



CITY OF MABLETON, GEORGIA
5656 Mableton Parkway , Mableton , GA 30126
October 9, 2025 at 6:30 PM

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

PLANNING COMMISSION REGULAR MEETING AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES**
- 4. UNFINISHED BUSINESS**
- 5. NEW BUSINESS**
 - a. WITHDRAWN - LUP2025-001 - Applicant seeking to operate a dog training business at 5480 and 5486 Burdette Road (17039500330 and 17039500290)**
 - b. HELD- LUP2025-002 - 245 Hunnicut Road (Tax Parcel 18039100080) Applicant seeking to operate a dog sitting business at the subject property.**
 - c. REZ2025-004 - 6851 Queen Mill Rd (Tax Parcel 1804050240) Applicant is seeking to rezone 4.0 acres from R-20 to R-15 for the development of seven (7) single-family detached homes.**
- 6. ADJOURNMENT**

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



Christopher Wheeler <christopher.wheeler@mableton.gov>

5480 5486 Burdett Road - Jonathan Irons & Maya Moore

Adam Rozen <ajrozen@rozenandrozen.com>

Wed, Aug 27, 2025 at 12:53 PM

To: Jonathan Irons <jonathanirons7@gmail.com>, Christopher Wheeler <christopher.wheeler@mableton.gov>

Cc: "zoning@mableton.gov" <zoning@mableton.gov>

Withdrawal without prejudice please.

Adam J. Rozen
Rozen, Rozen & Reilly, LLP
ajrozen@rozenandrozen.com

Sent via the Samsung Galaxy S24+, an AT&T 5G smartphone

From: Jonathan Irons <jonathanirons7@gmail.com>

Sent: Wednesday, August 27, 2025 12:39:58 PM

To: Christopher Wheeler <christopher.wheeler@mableton.gov>

Cc: Adam Rozen <ajrozen@rozenandrozen.com>; zoning@mableton.gov <zoning@mableton.gov>

Subject: Re: 5480 5486 Burdett Road - Jonathan Irons & Maya Moore

I, Jonathan Irons, Hereby authorize the withdrawal of my application until the 2026 calendar.

Will this suffice?

On Wed, Aug 27, 2025 at 11:37 Christopher Wheeler <christopher.wheeler@mableton.gov> wrote:

Good morning, Mr. Irons,

Please provide the request to withdraw in writing so I may add it to the file.

Thanks

On Tue, Aug 26, 2025 at 6:59 PM Jonathan Irons <jonathanirons7@gmail.com> wrote:

I am good with that.

On Tue, Aug 26, 2025 at 14:53 Christopher Wheeler <christopher.wheeler@mableton.gov> wrote:

Good afternoon, Adam,

As you have chosen to move your application to a hearing date in 2026, the staff recommends that you withdraw your current application and resubmit it at a later time.

We will provide the new planning commission dates in the coming months, so you can submit your application again. If you have any questions, please feel free to reach out.

Sincerely,

Chris

On Mon, Aug 25, 2025 at 3:34 PM Christopher Wheeler <christopher.wheeler@mableton.gov> wrote:

Yes, sir, I will move the application to the 2026 Calendar.

On Mon, Aug 25, 2025 at 3:33 PM Adam Rozen <ajrozen@rozenandrozen.com> wrote:

Yes please we would like to push it back. Can it go to early 2026? Thanks.

Adam J. Rozen, Esq.

Rozen, Rozen & Reilly, LLP •

Adam J. Rozen, P.C.

248 Roswell Street • Marietta, GA 30060

ajrozen@rozenandrozen.com

(770) 427-7004 (Office)

Injury, Land Use, Criminal Defense, Business,
civil litigation & Domestic

rozenandrozen.com



*Please note Adam J. Rozen is also a licensed Georgia Realtor, Georgia registered Mediator and Georgia Lobbyist.

From: Christopher Wheeler <christopher.wheeler@mableton.gov>
Sent: Friday, August 22, 2025 12:10 PM
To: Adam Rozen <ajrozen@rozenandrozen.com>
Cc: Jonathan Irons <jonathanirons7@gmail.com>
Subject: Re: 5480 5486 Burdett Road - Jonathan Irons & Maya Moore

Hey Adam,

The email was for another applicant. I'm sorry for the confusion. I have the application schedule for October unless you want to push the application back further

On Fri, Aug 22, 2025 at 12:08 PM Adam Rozen <ajrozen@rozenandrozen.com> wrote:

Hey Christopher - I thought you had the latest. Is there something particular to look for on the plan?

What hearing schedule are we on? We'd like to hold off on being placed on an agenda for now.

Thanks.

Received 7/25
Fee Amt \$215.00

Application for Temporary Land Use Permit Mableton, Georgia

Application No. LUP-25-002

PC Hearing Date: 10/9

M&C Hearing Date: 10/22

Applicant Kevin Ortega Negrón Phone # 470-585-0543 E-mail Kevin@pawssiondoghouse.com

(representative's name, printed) Address 245 Hunnicutt Rd SE
Mableton GA 30126

(representative's signature) Phone # 470-585-0543 E-mail Kevin@pawssiondoghouse.com

Signed, sealed and delivered in presence of:

Nyree Simpson
(Notary Public)



My commission expires: January 27, 2026

Titleholder Pawssion Pet Care LLC Phone # 470-585-0543 E-mail Kevin@pawssiondoghouse.com

Signature Kevin Ortega Negrón Address 245 Hunnicutt Rd SE Mableton, GA 30126
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

Notary Public _____ My commission expires: _____

Present Zoning _____

Type of Permit

Temporary Land Use ; Poultry on less than two acres _____; Other _____

Renewal - Yes _____ No first application providing premium pet sitting services for dogs in a safe, structured,

For the Purpose of home-based environment. Services include supervised play, rest areas, and enrichment activities with a focus on holistic care and wellness. All services by

Location 245 Hunnicutt Rd SE Mableton GA 30126 appointment only.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) _____ District _____

Size of Tract 1.2 Acre(s)

Will any site improvements (i.e., grading, tree removal, paved parking, detention facilities, additions to house or other permitted structure, etc.) be undertaken on the subject property? Yes _____ No

ATTACHMENT B1

**Application for
Temporary Land Use Permit
Mableton, Georgia**

Application # _____

PC Hearing Date _____

M&C Hearing Date _____

For Business Use or for a Use Not Permitted

1. Type of business or request? home-based pet sitting
2. Number of employees? 1 (Kevin)
3. Days of operation? mon. through sun.
4. Hours of operation? 8a - 8p (Goal: 8a - 6p)
5. Number of clients, customers or salespersons coming to the property per day? 0-1 Per week? 5-7 many days out of every month we don't expect anyone
some months are lighter/busier than others
6. Where do clients, customers and/or employees park? Driveway: _____ Street: _____ Other
(explain): We have a large gravel parking lot outside our yard by the mailbox
7. Signs? No: Yes: _____ If Yes, then how many, size and location:

8. Number of vehicles related to this request? (Also state type of vehicle, i.e. dump truck, box truck, passenger cars) Personal Vehicle (2010 Honda Element)
9. Deliveries? No: Yes: _____ (If Yes, then how many per day or week, and is the deliver via semi-truck, USPS, Fedex, UPS, etc) _____
10. Does the applicant live at the property? Yes: No: _____
11. Any outdoor storage? No: Yes: _____ (If Yes, state what is kept outside):

12. Length of time requested (24 months maximum): 24 mos.
13. Is the application a result of a Code Enforcement action? No: _____ Yes: (If Yes, attach a copy of the Notice of Violation and/or tickets to this form.) @ Kevin's screenshots, 05/19/25
14. Any additional information? (Attach additional sheets if needed.)

Applicant Signature Kevin Ortega Negrón Date: 07/10/25

Applicant Name (printed) Kevin Ortega Negrón

ATTACHMENT B2

**Application for
Temporary Land Use Permit
Mableton, Georgia**

Application # _____

PC Hearing Date _____

M&C Hearing Date _____

For Number of Adults and/or Vehicles

1. Number of unrelated adults in the house? _____
2. Number of related adults in the house? _____
3. Number of vehicles at the house? _____
4. Where do the residents park? Driveway: _____ Street: _____ Garage: _____
5. Does the property owner live in the house? Yes: _____ No: _____
6. Any outdoor storage? No: _____ Yes: _____ (If Yes, state what is kept outside:

7. Length of time requested (24 months maximum): _____
8. Is the application a result of a Code Enforcement action? No: _____ Yes: _____ (If Yes, attache a
copy of the Notice of Violation and/or tickets to this form.)
9. Any additional information? (Attach additional sheets if needed.)

Applicant Signature _____ Date: _____

Applicant Name (printed) _____

PLANNING STAFF USE ONLY BELOW THIS LINE

Address of property: _____

Size of house per Cobb County Tax Assessor records: _____

Number of related adults proposed: _____

Number permitted by code: _____

Number of unrelated adults proposed: _____

Number permitted by code: _____

Number of vehicles proposed: _____

Number permitted by code: _____

Number of vehicles proposed to be parked outside: _____ Number permitted by code: _____

PROPERTY/FINANCIAL DISCLOSURE REPORT¹ BY APPLICANT²

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

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

If so, describe the nature and extent of such interest: n/a

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

If so, describe the nature and extent of such interest: n/a

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

If so, describe the relationship and the nature and extent of such interest: n/a

I certify that the foregoing information is true and correct, this 10 day of July, 2025.

Kevin Alejandro Negron
Applicant's Signature

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

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

ATTACHMENT C2

CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

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

Has the applicant² made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars (\$250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars (\$250.00) or more to a member or members of the Mayor and Council or Planning Commission who will consider the application? no

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

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

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

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

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

I certify that the foregoing information is true and correct, this 10 day of July, 2025
Kevin Ortega Negron

Kevin Ortega Negron
Applicant's Signature

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

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

OF
OF

LIMITED WARRANTY DEED

THIS INDENTURE, made on October 13th, 2022, between

BENNETT HUTCHINSON IV

her referred to as "Grantor") and

PAWSSION PET CARE LLC

her referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal
atives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER
AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of
resents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and
d, and by these presents does grant, bargain, sell and convey unto Grantee,

SEE ATTACHED EXHIBIT A

OTHER WITH all and singular the rights, members and appurtenances thereto, to the same being,
; or in anywise appertaining (hereinafter collectively referred to as the "Premises").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and
Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever
e right and title to the Premises unto Grantee against the claims of all person claiming by, through or
antor, but not otherwise.

DEED TO SECURE DEBT
[Second Lien Position Loan]

CITY OF
COUNTY OF

THIS SECURITY DEED is given effective the 13th day of OCTOBER, 2022 by and between
AWSSION PET CARE, LLC, a Georgia Limited Liability Company, as party(ies) of the first
part (hereinafter referred to as "Grantor"), and
JENNETT HUTCHINSON, IV, as party of the second party (hereinafter referred to as
Grantee"), whose address is 100 Fred Vinson Rd., Otto, NC 28763.

WITNESSETH:

FOR CONSIDERATION hereinafter set forth and other good and valuable consideration
delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt
and sufficiency of which is hereby acknowledged, Grantor has and hereby does grant, bargain, sell
and convey unto Grantee and the heirs, legal representatives, successors and assigns of Grantee all
that tract or parcel of land known by its common street address as 245 HUNNICUTT ROAD
S.E., MABLETON, GA 30126, and being more specifically and completely described in the
Exhibit "A" attached hereto and incorporated herein by reference (hereinafter referred to as the
"Property").

THIS CONVEYANCE is made under the provisions of the existing Code of the State of
Georgia to secure a debt (and interest thereon and other indebtedness as described herein)
evidenced by a promissory note, dated October 13, 2022 and made by Grantor to order of Grantee,
for the initial principal sum of **THREE HUNDRED FORTY-FIVE THOUSAND DOLLARS**
(\$345,000.00) with the maturity date of October 13, 2025 or the occurrence of the sale or transfer
of the Property, whichever comes first. However, at the option of Grantee, Grantee may extend
the maturity date for a period of three (3) months, not to exceed two (2) such extensions. In the
event such extension is granted by Grantee, Grantor will owe an additional 1.000% of the principal
sum of this Security Deed for each month, or part thereof, so extended and the additional amounts
will be considered secured by this Security Deed.

TO HAVE AND TO HOLD said Property, together with any and all of the rights, members
and appurtenances thereof to the same being, belonging or in any way appertaining to the only
proper use, benefit and behalf of Grantee and the heirs, legal representatives, successor and assigns
of Grantee, forever, in Fee Simple.

Should the indebtedness secured hereby be paid according to the tenor and effect the
promissory note and hereof when the same shall become due and payable, and should Grantor
perform all covenants herein contained, then this Security Deed shall be canceled of record and
the Property surrendered, it being intended by the parties hereto that this Security Deed shall
operate as a deed, and not as a mortgage.

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 391 OF THE 18TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNIG AT A POINT ON THE NORTHERLY SIDE OF HUNNICUTT ROAD TWO HUNDRED TWO AND FIVE TENTHS (202.5) FEET EASTERLY, AS MEASURED ALONG THE NORTHERLY SIDE OF HUNNICUTT ROAD; FROM THE NORTHEAST CORNER OF THE INTERSECTION OF HUNNICUTT RAOD AND GORDON ROAD; SAID POINT OF BEGINNING, BEING AT THE EAST SIDE OF A PROPOSED STREET; THENCE EASTERLY ALONG THE NORTHERLY SIDE OF HUNNICUTT ROAD TWO HUNDRED EIGHTY (280) FEET; THENCE NORTH ONE HUNRED NINETY-FOUR (194) FEET; THENCE WEST TWO HUNDRED EIGHTY (280) FEET TO THE EAST SIDE OF THE ABOVE MENTIONED PROPOSED STREET; THENCE RUNNING SOUTH ALONG THE EAST SIDE OF SAID PROPOSED STREET, TWO HUNDRED AND EIGHT TENTHS (200.8) FEET TO THE NORTHELRY SIDE OF HUNNICUTT ROAD AND THE POINT OF BEGINNING.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

Parcel ID # 18039100080

STATE OF GEORGIA

Secretary of State
Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

CERTIFICATE OF ORGANIZATION

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

Pawssion Pet Care LLC
a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **06/24/2022** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta and the State of Georgia on **06/30/2022**.



Brad Raffensperger

Brad Raffensperger
Secretary of State

ARTICLES OF ORGANIZATION

Electronically Filed
Secretary of State
Filing Date: 6/24/2022 11:09:06 PM

BUSINESS INFORMATION

CONTROL NUMBER 22142398
BUSINESS NAME Pawssion Pet Care LLC
BUSINESS TYPE Domestic Limited Liability Company
EFFECTIVE DATE 06/24/2022

PRINCIPAL OFFICE ADDRESS

ADDRESS 2000 Stratsford Pl SE, Marietta, GA, 30067, USA

REGISTERED AGENT

NAME	ADDRESS	COUNTY
Kevin Ortega Negrón	2000 Stratsford Pl. SE, Marietta, GA, 30067, USA	Cobb

ORGANIZER(S)

NAME	TITLE	ADDRESS
Kevin Ortega Negrón	ORGANIZER	2000 Stratsford Pl. SE, Marietta, GA, 30067, USA

OPTIONAL PROVISIONS

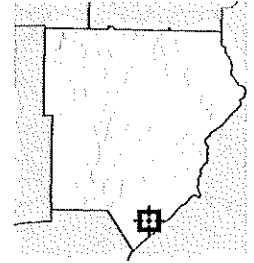
N/A

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE Kevin Ortega Negrón
AUTHORIZER TITLE Member



Overview



Legend

- Cobb Tile Index
- Cities**
- Acworth
- Austell
- Kennesaw
- Marietta
- Powder Springs
- Smyrna
- Unincorporated
- Administrative Facilities
- Libraries
- Police Stations
- Fire Stations
- County Parks
- Federal Parks
- House Number Labels
- Parcels
- Roads**
- ARTERIAL
- INTERSTATE
- LOCAL
- MAJOR
- MINOR
- PRIVATE
- RAMP

Parcel ID 18039100080
 Class Code R4 - Residential Small Tracts
 Taxing District (9) UNINCORPORATED
 Acres 1.2

Physical Address 245 HUNNICUTT RD
 Owner OWENS DOROTHY
 245 HUNNICUTT RD
 MABLETON GA 30126

Last 2 Sales			
Date	Price	Reason	Qual
n/a	0	n/a	n/a
n/a	0	n/a	n/a

Date created: 8/26/2020
 Last Data Uploaded: 8/26/2020 6:08:51 AM

Developed by  **Schneider**
 GEOSPATIAL

FEE AMT: \$815.00
received @ Paid

Attachment A

Application for Rezoning Mableton, Georgia

Application No. RE2 2025-004

PC Hearing Date: Foratively 10/9/25

M&C Hearing Date: 10/22/25

Applicant Alexander Propp (applicant's name printed) Phone# 678-314-8702

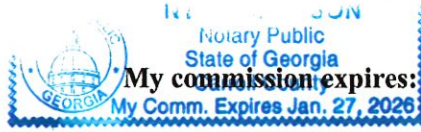
Address 6630 Williamson Dr, Atlanta, GA 30328 E-mail paa110855@gmail.com

Property OWNER Address _____
(representative's name, printed)

Property OWNER Phone# _____ E-mail _____
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature]
Notary Public



January 27, 2026

Titleholder Alexander Propp (titleholder's name, printed) Phone# 678-314-8702 E-mail paa110855@gmail.com

Signature [Signature] Address 6630 Williamson Dr, Atlanta GA 30328
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

[Signature]
Notary Public



January 27, 2026

Zoning Request From R-20 (present zoning) to R-15 (proposed zoning)

For the Purpose of subdivision (subdivision, restaurant, warehouse, apt., etc.) Size of Tract 4.2 Acre(s)

Location 6851 Queen Mill Rd, Mableton, GA 30126
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 18040500240 District(s) _____

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there are such assets. If any exist, provide documentation with this application.

[Signature]
(applicant's signature)

We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there is such a cemetery. If any exist, provide documentation with this application.

[Signature]

Attachment B

Application No. _____

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 7 lots ranging from 15,240 to 22,000 sq. ft
- b) Proposed building architecture: 7 two-story houses with 3,000-5,000 sq. ft
- c) List all requested variances: 25' front setback for all lots due to grading/topography

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

- a) Proposed use(s): _____
- b) Proposed building architecture: _____
- c) Proposed hours/days of operation: _____
- d) List all requested variances: _____

Attachment C1

PROPERTY/FINANCIAL DISCLOSURE REPORT¹ BY APPLICANT²

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

Does any member of the Mayor and Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? _____

No

If so, describe the nature and extent of such interest: _____

Does any member of the Mayor and Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is ten percent (10%) or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property? _____

No

If so, describe the nature and extent of such interest: _____

Does any member of the Mayor and Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? _____

No

If so, describe the relationship and the nature and extent of such interest: _____

I certify that the foregoing information is true and correct, this 3d day of August, 2025.



Applicant's Signature

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

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

Attachment C2

CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

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

Has the applicant² made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars (\$250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars (\$250.00) or more to a member or members of the Mayor and Council or Planning Commission who will consider the application? No

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

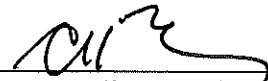
Please apply the following information that will be considered as the required disclosure:

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

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

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

I certify that the foregoing information is true and correct, this 3d day of August, 2025.



Applicant's Signature

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

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

Attachment H

STATEMENT OF AGREEABLE ZONING CONDITIONS

Zoning Analysis (Attachment J)

- a) This zoning proposal will keep the low density, single-family character of the Queen Mills Rd corridor.
- b) It will not adversely affect the existing use or usability of adjacent and nearby properties.
- c) This parcel used to have one single-family house built in 1940. It was destroyed by fire in 2023 and demolished in 2025.
- d) This zoning proposal will not overburden streets, utilities, or schools.
- e) This proposal is in line with the land use plan.
- f) Mableton needs more housing including single family homes.

Notification of Proposed Rezoning

Dear neighbor,

The property at 6851 Queen Mill Rd, comprising 4.2 acres, is under application for rezoning from R-20 to R-15. See attached concept plan with 7 single family lots that are over 15,000 sq. ft in size. You are welcome to contact us with any questions.

The monthly public open house will be held on

Applicant: Alexander Propp

678-314-8702. Email: paa110855@gmail.com

Mableton zoning office:

404-590-2511. Email : zoning@mableton.gov



Pre-Application Meeting Request Form

Instructions:

Please complete all sections of this form to request a pre-application meeting. Submit the completed form and any supporting documents to Planning and Zoning Division. You will be contacted to schedule the meeting.

1. Applicant Information

- Name: Alexander Propp
- Organization/Company (if applicable): _____
- Mailing Address: 6630 Williamson Dr, Atlanta, GA 30328
- Phone Number: 678-314-8702
- Email Address: paa110855@gmail.com

2. Project Information

- Project Name/Title: Queen Mill Retreat
- Project Address/Location: 6851 Queen Mill Rd, Mableton, GA 30126
- Parcel Number(s): 18040500240
- Current Zoning: R-20
- Proposed Use/Development Type: (Check all that apply)
 - Residential
 - Commercial
 - Industrial
 - Mixed-Use
 - Other (please specify): _____

• **Brief Description of Proposal:**

Subdivide the existing 4.2 acre parcel into 8 parcels including 7 buildable lots and a water detention area.

Note: I already had a preliminary meeting with Michael Hughes who suggested keeping low density single family development.

3. Meeting Preferences

- Preferred Meeting Date(s) and Time(s):

1. any time asap

2. _____

- Preferred Meeting Format: any format

- o In-person
- o Virtual/Online
- o Phone

4. Supporting Documents

Please attach any relevant documents (site plans, sketches, maps, etc.) that will help staff understand your proposal.

Site Concept 4 dated 07/28/25 from PEC Engineering

5. Questions or Topics for Discussion

List any specific questions or topics you would like addressed during the meeting:

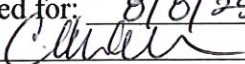
Timeline and steps for project review.

6. Signature

I certify that the information provided is accurate to the best of my knowledge.

Signature:  Date: 8/3/25

For Office Use Only:

- Date Received: 8/4/25
- Meeting Scheduled for: 8/8/25
- Staff Assigned: 

Post signed 7/13/25

Application for Variance Mableton, Georgia

(type or print clearly)

Application No. V-25-004
Hearing Date: 8/14/25

Applicant Alexander Propp Phone # 678-314-8702 E-mail paa110855@gmail.com
Address 6851 Queen Mill Rd, Mableton, GA 30126
(representative's name, printed) (street, city, state and zip code)

Phone # _____ E-mail _____
(representative's signature)

Signed, sealed and delivered in presence of:

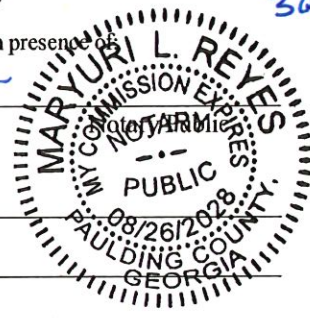
My commission expires: _____ Notary Public

Titleholder Alexander Propp Phone # 678-314-8702 E-mail paa110855@gmail.com
Signature [Signature] Address: 6630 Williamson Dr, Atlanta GA 30328
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 8-26-28

[Signature]



Present Zoning of Property R-20
Location 6851 Queen Mill Rd, Mableton, GA 30126
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) _____ District _____ Size of Tract _____ Acre(s) _____

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property _____ Shape of Property _____ Topography of Property _____ Other _____

Does the property or this request need a second electrical meter? YES _____ NO _____

How many stories is the proposed building? _____ How many square feet? _____

The City of Mableton Zoning Ordinance Section (insert) states that the City of Mableton Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance.

Due to topography and the way the existing structure was built, we can't achieve a 40' front setback from the road.

List type of variance requested: To allow the front yard setback as 20'.

PROPERTY/FINANCIAL DISCLOSURE REPORT¹ BY APPLICANT²

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

Does any member of the Mayor and Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property?

No

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

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


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

Does any member of the Mayor and Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above?

No

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

I certify that the foregoing information is true and correct, this 10 day of June, 2025


Applicant's Signature

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

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

ATTACHMENT C2

CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

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

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

No

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


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

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

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

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

I certify that the foregoing information is true and correct, this 10 day of June, 2025
June 2025



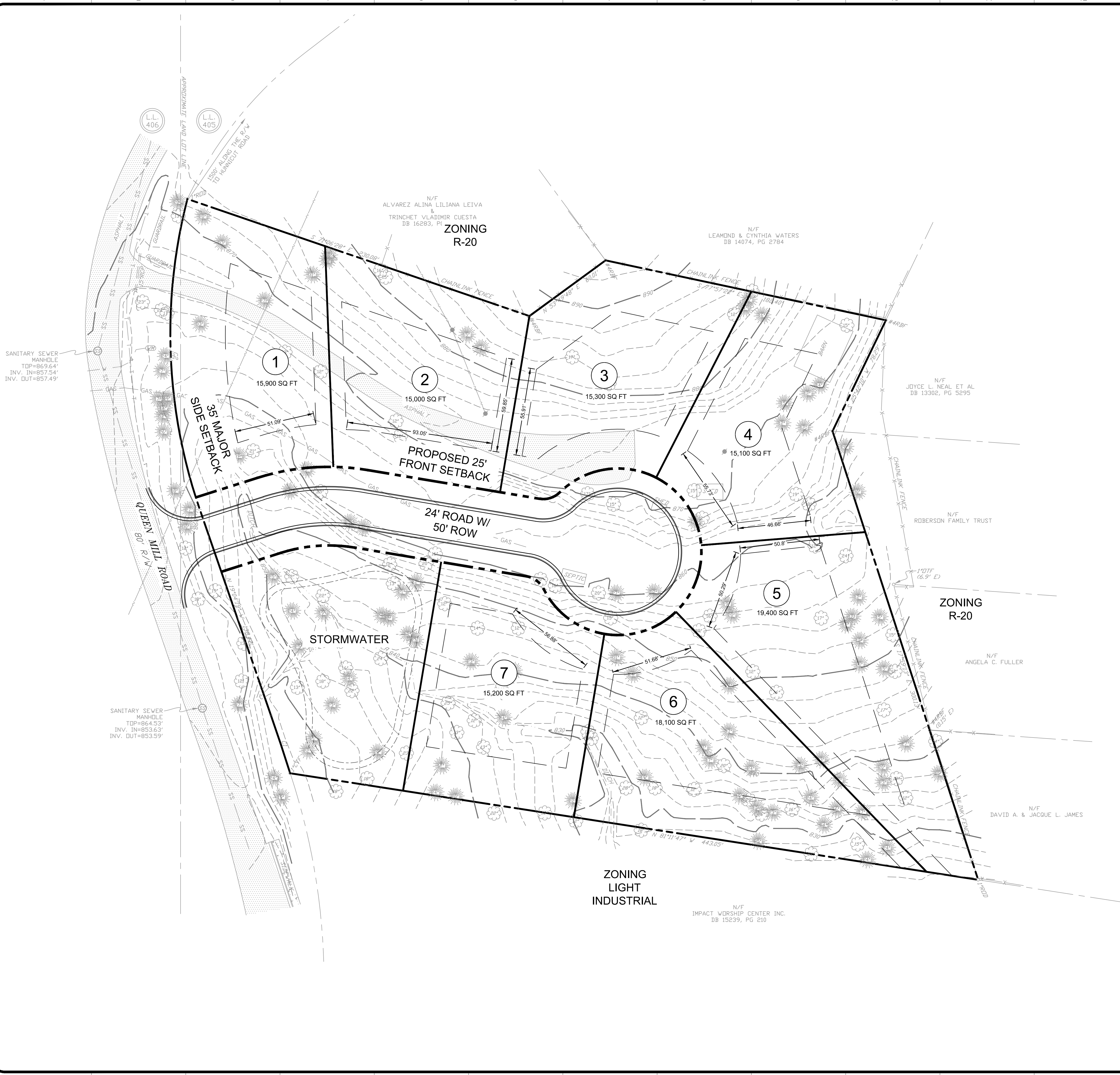
Applicant's Signature

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

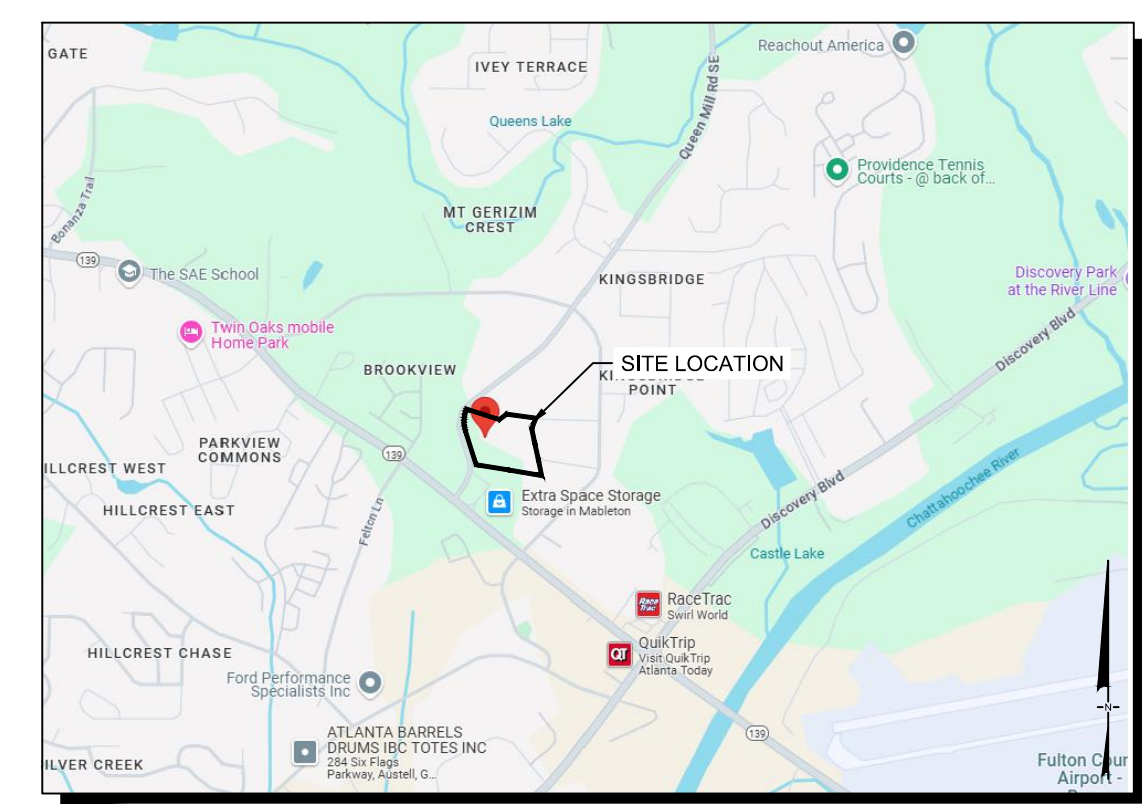
²Applicant means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action

This drawing is the property of Alexander Propp & Associates, Inc. and is not to be copied, reproduced, or distributed in any form without the written consent of Alexander Propp & Associates, Inc. It is to be used only for the project and site identified on the drawing.

J:\2025\25104\00\Concepts & Exhibits\Concepts\Site - Concept 4 - PV 25104.00.dwg - J:\P\Pro - 05/20/25 10:13 AM



FEMA FIRM MAP
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

SITE DATA:	
SITE AREA	3.43 AC
ZONING	
EXISTING ZONING	R-20
PROPOSED ZONING	R-15
ZONING JURISDICTION	CITY OF MABLETON
USE CALCULATIONS	
MAXIMUM ALLOWABLE DENSITY	7.2 UNITS (2.1 UPA)
TOTAL PROPOSED DENSITY	7 UNITS (2 UPA)
SETBACK REQUIREMENTS	
PROPOSED FRONT SETBACK	25 FEET
SIDE SETBACK	10 FEET
REAR SETBACK	30 FEET
DEVELOPMENT STANDARDS	
MIN. LOT SIZE	15,000 SQUARE FEET
MAX BUILDING HEIGHT	35 FEET
MIN. LOT WIDTH	75 FEET, 50 FEET AT CUL-DE-SACS
MAX LOT COVERAGE	35%
MIN. PUBLIC ROAD FRONTAGE	75 FEET
OPEN SPACE CALCULATIONS	
MAX IMPERVIOUS AREA ALLOWED	45%
OPEN SPACE PROPOSED	.86 ACRES

GENERAL NOTES:
 VARIANCE REQUEST TO REDUCE FRONT BUILDING SETBACK DUE TO STEEP GRADE ACROSS SITE

P: (770) 451-2741 F: (770) 451-3915



Planners & Engineers Collaborative+
 LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
 ARBORISTS + SURVEYING + CONSTRUCTION + WATER RESOURCES
 350 RESEARCH COURT STE 200
 PEACHTREE CORNERS, GA 30092

PROJECT
QUEEN MILL RD
 A MASTER PLANNED RESIDENTIAL DEVELOPMENT
 AT
 6851 QUEEN MILL RD
 MABLETON, GA 30126
 CITY OF MABLETON

FOR
ALEXANDER PROPP
 MUNICIPALITY PROJECT #

REVISIONS			
NO.	DATE	BY	DESCRIPTION

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.
PRELIMINARY
 NOT TO BE RELEASED FOR CONSTRUCTION

CONCEPTUAL MASTER PLAN
 SCALE: 1" = 30'
 DATE: 08/05/2025
 PROJECT: 25104.00

24 HOUR CONTACT: ALEXANDER PROPP

Know what's below. Call before you dig.

C4
SHEET



**35' MAJOR
SIDE SETBACK**

47.78'

PLAN 1066-264



Photographs may show modified designs





PLANNING COMMISSION STAFF REPORT

GENERAL INFORMATION

CASE NUMBER: Z-2025-04

APPLICANT: Alexander Propp

REQUEST: Rezoning from Single Family Residential (R-20) to Single Family Residential (R-15) for the development of seven (7) single family detached lots

PROPERTY LOCATION: 6851 Queen Mill Road, Mableton, Georgia 30126

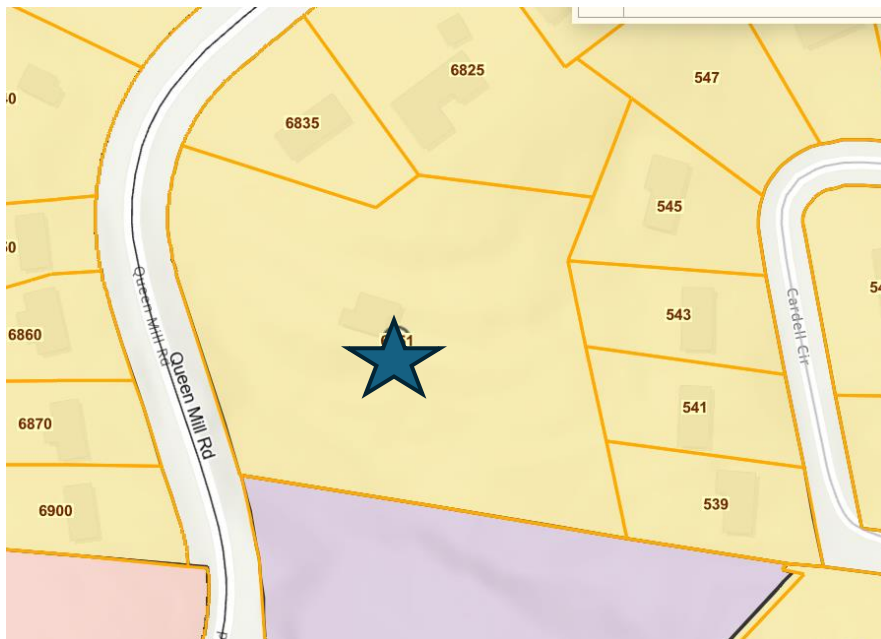
PARCEL ID: 18040500240

ACREAGE: 4.2

P.C. HEARING DATE: October 9th, 2025

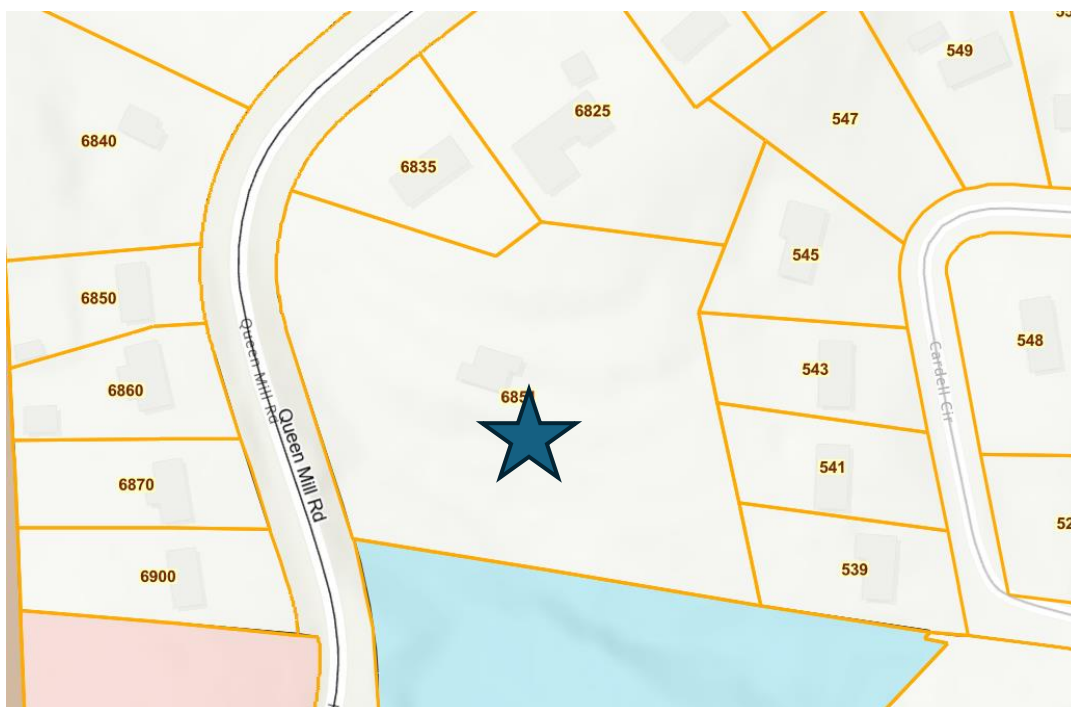
DISTRICT: 2 Councilwoman Oladapo

ZONING MAP



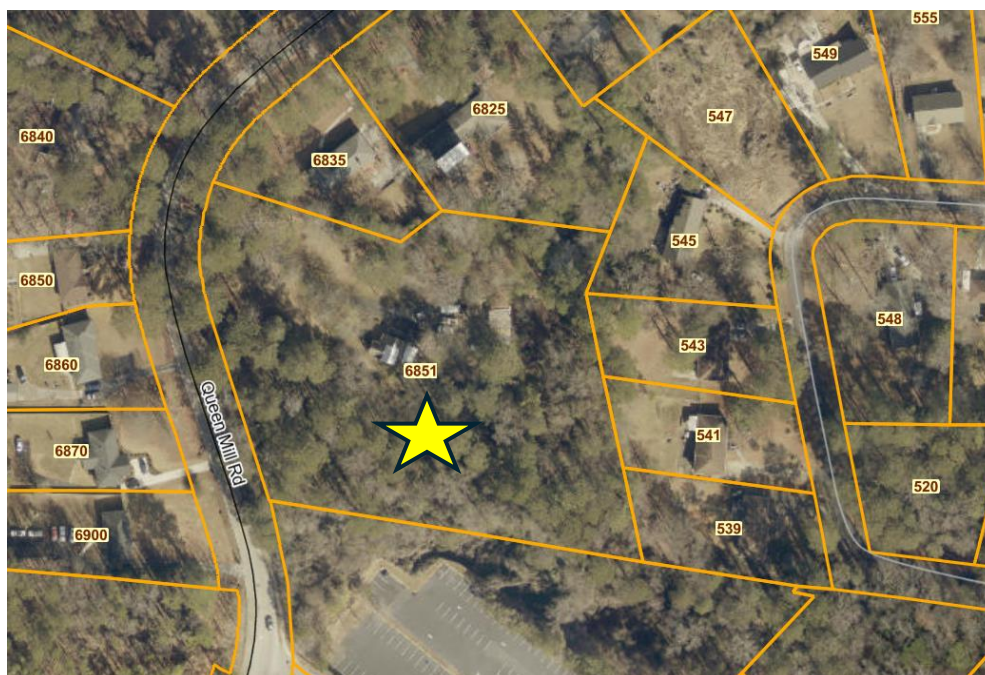
Star = Location of Subject Property

FLU MAP



Star = Location of Subject Property

AERIAL MAP



Star = Location of Subject Property

Request Zoning District for the property

Purpose and intent. The R-15 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Comprehensive Plan. When residentially compatible institutional and recreational uses are developed within the R-15 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

II. Property Description & Surrounding Land Use

The current property has existing 1,329 square foot ranch style home located on the property. The subject property is generally consistent in terrain, with elevations gradually increasing toward the northeastern portion of the site. From this high point, the topography gently decreases in grade moving from north to south across the property.

The surrounding uses and zoning classifications are varied. To north west and east of the subject property are residential zoned properties with single family-detached homes. To the south of the subject property are commercial and light industrial properties.

The property is located within the Veteran Memorial Highway Design Guidelines, however residential development are exempt from the design guidelines.

Front Elevation



Garage Elevation



ADJACENT ZONING AND CURRENT LAND USE			
Direction	Address	Current Zoning	Existing Land Use
North	6835 Queen Mill Rd	Residential Single Family Zoning (R-20) District	Single Family Home
South	6905 Mableton Pkwy	Light Industrial and CRC (Community Retail Commercial)	Ware House and Mini Storage Building
West	6860 Queen Mill Rd	Residential Single Family Zoning (R-20) District	Single Family Home
East	539 Cardell Circle	Residential Single-Family Zoning (R-20) District	Single Family Home

Non-Residential Criteria

- **Proposed # Building:** Seven (7)
- **Proposed Stories:** two (2)
- **Total Square footage of development:** 174,240
- **Floor area ratio:** 0
- **Square footage per acre:** 2.036
- **Required parking spaces** – 2 space per dwelling. (7 units = 14 require parking spaces)

- **Acres in floodplain or wetlands :** none
 - **Impervious surface shown:** Max impervious surface 35 percent
-

III. Analysis

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

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

It is the opinion of staff that the proposed zoning is in conformity with the policy and intent of the land use plan. The subject property is designated Low Density Residential (LDR) on the Cobb County Future Land Use Map. The requested R-15 zoning district is consistent with this designation and allows for detached single-family dwellings appropriate within the LDR category.

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

It is the opinion of staff that the proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property. The surrounding area consists primarily of single-family subdivisions zoned R-20 and R-15. The requested district and proposed lot sizes are compatible with this established residential pattern.

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

It is the staff's opinion that there are existing conditions which give grounds for approval of the applicant's rezoning proposal. The property is located in an area where both R-20 and R-15 zoned neighborhoods exist, creating a transitional pattern of residential development. The requested rezoning reflects this established context and would provide a reasonable continuation of existing residential growth.

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

It is the staff's opinion that the proposed rezoning will not result in an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The addition of seven single-family homes is anticipated to generate minimal traffic and service demands that can be accommodated by existing infrastructure.

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

It is the staff's opinion that the proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby properties. The use remains residential in character and scale, and the proposed development will be compatible with the established neighborhood.

Variance Staff Analysis

i) Extraordinary and exceptional conditions pertaining to the particular piece of property due to size, shape, or topography.

It is the opinion of staff that the applicant has not demonstrated that the property possesses extraordinary or exceptional conditions relating to size, shape, or topography. The lot characteristics are typical of residential tracts in the area and do not justify special consideration.

ii) Application of this chapter to this property would create an unnecessary hardship.

It is the opinion of staff that application of the existing 35-foot front yard setback requirement does not create an unnecessary hardship. The property can be reasonably developed under current zoning standards without requiring relief.

iii) Such conditions are peculiar to the property involved.

It is the opinion of staff that no unique or peculiar conditions have been identified with respect to this parcel that would warrant variance approval. The site conditions are consistent with nearby residential lots.

iv) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this chapter.

It is the opinion of staff that, although the requested 25-foot setback would not create substantial detriment to surrounding properties.

v) No variance may be granted for a prohibited use or in conflict with stipulations.

It is the opinion of staff that the requested variance does not involve a prohibited use or conflict with existing stipulations.

IV. Department Comments

Cobb County Water/Sewer

Water comments:

At development:

YES

NO

Fire flow test required:

YES

NO Size and location of

existing water main(s): 12" on Queen Mill Rd Additional

water comments:

Sewer comments:

In the drainage basin: YES NO

At development: YES NO

Approximate distance to nearest sewer: In Cardell Cir

Estimated waste generation (in G.P.D.): Average daily flow = 1,470

Peak flow = 3,675

Treatment plant: South Cobb WRF

Plant capacity: Yes NO

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

Off-site easement required: YES* NO

Line capacity study required: YES NO

Letter of allocation issued: YES

NO Septic tank recommended by this department:

YES NO Subject to Health Department approval:

YES

NO Additional sewer comments:

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

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

Cobb County Stormwater

Site Data

- 1. Address: 6851 Queen Mill Road, Mableton, GA. 30126
- 2. District: 2
- 3. Existing Zoning: R-20 Existing Allowable Impervious Coverage: 35%
- 4. Proposed Zoning: R-15 Allowable Future Impervious Coverage: 35%
- 5. Future Land Use: LDR

Existing Conditions

Floodplain Information

- 1. Flood Damage Prevention Designated Flood Hazard: No.

Stormwater Information

1. Drainage Basin: Un-named Tributary to the Chattahoochee River.
2. State Stream Buffers: Possibly, Not Verified; Georgia DNR Variance may be required to disturb within 25-foot streambank buffers. All stream buffers are to be located by the State's guidelines.
3. County Stream Buffer Ordinance: Possibly, Not Verified. The County's Undisturbed Stream Buffer is 50' each side of the stream; with an additional 25' impervious setback from the undisturbed buffer line. All stream buffers are to be located by the State's guidelines.
4. Impaired Stream: No.
5. Hotspot: No.
6. Wetlands: No.
7. Water Intake Zone: No.
8. Chattahoochee River Corridor: No.
9. Existing Onsite Ponds / Lake: No.

Topography Information

1. General site Description: The approximate 4.2ac parcel is predominately wooded, with one existing home and driveway. The home has been demolished. The property slopes from north to south into an existing swale which conveys runoff away from the site toward the south.
2. Downstream Description: Stormwater discharging from the site enters an existing swale on and through the Impact Worship Center property to the south and continues east through an established residential neighborhood downstream.
3. Potential or known drainage problems may exist downstream from this site.

Project Design Comments and Recommendations

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

(continued)

review and permitting.

Existing Onsite and Offsite Ponds and/or Lakes Design Requirements

1. Existing Downstream Offsite Lakes/Ponds: Additional Best Management Practices (BMP's) for Erosion & Sediment Control may be required during construction. Erosion Control BMP's shall be designed in accordance with the "Manual for Erosion and Sediment Control in Georgia".
2. Existing Downstream Lakes/Ponds Sediment Study Required: Provide a pre-

development and post-construction sediment survey/study to document pre-development and post-development sediment levels within the downstream lakes/ponds.

- Location(s): **Jetts Lake** (Within the Kingsbridge Homeowners Assoc. parcel)

Proposed Project Onsite Design Requirements

1. At the time of plan review provide a comprehensive Hydrology Study and Design for the Stormwater Management Design will be required. The design and study shall be in accordance with the Georgia Stormwater Management Manual and the current Cobb County Codes. The design and study shall include but not limited to stormwater detention, runoff reduction and/or water quality, channel protection, and downstream flood prevention.
2. Project Engineer must evaluate the impact of increased volume of runoff generated by the proposed project on existing downstream drainage system(s). This includes hydrologic and hydraulic analysis of downstream pipe system(s).
3. At the time of plan review calculate and provide the percentage of impervious coverage for the project site on the plans.
4. Impervious calculations for residential subdivision design shall be based the maximum allowable percentage per lot based on the zoning category plus all additional impervious areas including but not limited to roads, sidewalks, and amenity areas.
5. Recommend a pre-design concept meeting with Cobb County Stormwater Management Division. At the time of the Concept Meeting a proposed concept stormwater management plan shall be presented.
6. The proposed onsite storm drain system and stormwater management facility is considered private. All annual inspections, maintenance and repairs are the responsibility of the property owner. A stormwater facility "Maintenance Agreement and Access Easement" will be required at the time of the land disturbance permit with the Cobb County Stormwater Management Division.
7. The proposed stormwater management facility(ies) within residential subdivisions with dedicated streets are to be located on a standalone parcel with a 20' minimum right-of-way frontage. All appurtenances of the storm management facility must be within the pond parcel.
8. The Owner/Developer is responsible for obtaining any required stream piping and buffer variances from the Georgia EPD including any mitigation. Copies of the State's approvals, permits, and proof of mitigation are to be furnished at the time of the Land

Disturbance Permit and scanned onto the plan sheets of the project drawings.

9. Stormwater discharges must be controlled not to exceed the existing capacity of the downstream storm drainage system including pipe systems, drainage swales and roadside ditches.
10. Substantially mitigate any effects of concentrated stormwater discharges onto adjacent properties. Level spreaders may be required to disburse the stormwater discharge.
11. Developer must secure drainage easement(s) to receive concentrated discharges where none naturally exist downstream.
12. Any spring activity discovered must be addressed by a qualified registered geotechnical professional engineer (PE) at the expense of the owner/developer.
13. Structural fill must be placed under the direction of a qualified registered geotechnical engineer (PE) at the expense of the owner/developer.

Special Conditions

1. Currently, a roadside ditch along the east side of Queen Mill Road discharges offsite runoff onto the site. A drainage system to capture the runoff in the roadside ditch and convey that runoff to the detention pond will be necessary.
2. The existing roadside ditch along the west side of Queen Mill Road enters a pipe system passing under Queen Mill Road and discharges runoff onto this site near the southeast corner of the parcel which must also be conveyed to the proposed detention pond.
3. Runoff currently leaves the site near the proposed rear property corner of Lots 6 & 7 (as shown on the "Conceptual Master Plan", sheet C4, dated 7-29-25, V2). It isn't clear how runoff from the detention pond will reach this discharge location? Will the detention pond discharge be piped across Lot 7 to the existing outfall location?
4. The runoff from the rear of Lots 4 – 7 will not naturally drain to the detention pond located at the front of the subdivision. How will runoff from the developed areas of these lots be captured and conveyed to the detention pond? Runoff from developed lot areas which will bypass the water quality & detention system must be minimized.

Cobb County Fire Department

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

FIRE DEPARTMENT ACCESS:

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed

width of not less than 20 feet, 35 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches. (Cobb County Development Standards 402.11)

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

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

GUEST PARKING:

Occupant parking shall be installed as required by zoning and additional guest parking shall be shown and required as follows:

- Where driveways to two car garages exceed 50 feet in length, no additional guest parking is required.
- Where driveways to two car garages are at least 22 feet long and 20 feet wide, additional parking shall be required at .5 spaces per dwelling unit.
- Where driveways to two car garages are less than 22 feet long and 20 feet wide, additional parking shall be required at 1 space per dwelling unit.
- Where only single car garages are provided, additional parking shall be required at 2 spaces per dwelling unit.
- Guest parking spaces must be evenly distributed throughout the project. (Cobb County Development Standards 401.8.2)

FIRE HYDRANT:

The maximum distance of a hydrant to the structures shall be 500 feet. A 500-foot radius around the hydrant is not an acceptable measurement for distance. (Cobb County Development Standards 410.5.2) (Cobb County Development Standards 410.5.2)

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

Cobb County DOT

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Recommended Min. R.O.W. requirements
Queen Mill Road	Major Collector	35	CDOT	80'

Roadway	Location	Average daily trips (vpd)	Level of service
Queen Mill Road	South of Queen Meadow Drive	4,960	C

vph = vehicles per day

Based on 2023 AADT count data taken by GDOT, as published on their website, for Queen Mill Road

Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for local roads from this data source.

LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

ITE Land Use	Description	Expected Size (dwelling units)	AM			PM			Weekday Daily (vpd)
			In (vph)	Out (vph)	Total (vph)	In (vph)	Out (vph)	Total (vph)	
210	Single Family Homes	7	1	4	5	4	2	7	66

vph = vehicles per hour,

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

Comments and observations

Queen Mill Road is classified as a major collector roadway and according to the available information the existing right-of-way does meet the recommended requirements for this classification.

In accordance with Cobb County Code 134-121 and based on site plan received July 29, 2025, this development does not require a traffic study submittal.

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE CITY OF MABLETON OF THIS APPLICATION:

1. Recommend installing curb, gutter, and sidewalk along Queen Mill Road frontage or pay fee in lieu to meet Cobb DOT standards. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.
2. Recommend curb and gutter along both sides and sidewalk along one side of proposed development roadway. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405

Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

3. Recommend a minimum of 50 feet straight-line distance (from end of curb return to start of adjacent curb return) between any residential driveways and adjacent curves, onstreet parking or other driveways. This recommendation is pursuant to Cobb County Development Standard 402.7.1, Residential Driveways and Cobb County Development Standard Detail 116R, Residential Driveway Standard.
4. Recommend mail kiosk for proposed development be located off the right-of-way and either on the inward traffic flow or adjacent to off-street guest parking. This recommendation is to address safety because of the potential of illegal parking movements crossing opposing traffic.
5. Recommend applicant verify that minimum intersection sight distance is available for the Queen Mill Road access and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirement. This recommendation is pursuant to Cobb County Development Standard Detail 401B, Intersection Sight Distance.
6. Recommend Queen Mill Road access include deceleration lane, taper and/or improved curve radius to address safety because Queens Mill Road is a major collector roadway. This recommendation is pursuant to Cobb County Development Standard 402.9, Deceleration Lanes/Roadway Improvements Along Existing Streets, and Cobb County Development Standard Detail 401A, Deceleration Lanes as reviewed for potential limited right-of-way availability.
7. All signage and landscaping should be installed off county right-of-way and where it will not impede the line of sight for the driveways or roadways.

V. Staff Recommendation

The planning and zoning staff recommends *denial* of variance request but *approval* of REZ2025-004 with the following stipulations;

1. **Site Plan Restriction**
 - o Development shall be substantially consistent with the site plan submitted by the applicant (dated 7/29/2025), subject to minor modifications approved by the Community Development Director to meet code requirements.
2. **Lot Limitation**

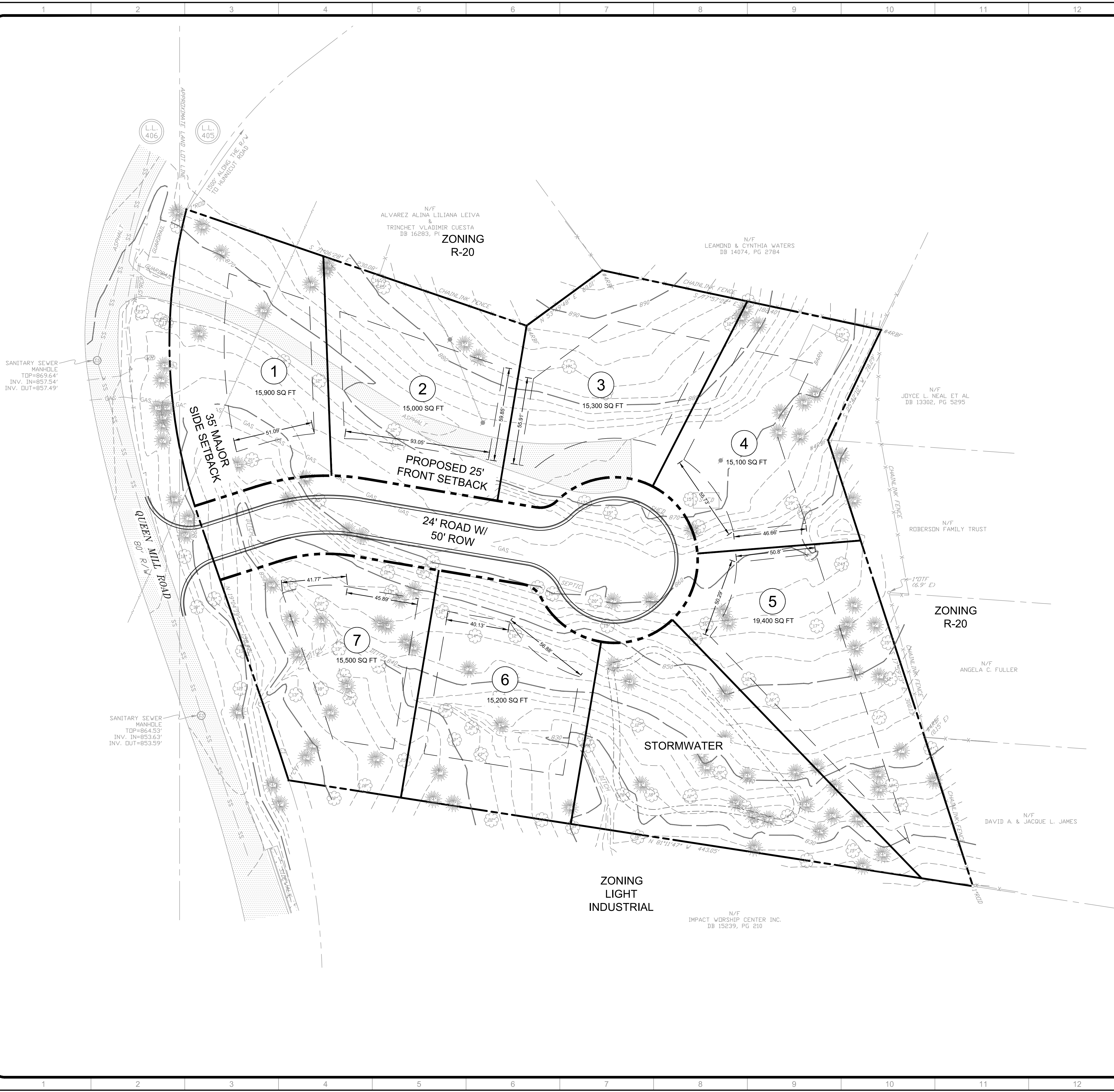
- The development shall be limited to a maximum of seven (7) single-family detached lots.
- 3. **House Design Standards**
 - Homes shall have a minimum heated floor area of 2,000 square feet.
 - Elevations to be substantially similar to the elevations submitted to the Planning and Zoning Division on 9/15/2025
 - Front elevations shall include a minimum of two (2) architectural elements such as covered porches, bay windows, gables, dormers, or columns.
 - Final Elevations will approved by Community Development Staff
- 4. **Front Yard Landscaping**
 - Each lot shall provide a minimum of one (1) canopy tree planted in the front yard prior to the issuance of a Certificate of Occupancy.
- 5. **Buffering & Screening**
 - A landscape buffer of not less than fifteen (15) feet shall be provided along the northern and western property lines adjacent to existing R-20 zoned residential lots. Buffer details shall be reviewed and approved by the City Arborist prior to final plat approval.
- 6. **Fencing**
 - Privacy fencing up to six (6) feet in height may be required along portions of the property boundary adjacent to existing single-family residences, subject to staff review at time of final plat.
- 7. **Stormwater Management**
 - All stormwater facilities shall meet or exceed City of Mableton regulations. Low Impact Development (LID) techniques such as bio-swales, rain gardens, or pervious pavers are encouraged.
- 8. **Access & Streets**
 - Internal streets shall meet City design standards and be dedicated as public right-of-way.
 - Sidewalks shall be provided on at least one side of all internal streets.
- 9. **Construction Hours**
 - Construction activity shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Saturday. No Sunday construction shall be permitted.
- 10. **Homeowners Association (HOA)**
 - A mandatory HOA shall be established to maintain common areas, buffers, entrance features, and stormwater facilities.
- 11. **Cobb County Review Comments**
 - All plan review comments from the Cobb DOT, Cobb Fire, Cobb Stormwater and Cobb Water/Sewer.

VI. Planning Commission Recommendations

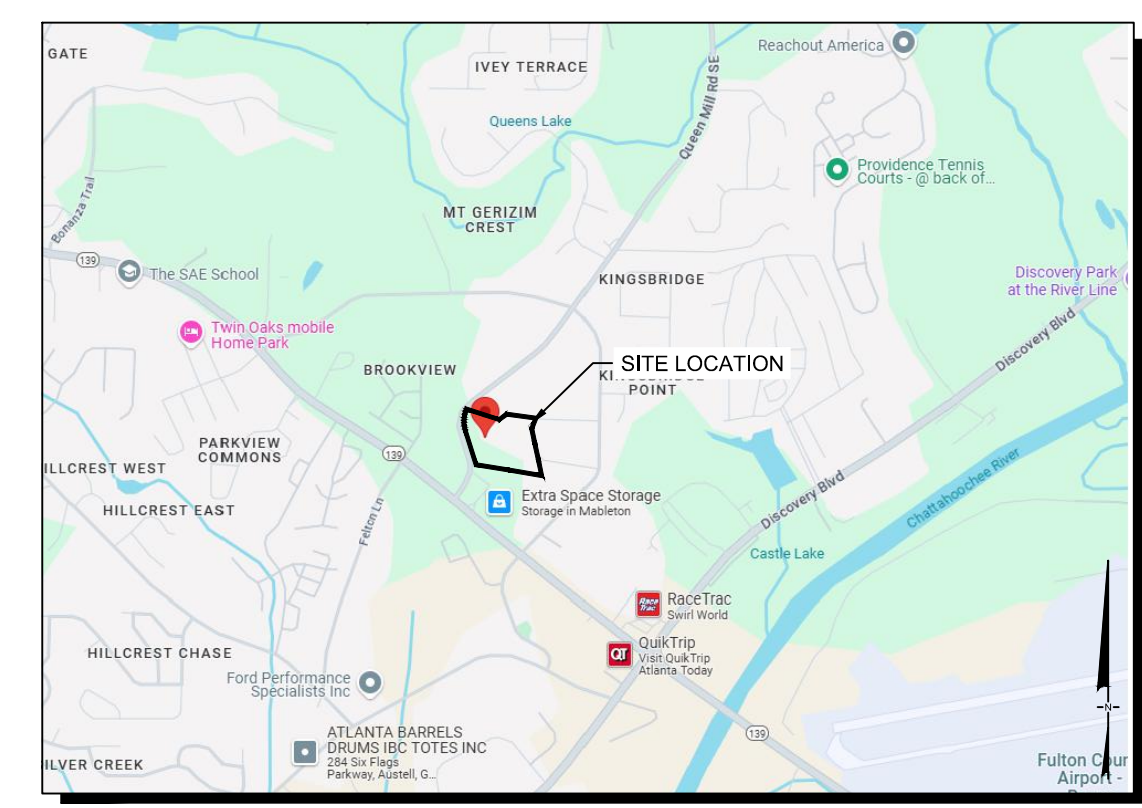
TBD

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FEMA FIRM MAP
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

SITE DATA:	
SITE AREA	3.43 AC
ZONING	
EXISTING ZONING	R-20
PROPOSED ZONING	R-15
ZONING JURISDICTION	CITY OF MABLETON
USE CALCULATIONS	
MAXIMUM ALLOWABLE DENSITY	7.2 UNITS (2.1 UPA)
TOTAL PROPOSED DENSITY	7 UNITS (2 UPA)
SETBACK REQUIREMENTS	
PROPOSED FRONT SETBACK	25 FEET
SIDE SETBACK	10 FEET
REAR SETBACK	30 FEET
DEVELOPMENT STANDARDS	
MIN. LOT SIZE	15,000 SQUARE FEET
MAX BUILDING HEIGHT	35 FEET
MIN. LOT WIDTH	75 FEET, 50 FEET AT CUL-DE-SACS
MAX LOT COVERAGE	35%
MIN. PUBLIC ROAD FRONTAGE	75 FEET
OPEN SPACE CALCULATIONS	
MAX IMPERVIOUS AREA ALLOWED	45%
OPEN SPACE PROPOSED	.86 ACRES

GENERAL NOTES:
VARIANCE REQUEST TO REDUCE FRONT BUILDING SETBACK DUE TO STEEP GRADE ACROSS SITE

P: (770) 451-2741 F: (770) 451-3915



Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING + CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT
QUEEN MILL RD
A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT
6851 QUEEN MILL RD
MABLETON, GA 30126
CITY OF MABLETON

FOR
ALEXANDER PROPP

MUNICIPALITY PROJECT #

REVISIONS			
NO.	DATE	BY	DESCRIPTION

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

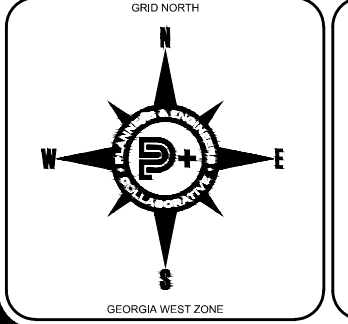
PRELIMINARY
NOT TO BE RELEASED FOR CONSTRUCTION

CONCEPTUAL MASTER PLAN



SCALE: 1" = 30'
DATE: 10/06/2025
PROJECT: 25104.00

24 HOUR CONTACT:
ALEXANDER PROPP



C4
SHEET