs necessarily associated with the abatement action, including restoration to grade of the real property after demolition, shall be a lien against the real property upon

which such cost was incurred. The lien shall attach to the real property upon the filing of a certified copy of the order requiring repair, closure, or demolition in the office of the clerk of superior court in Cobb County and shall relate back to the date of the filing of the lis pendens notice required under this article. The clerk of superior court shall record and index such certified copy of the order in the deed records of the county and enter the lien on the general execution docket. The lien shall be superior to all other liens on the property, except liens for taxes to which the lien shall be inferior, and shall continue in force until paid. The public officer shall, within 90 days of the completion of abatement actions, repairs, demolition or closure, forward a copy of the order and a final statement of costs to the city revenue officer and/or the city or city manager's designee, for collection and enforcement purposes, together with copies of all notices provided to interested parties. The city and its designee whose duties include the collection of municipal taxes may collect the amount of the lien using all methods available for collecting real property ad valorem taxes, including specifically O.C.G.A. Chapter 4 of Title 48; provided, however, that the limitation of Code Section 48-4-78 which requires 12 months of delinquency before commencing a tax foreclosure shall not apply. The county tax commissioner, municipal tax collector or city revenue officer shall remit amounts collected to the city.

- (i) **Enforcement of lien.** Enforcement of lien pursuant to this article may be initiated at any time following receipt by the municipal tax collector, city revenue officer or public officer of the final determination of costs in accordance with this article. The unpaid lien amount shall bear interest and penalties from and after the date of final determination of costs in the same amount as applicable to interest and penalties on unpaid real property ad valorem taxes. An enforcement proceeding pursuant to O.C.G.A. § 48-4-78 for delinquent ad valorem taxes may include all amounts due under this article. The redemption amount in any enforcement proceeding pursuant to this article shall be the full amount of the costs as finally determined in accordance with this article, together with interest, penalties, and costs incurred by the city, public officer, municipal tax collector, or city revenue officer in the enforcement of such lien. Redemption of property from the lien may be made in accordance with the provisions of O.C.G.A. §§ 48-4-80 and 48-4-81. Nothing in this Chapter shall prevent the city from foreclosing on a lien filed pursuant to this article in lieu and/or in addition to collecting on the lien in conjunction with the collection of ad valorem taxes.
- (j) **Alternative collection and enforcement.** The city may initiate its own lien collection and enforcement efforts and/or may waive and release any such lien imposed on property by agreement with the property owner(s) and/or interested parties.
- (k) **Appeal.** Review of a court order requiring the repair, alteration, improvement, or demolition of a rental property, dwelling, building, or structure shall be a de novo proceeding in the superior court as provided under the Official Code of Georgia, Sections 5-3-4 and 5-3-5.

Sec. 13.1.10 – Limitation of liability for code enforcement; no special duty created.

It is the intent of this chapter to protect the public health, life safety and general welfare of properties and occupiers of buildings and structures within the city in general, but not to create any special duty or relationship with any individual person or to any specified property within or without the boundaries of the city. Approval of a permit and inspection of a property shall in no manner guarantee or warrant to the owner or occupants thereof that said property has been constructed, maintained, or operated in conformance with applicable codes, laws and regulations. The city reserves the right to assert all available immunities and defenses in any action seeking to impose monetary damages upon the city, its officers, employees and agents arising out of any alleged failure or breach of duty or relationship as may now exist or hereafter be created. To the extent any federal or state law, regulation, or ordinance requires compliance as a condition precedent to the issuance of a permit, plan or design approval, inspection or other activity by the city, its officers, employees and agents, issuance of such permit, approval, or inspection shall not be deemed to constitute a waiver or estoppel of the condition precedent, and it shall remain the obligation and responsibility of the owner, his design professional(s), and contractor(s) to satisfy such legal requirements.

Sec. 13.1.11 – Non-exclusivity and other enforcement.

The city may issue citations for violations of state minimum standard codes, optional building, fire, life safety and other city codes adopted by ordinance, and conditions creating a public health hazard or general nuisance, in addition to filing a complaint in rem as provided in this chapter. Violators shall be subject to fines, incarceration and all other punishment as allowed by law. Nothing in this chapter shall be construed to impair or limit in any way the power of the city to define and declare nuisances and to cause their removal or abatement by other summary proceedings. Each day of a continued violation shall constitute a separate offense.

Sec. 13.1.12 – Summary abatement; nuisance per se and emergency conditions.

Nothing contained in this chapter shall prevent the municipal court judge from summarily and without notice ordering the abatement of or abating any nuisance that is a nuisance per se in the law or where the case is an urgent one and the health and safety of the public or a portion thereof is in imminent danger.

Section 2. It is hereby declared to be the intention of the City Council that:

- a) All Ordinances and parts of Ordinances in conflict with this Ordinance are hereby repealed.
- b) All sections, paragraphs, sentences and phrases of this Ordinance are or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.
- c) To the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. No section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

- d) In the event any portion of this Ordinance shall be declared or adjudged invalid or unconstitutional, it is the intention of the City Council of the City that such adjudication shall in no manner affect the other sections, sentences, clauses or phrases of this Ordinance which shall remain in full force and effect, as if the invalid or unconstitutional section, sentence, clause or phrase were not originally a part of the Ordinance.

Section 3. The City Attorney and City Clerk are authorized to make non-substantive editing and renumbering revisions to this Ordinance for proofing and renumbering purposes.

Section 4. The effective date of this Ordinance shall be the date of adoption, unless required otherwise by the City Charter, state and/or federal law. In the event that any effective date herein is determined by a Court of law to be invalid, said effective date shall instead be the earliest date allowed by law.

SO ORDAINED this _____ day of _____, 2025.

ATTEST:

CITY OF MABLETON, GEORGIA:

Susan D. Hiott, City Clerk

Dr. Michael Owens, Mayor

APPROVAL AS TO FORM:

Emilia Walker-Ashby, Interim City Attorney



AGENDA ITEM MEMORANDUM

MEETING OF: September 10, 2025

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: First Read - An Ordinance Updating Chapter 1, General Government, of the City Code of Ordinances; Establishing Emergency Procedures for the Protection, Safety, Health, or the Well-Being of the Citizens of the City of Mableton and for Other Lawful Purposes - City Attorney Walker-Ashby

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. Civil Emergencies Ordinance (First Read) Rev. 9.2.25

STATE OF GEORGIA
COBB COUNTY
CITY OF MABLETON

ORD

AN ORDINANCE UPDATING CHAPTER 1, GENERAL GOVERNMENT, OF THE CITY CODE OF ORDINANCES; ESTABLISHING EMERGENCY PROCEDURES FOR THE PROTECTION, SAFETY, HEALTH, OR WELL-BEING OF THE CITIZENS OF THE CITY AND FOR OTHER LAWFUL PURPOSES

WHEREAS, the City of Mableton (“City”) is a municipal corporation duly organized and existing under the laws of the State of Georgia;

WHEREAS, the duly elected governing authority of the City is the Mayor and Council (“City Council”) thereof;

WHEREAS, the City Council is authorized by the City Charter Sec. 1.13(7) to establish procedures for determining and proclaiming that an emergency situation exists within or without the city, and to make and carry out all reasonable provisions deemed necessary to deal with or meet such an emergency for the protection, safety, health, or well-being of the [City’s] citizens, ~~of the [C]ity;~~”

WHEREAS, the City Council desires through this Ordinance to establish emergency procedures for the City in the event of civil emergencies; and

WHEREAS, the City Council finds this Ordinance to be in the best interests of the protection, health, safety and general welfare of the City.

IT IS HEREBY ORDAINED by the governing authority of the City of Mableton as follows:

Section 1. Article 3, Civil Emergencies, of Chapter 1, General Government, of the City of Mableton Code of Ordinances is hereby created to read as follows:

CHAPTER 1 - GENERAL GOVERNMENT

...

ARTICLE 3 - CIVIL EMERGENCIES

Sec. 1.3.1 - Emergency management and response powers.

(a) *Declaration of emergency.*

- (1) *Grant of authority.* In the event of an actual or threatened occurrence of a disaster or emergency, which may result in the large-scale loss of life, injury, property damage or destruction or in the major disruption of routine community affairs, business or

governmental operations in the city and which is of sufficient severity and magnitude to warrant extraordinary assistance by federal, state and local departments and agencies to supplement the efforts of available public and private resources, the mayor may declare an emergency for the city.

- (2) *Request for state assistance.* Consistent with a declaration of emergency, the mayor may request the governor to provide assistance, provided that the disaster or emergency is beyond the capacity of the city to meet adequately and state assistance is necessary to supplement local efforts to save lives and protect property, public health and safety, or to avert or lessen the threat of a disaster.
- (3) *Continuance.* The declaration of emergency shall continue until the mayor finds that emergency conditions no longer exist, at which time, the mayor shall execute and file with the city clerk a document marking the end of the state of emergency. No state of emergency shall continue for longer than thirty (30) days, unless renewed by the mayor. The mayor or city council may, by resolution, end a state of emergency at any time.
- (4) *Effect of declaration of emergency.*
 - a. *Activation of emergency operations plan.* A declaration of emergency shall automatically activate the city emergency operations plan and shall be authority for the deployment of personnel and use of any forces to which the plan applies and for use or distribution of any supplies, equipment, materials, and facilities assembled, stockpiled or arranged to be made available pursuant to the Georgia Emergency Management Act or any other laws applicable to emergencies or disasters.
 1. The chief of police, mayor, city manager or ~~his/her~~their designee(s), shall have the legal authority to exercise the powers and discharge the duties conferred upon the emergency management agency, including the implementation of the emergency operations plan, coordination of the emergency responses of public and private agencies and organizations, coordination of recovery efforts with state and federal officials, and inspection of emergency or disaster sites.
 2. In responding and conducting necessary and appropriate investigations, the chief of police, or his/her designee, is authorized to enter at a reasonable time upon any property, public or private, for the purpose of investigating and inspecting sites involved with emergency management functions.
 3. No person shall refuse entry or access to any authorized representative or agent of the city who requests entry for purposes of inspection, and who presents appropriate credentials. Nor shall any person obstruct, hamper or interfere with any such representative while that individual is in the process of carrying out his or her official duties.
 - b. *Emergency powers.* Following a declaration of emergency and during the continuance of such state of emergency, the mayor is authorized to implement local emergency measures to protect life and property or to bring the emergency situation under control. In exercising this authority, the mayor may cause to

become effective any of the following sections of this chapter as appropriate: Sections ~~1.3.49-5~~, ~~1.3.59-6~~, and ~~1.3.69-7~~. If any of these sections is included in a declaration of emergency, the same shall be filed in the office of the city clerk and shall be in effect until the declaration of emergency has terminated.

- c. *Authority to waive procedures and fees.* Pursuant to a declaration of emergency, the city council is authorized to cause to be effective any of the subsections of section ~~1.3.39-4~~ of this chapter as appropriate. The implementation of such subsections shall be filed in the office of the city clerk.
- d. *Additional emergency powers.* The mayor shall have and may exercise for such period as the declared emergency exists or continues, the following additional emergency powers:
 - 1. To direct and compel the evacuation of all or part of the population from any stricken or threatened area, for the preservation of life or other disaster mitigation, response or recovery;
 - 2. To prescribe routes, modes of transportation and destinations in connection with evacuation;
 - 3. To suspend or limit the sale, dispensing or transportation of alcoholic beverages, firearms, explosives and flammable liquids and substances;
 - 4. To make provision for the availability and use of temporary emergency housing, emergency shelters and/or emergency medical shelters.
 - 5. To transfer the direction, personnel or functions of any city departments and agencies or units thereof for the purpose of performing or facilitating emergency services;
 - 6. To utilize all available resources of the City and subordinate agencies over which the City has budgetary control as reasonably necessary to cope with the emergency or disaster;
 - 7. To commandeer or utilize public or private property when necessary to cope with the emergency or disaster or when there is compelling necessity for the protection of lives, health and welfare; and/or the property of citizens;
 - 8. To suspend any law, code provision or regulation prescribing the procedures for conduct of City business, or the orders, rules or regulations of any city agency, if strict compliance with any ordinance, resolution, order, rule or regulation would in any way prevent, hinder or delay necessary action in coping with the emergency or disaster, provided that such suspension shall provide for the minimum deviation from the requirements under the circumstances and further provided that, when practicable, specialists shall be assigned to avoid adverse effects resulting from such suspension;
 - 9. To provide welfare benefits to citizens upon execution of an intergovernmental agreement for grants to meet disaster-related necessary expenses or serious needs of individuals or families adversely affected by an emergency or disaster in cases where the individuals or families are unable to meet the expenses or needs from other means, provided that such grants are

authorized only when matching state or federal funds are available for such purposes;

10. To perform and exercise such other functions, powers and duties as may be deemed necessary to promote and secure the safety and protection of the civilian population, including individuals with household pets and service animals prior to, during, and following a major disaster or emergency.
- (b) *Form of declaration.* Upon the declaration of emergency, an official "Declaration of Emergency," in substantially the same form set forth below, shall be signed and filed in the office of the city clerk and shall be communicated to the citizens of the affected area using the most effective and efficient means available. The declaration shall state the nature of the emergency or disaster, the conditions that require the declaration and any sections of this chapter which shall be in effect.

DECLARATION OF EMERGENCY

WHEREAS, the City of ~~Powder Springs~~Mableton, Cobb County, Georgia has experienced an event of critical significance as a result of [DESCRIPTION OF EVENT] on [DATE]; and

WHEREAS, in the judgment of the Mayor, with advice ~~as practicable~~ from the City Council and Chief of Police, there exist emergency circumstances located in [DESCRIBE GEOGRAPHIC LOCATION] requiring extraordinary and immediate corrective actions for the protection of the health, safety and welfare of the citizens of the City of ~~Powder Springs~~Mableton, Cobb County, Georgia including individuals with household pets and service animals; and

WHEREAS, to prevent or minimize injury to people and damage to property resulting from this event;

NOW, THEREFORE, pursuant to the authority vested in me by local and state law;

IT IS HEREBY DECLARED that a local state of emergency exists and shall continue until the conditions requiring this declaration are abated.

WHEREFORE, IT IS ORDERED:

- (1) That the Chief of Police, or his/her designee, activate the Emergency Operations Plan;
- (2) That the following sections of the Official Code of Ordinances of the City of ~~Powder Springs~~Mableton, Cobb County, Georgia be implemented: [If deemed appropriate, choose from the following: Section ~~19-51.3.4~~, Overcharging; Section ~~19-61.3.5~~, Registration of Building and Repair Services; Section ~~19-71.3.6~~, Closed or Restricted Areas and Curfews]; and
- (3) That the following measures also be implemented: [If deemed appropriate, select items from Section 19-2(a)(4)c, d or such other measures as appropriate.]

ENTERED at [TIME] on [DATE].

[Signed]

Mayor, City of Mableton, Cobb County, Georgia

Sec. 1.3.2 - Sec. 19-3. Enforcement and remedies.

- (a) *Law enforcement responsibilities.* The law enforcement authorities of the ~~City-city~~ shall enforce the orders, rules and regulations contained in this chapter and/or implemented by the ~~Mayor-mayor~~ or local governing authority during a declared emergency.
- (b) *Penalties.* Failure to comply with any of the requirements or provisions of the regulations contained in this chapter, or with any code section, order, rule or regulation made effective by the ~~Mayor-mayor~~ or local governing authority upon or after the declaration of an emergency shall constitute a violation of the provisions of this chapter. Any person who violates any provision in this chapter shall, upon conviction thereof, be guilty of a misdemeanor punishable by a fine not exceeding \$1,000.00, imprisonment for a term not exceeding 60 days, or both such fine and imprisonment, for each violation. The owner of land upon which a violation occurs, and each person assisting in the commission of a violation, shall be guilty of separate offenses. Each day during which a violation or failure to comply continues shall constitute a separate violation.
- (c) *Injunctive relief.* In addition to the remedies prescribed in this section, the ~~mayor, city manager and/or~~ chief of police, or ~~his/her~~~~their~~ designee, ~~are~~~~is~~ authorized to obtain an injunction to restrain violation of laws, code sections, orders, rules and regulations which are contained in the Georgia Emergency Management Act and/or this code, and/or which are implemented by the local governing authority during a declared emergency.

Sec. 1.3.3 - Sec. 19-4. Authority to waive procedures and fee structures.

- (a) *City business.* Upon declaration of an emergency or disaster by the governor or mayor, the affairs and business of the city may be conducted at places other than the regular or usual location, within or outside of the city, when it is not prudent, expedient or possible to conduct business at the regular location. When such meetings occur outside of the city, all actions taken by the local governing body shall be as valid and binding as if performed within the city. Such meetings may be called by the presiding officer or any two (2) members of the governing body without regard to or compliance with time-consuming procedures and formalities otherwise required by law.
- (b) *Purchasing and public works contracts.* Upon declaration of an emergency or disaster by the governor or mayor, the city council may contract for public works without letting such contract out to the lowest, responsible bidder and without advertising and posting notification of such contract for four weeks; provided, however, that the emergency must be of such nature that immediate action is required and that the action is necessary for the protection of the public health, safety and welfare. Any public works contract entered into pursuant to this subsection shall be entered on the minutes of the city as soon as practical and the nature of the emergency described therein.
- (c) *Code enforcement.* Upon declaration of a state of emergency or disaster by the governor or the mayor, the city council may temporarily suspend the enforcement of the ordinances of the city, or any portion thereof, where the emergency is of such nature that immediate action outside the code is required, such suspension is consistent with the protection of the public health, safety and welfare, and such suspension is not inconsistent with any federal or state statutes or regulations.

- (d) *Fees*. Upon declaration of a state of emergency or disaster by the governor or the mayor, the city council may temporarily reduce or suspend any permit fees, application fees or other rate structures as necessary to encourage the rebuilding of the areas impacted by the disaster or emergency. The term "fees" include fees or rates charged by the city for building permits, land disturbance permits, zoning applications, special land use permits, temporary land use permits and other fees relating to the reconstruction, repair and clean up of areas impacted by the disaster or emergency. The term "fees" does not include fees collected by the city on behalf of the state or federal government or fees charged by the city pursuant to a state or federal statute or regulation.
- (e) *Temporary dwellings*. Upon the declaration of a state of emergency or disaster by the governor or the mayor, the city council or its designees may issue temporary mobile home, trailer, recreational vehicle or other temporary dwelling structures or parks in any zoning district, even though not otherwise permitted by zoning regulations, while the primary dwelling is being repaired, provided that such temporary dwellings or parks are designed by an engineer and the plans are approved by the city health department and building and inspections division. The temporary permit shall not exceed six months in duration. In the case of a continuing hardship, and in the discretion of the city council or its designee, the permit may be extended for a period of up to an additional six months. Upon expiration of the temporary permit and/or extension, the temporary dwelling must be removed.

Sec. 1.3.4 - Sec. 19-5. Overcharging prohibited.

To preserve, protect or sustain the life, health or safety of persons or property within a designated area upon the declaration of emergency or disaster, it shall be unlawful, during the duration of the emergency or subsequent recovery period, for any person, firm or corporation located or doing business in the unincorporated portions of the city to overcharge for any goods, materials, foods, equipment, supplies, services, labor, motel rooms, temporary lodging or houses sold or rented within the city.

- (a) *Definitions*. The following words, terms and phrases, when used in this section shall have the meanings ascribed, except where the context clearly indicates a different meaning:

Overcharging means charging prices for goods, materials, foods, equipment, supplies, services, labor, motel rooms, temporary lodging or houses, which exceed the customary charges by at least twenty-five (25) percent or, in applicable cases, which exceed by at least twenty-five (25) percent the suppliers' or providers' costs for such goods, materials, foods, equipment, supplies, services, labor, motel rooms, temporary lodging or houses. The existence of overcharging shall be presumed from a twenty-five (25) percent or greater increase in the price at which the merchandise or rate, fee or cost/rental of housing was offered in the usual course of business immediately prior to the onset of the emergency or disaster, but shall not include increases in cost to the supplier directly attributable to the higher cost of material, supplies and labor costs resulting from the emergency.

Subsequent recovery period means that period during which the emergency or disaster continues to cause disruptions in the area designated in the declaration of emergency, but shall not exceed six months after the declaration has been terminated, unless extended by action of the city council.

- (b) *Effective date.* This section shall become effective only upon the signing of a declaration of emergency, stating this section is in effect.

Sec. 1.3.5 - Sec. 19-6. Registration of building and repair services.

- (a) Before building, constructing, repairing, renovating or making improvements to any real property, including dwellings, homes, buildings, structures or fixtures within an area in the unincorporated area of the city designated in a declared emergency or disaster, any person, firm, partnership, corporation or other entity must register with the city and secure a building permit that is posted at the work site. Each day any such entity does business in the unincorporated areas of the city without complying with this ordinance constitutes a separate offense.
- (b) The cost of registration fees in a declared emergency or disaster is fixed at fifty dollars (\$50.00) per annum. Registration is nontransferable. The cost of the emergency building permit shall be equal to the cost for a building permit under existing regulations. The permit shall only be authorized for repairs.
- (c) When registering, any person, partnership, corporation or other entity making application must, under oath, complete an application, providing the following information:
 - (1) Name of applicant;
 - (2) Permanent address and phone number of applicant;
 - (3) Applicant's Social Security number or federal employer identification number;
 - (4) If applicant is a corporation, the state and date of incorporation;
 - (5) Tag registration information for each vehicle to be used in the business;
 - (6) List of cities where the applicant has conducted business within the past twelve (12) months;
 - (7) Georgia sales tax number or authorization;
 - (8) Georgia business license number, if required.
- (d) *Effective date.* This section shall become effective only upon the signing of a declaration of emergency, stating this section is in effect.

Sec. 1.3.6 - Sec. 19-7. Closed or restricted areas and curfews during emergency.

- (a) To preserve, protect or sustain the life, health, welfare or safety of persons, or their property, within a designated area under a declaration of emergency, it shall be unlawful for any person to travel, loiter, wander or stroll in or upon the public streets, highways, roads, lanes, parks or other public grounds, public places, public buildings, places of amusement, eating places, vacant lots or any other place during a declared emergency between hours specified by the mayor until the curfew is lifted.
- (b) To promote order, protect lives, minimize the potential for looting and other crimes, and facilitate recovery operations during an emergency, the mayor shall have discretion to impose reentry restrictions on certain areas. The mayor shall exercise such discretion in accordance with the city emergency operations plan, which shall be followed during emergencies.

- (c) The provisions of this section shall not apply to persons acting in the following capacities:
 - (1) Authorized and essential law enforcement personnel;
 - (2) Authorized and essential health care providers;
 - (3) Authorized and essential personnel of the city;
 - (4) Authorized National Guard or federal military personnel;
 - (5) Authorized and essential firefighters;
 - (6) Authorized and essential emergency response personnel;
 - (7) Authorized and essential personnel or volunteers working with or through the chief of police, or his/her designee;
 - (8) Authorized and essential utility repair crews;
 - (9) Citizens seeking to restore order to their homes or businesses while on their own property or place of business;
 - (10) Other authorized and essential persons as designated on a list compiled by Mayor and Chief of Police, or his/her designee.
- (d) *Enforceability*. This section shall be enforced by officers of the law enforcement personnel approved to provide aid and assistance during the emergency. Nothing contained in this section shall prohibit a law enforcement officer from bringing other charges under state law.
- (e) *Effective date*. This section shall become effective only upon the signing of a declaration of emergency, stating this section is in effect.

Section 2. It is hereby declared to be the intention of the city council that:

- (a) All sections, paragraphs, sentences and phrases of this Ordinance are or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.
- (b) To the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. No section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.
- (c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the city council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance.

Section 3. The city Attorney and City Clerk are authorized to make non-substantive editing and renumbering revisions to this Ordinance for proofing and renumbering purposes.

Section 4. The effective date of this Ordinance shall be the date of adoption, unless required otherwise by the City Charter, state and/or federal law. In the event that any effective date herein is determined by a Court of law to be invalid, said effective date shall instead be the earliest date allowed by law.

SO ORDAINED this _____ day of _____ 2025.

ATTEST:

CITY OF MABLETON, GEORGIA:

Susan D. Hiott, City Clerk

Dr. Michael Owens, Mayor

APPROVAL AS TO FORM:

Emilia Walker-Ashby, Interim City



AGENDA ITEM MEMORANDUM

MEETING OF: September 10, 2025

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: A Resolution Approving and Adopting a Local Emergency Operations Plan for for Other Lawful Purposes - City Attorney Emilia Walker-Ashby

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. Resolution Adopting Emergency Operations Plan Rev. 9.3.25

**A RESOLUTION APPROVING AND ADOPTING A LOCAL EMERGENCY
OPERATIONS PLAN AND FOR OTHER LAWFUL PURPOSES**

WHEREAS, the City of Mableton (“City”) is a municipal corporation duly organized and existing under the laws of the State of Georgia;

WHEREAS, the duly elected governing authority of the City is the Mayor and Council (“City Council”) thereof;

WHEREAS, the City Council is authorized by the City Charter Sec. 1.13(7) to establish procedures for determining and proclaiming that an emergency situation exists within or without the city, and to make and carry out all reasonable provisions deemed necessary to deal with or meet such an emergency for the protection, safety, health, or well-being of the [City’s] citizens.”

WHEREAS, each county in Georgia is required to develop a Local Emergency Operations Plan (“EOP”) to describe a county approach to incident management designed to integrate the efforts of municipal governments, the private sector and non-governmental organizations;

WHEREAS, Cobb County updated and amended its EOP which included assessment and review of the area within the City;

WHEREAS, the City desires through this Resolution to adopt Cobb County’s EOP;

WHEREAS, the City Council finds this Resolution to be in the best interests of the health, safety and welfare of the City.

IT IS HEREBY RESOLVED by the governing authority of the City of Mableton, as follows:

Section 1: Adoption of Emergency Operations Plan. The City hereby approves and adopts the Cobb County, Georgia, Emergency Operations Plan, attached hereto and incorporated by reference.

Section 2. It is hereby declared to be the intention of the City Council that:

- (a) All Resolutions and parts of Resolutions in conflict with this Resolution are hereby repealed.
- (b) All sections, paragraphs, sentences and phrases of this Resolution are or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.

- (c) To the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Resolution is severable from every other section, paragraph, sentence, clause or phrase of this Resolution. No section, paragraph, sentence, clause or phrase of this Resolution is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Resolution.
- (d) In the event any portion of this Resolution shall be declared or adjudged invalid or unconstitutional, it is the intention of the City Council of the City that such adjudication shall in no manner affect the other sections, sentences, clauses or phrases of this Resolution which shall remain in full force and effect, as if the invalid or unconstitutional section, sentence, clause or phrase were not originally a part of this Resolution.

Section 3. This Resolution and the City’s adoption of the Cobb County, Georgia, Emergency Operations Plan shall not confer any responsibility and/or obligation on the City to provide and financial contributions to any entity .

Section 4. The City Attorney and City Clerk are authorized to make non-substantive editing and renumbering revisions to this Resolution for proofing and renumbering purposes.

Section 5. The effective date of this Resolution shall be the date of adoption, unless ordained otherwise by the City, or required otherwise by the City Charter, state and/or federal law. In the event that any effective date herein is determined by a Court of law to be invalid, said effective date shall instead be the earliest date allowed by law.

SO RESOLVED this _____ day of _____, 2025.

ATTEST:

CITY OF MABLETON, GEORGIA:

Susan D. Hiott, City Clerk

Dr. Michael Owens, Mayor

APPROVAL AS TO FORM:

Emilia Walker-Ashby, City Attorney