CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
October 8, 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**
7. **PRESENTATIONS/ACKNOWLEDGEMENTS/PROCLAMATIONS**
   a. **Recognition of Public Safety Appreciation Week**
8. **APPOINTMENTS**
   a. **License Review Board 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. **FY 2026 City Council Meeting Calendar**
    b. **September 24, 2025 Regular Meeting Minutes**
    c. **September 24, 2025 Work Session Minutes - 5:15 PM**
    d. **Resolution Updating Prior Authorizations for the Purchase of City Fleet Vehicles and for Other Lawful Purposes**
    e. **Approval to negotiate, execute in substantial format all documents relating to Mill Grove Vista located in Land Lots 33, 34, and 40, 17th District, 2nd Section, 5178 Floyd Rd, PIN 17003300020, 17003400100**
       i. Approval of Final Plat,
       ii. Right-of-Way Abandonment

iii. Stormwater Maintenance Agreement

f. Approval to negotiate, execute in substantial format all development documents relating to Sweet Lake Grove located in Land Lots 1071, 1072 and 1075, 19th District Stormwater Maintenance Agreement

11. UNFINISHED BUSINESS

12. NEW BUSINESS

a. Second Read - An Ordinance Updating Article 7, Special License and Regulatory Fees, and Chapter 5, Alcoholic Beverages, of the City Code of Ordinances and for Other Lawful Purposes - City Attorney 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))

a. A Resolution of the City of Mableton Authorizing an Agreement with the City's Chief Municipal Court Judge and for Other Lawful Purposes - City Attorney Emilia Walker-Ashby (Added after Executive Session)

b. A Resolution of the City of Mableton Authorizing an Intergovernmental Agreement with Cobb County Pertaining to Regulated Businesses and for Other Lawful Purpoes - City Attorney Emilia Walker-Ashby (Added after Executive Session)

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: October 8, 2025
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Recognition of Public Safety Appreciation Week

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS: None

AGENDA ITEM MEMORANDUM

MEETING OF: October 8, 2025
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: License Review Board Appointments

BACKGROUND/SUMMARY: Appointments that occurred on September 24, 2025:
Sandra Braswell- District 1 - Oath taken
Kristilyn Lambert - District 2
Aileen Harris - District 3
Clyde Ward - District 4 - Oath taken
Linda Brackner - District 5

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS: None

AGENDA ITEM MEMORANDUM

MEETING OF: October 8, 2025
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: FY 2026 City Council Meeting Calendar

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:
1. FY 2026 Meeting Schedule

DRAFT CITY OF MABLETON – MAYOR AND COUNCIL
REGULARLY SCHEDULED MEETINGS – 2026

The Mableton Mayor and Council's regularly scheduled meetings, during the calendar year of 2026, are to be held at the **EpiCenter135 Riverside Pkwy, Austell, GA 30168** at 6:30 p.m. The second work session of the month starts at 5:15 p.m. prior to the regular meeting. The regular meetings are held on the 2nd and 4th Wednesday of the month. The Monday Work Sessions start at 6:30 p.m. and will be held at **1245 Veterans Memorial Highway, Hawthorne Plaza, Suite 20, Mableton**. ***Additional special called meetings may be called and posted in accordance with Mableton City Charter and Georgia Open Meetings Law. Cancellations or changes in meeting location or time will be posted.*** .

Date/2026	Type Meeting	Starting Time		Date/2026	Type Meeting	Starting Time
January 6	Tuesday Regular Meeting Per Charter	6:30 P.M.		July 6 - 8	NO MEETINGS July 4th on Sat.	SUMMER BREAK Offices closed on Friday
January 28	Wednesday Work Session	5:15 P.M.		July 22	Wednesday Work Session	5:15 P.M.
January 28	Wednesday Regular Meeting	6:30 P.M.		July 22	Wednesday Regular Meeting	6:30 P.M.
January - GMA Cities United Summit	**Jan. 23-26, 2026**	**Omni Hotel Centennial Park - Atlanta**		August 10	Monday Work Session	6:30 P.M.
February 9	Monday Work Session	6:30 P.M.		August 12	Wednesday Regular Meeting	6:30 P.M.
February 11	Wednesday Regular Meeting	6:30 P.M.		August 26	Wednesday Work Session	5:15 P.M.
February 27 - March 1	**Spring Planning Conference**	**TBD**		August 26	Wednesday Regular Meeting	6:30 P.M.
February 25	Wednesday Work Session	5:15 P.M.		**September 9 - Wed.**	**Wednesday Work Session Labor Day was on Monday**	**5:15 P.M.**
February 25	Wednesday Regular Meeting	6:30 P.M.		September 9	Wednesday Regular Meeting	6:30 P.M.
March 9	Monday Work Session	6:30 P.M.		September 23	Wednesday Work Session	5:15 P.M.
March 11	Wednesday Regular Meeting	6:30 P.M.		September 23	Wednesday Regular Meeting	6:30 P.M.
March 25	Wednesday Work Session	5:15 P.M.		**October 14 - Wed.**	**Wednesday Work Sess. Indigenous People Day on Monday**	**5:15 P.m.**
March 25	Wednesday Regular Meeting	6:30 P.M.		October 14	Wednesday Regular Meeting	6:30 P.M.
April 6	Monday Work Session	6:30 P.M.		**October**	**Fall Planning Conference**	**TBD**
April 8	Wednesday Regular Meeting	6:30 P.M.		October 28	Wednesday Work Session	5:15 P.M
April 22	Wednesday Work Session	5:15 P.M.		October 28	Wednesday Regular Meeting	6:30 P.M.
April 22	Wednesday Regular Meeting	6:30 P.M.		**November 9 - Mon.**	**Monday Work Session**	**5:15 P.M.**
May 11	Monday Work Session	6:30 P.M		**November 9 - Mon.**	**Monday Reg. Mtg. Wed. is Veterans Day**	**6:30 P.M.**
May 13	Wednesday Regular Meeting	6:30 P.M.		**November 25 - Wednesday**	**NO MEETING**	**5:15 P.M. CANCELLED**
May 27	Wednesday Work Session	5:15 P.M.		**November 25 - Wednesday**	**HAPPY THANKSGIVING November 26th**	**6:30 - NO MEETING CANCELLED**
May 27	Wednesday Regular Meeting	6:30 P.M.		December 7	Monday Work Session	6:30 P.M.
June 8	Monday Work Session	6:30 P.M.		December 9	Wednesday Regular Meeting	6:30 P.M.
June 10	Wednesday Regular Meeting	6:30 P.M.		**December 21-23**	**NO MEETINGS**	**MERRY CHRISTMAS**
Public Hearings	**Budget Adoption**	**TBD**				
June 24	Wednesday Work	5:15 P.M.				
June 24	Wednesday Regular	6:30 P.M.				
June 26-30, 2026	**GMA Conference**	**Savannah, GA**				

AGENDA ITEM MEMORANDUM

MEETING OF: October 8, 2025
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: September 24, 2025 Regular Meeting Minutes

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:
1. September 24,2025 Regular Meeting Minutes

CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
September 24, 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 conducted the roll call and a quorum was present. All were present.

3. INVOCATION

City Manager led the Invocation.

4. PLEDGE OF ALLEGIANCE

Councilmember Jeffcoat led the Pledge of Allegiance.

5. APPROVAL OF AGENDA

Motion was made by Councilmember Auch to move Item 8b until after the Executive Session because Council did not get notice of the appointees until 7:08 pm yesterday. She would like to finish the conversation about concerns she expressed previously. Mayor Owens asked for a second and there was none. Mayor Owens stated the motion was dead.

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Davis to approve the agenda as written. The motion passed 6-1. Councilmember Auch was Nay.

6. PUBLIC HEARINGS

a. REZ-2025-003 - (First Read and Public Hearing No Action Taken) 140 Veterans Memorial Hwy (Tax Parcel 18004300170) - Request to rezone approx 23,000 square feet of a 2.08-acre parcel from PSC to CRC for the construction of hotel - Community Development Director Michael Hughes

Open Public Hearing - (Time Limit: 10 Minutes for Applicant and Support and 10 Minutes for Opposition) and Close Public Hearing
No Action Taken - First Read

Mayor Owens announced the item and recognized Community Development Director

Michael Hughes who provided background. This was a First Read and Public Hearing. No action was required. The applicant was requesting to rezone approximately 20,000 square feet of a 2.075-acre parcel from CRC/PSC (Community Retail Commercial and Planned Shopping Center) to CRC (Community Retail Commercial) District for the construction of a motel.

Mr. Hughes recognized Planning and Zoning Manager Chris Wheeler, who provided details about the application (there is a PowerPoint presentation available in the record):

- The property is located at 140 Veterans Memorial Highway. .
- The proposed site plan was submitted and was shown in the PowerPoint.
- An area photo was shown.
- The applicant is MARGDARSH LLC c/o Brijesh Patel.
- The motel will operate 24 hours a day, seven days a week.
- There are no conference, meeting, or banquet halls proposed, and no restaurant is included in the plans.
- The applicant is also requesting a variance for encroachment into the 35-foot landscape buffer along the eastern property line for the emergency vehicle turnaround.
- According to Section 3.26(3) of the Mableton Zoning Ordinance, private utilities and access drives may cross through a landscape buffer; however, turnarounds are not permitted.
- Proposed renderings were shown in the PowerPoint.
- The property is located within property of the Veterans Memorial Guidelines as referenced.
- The applicant is seeking to change from motel to hotel design.
- Staff recommended denial.
- The Planning Commission recommended denial.

Mr. Wheeler recognized applicant MARGDARSH LLC c/o Brijesh Pate who presented. Mr. Patel summarized his rezoning request. At the last Planning Commission meeting, he heard the community's concerns and he understood the hesitation. Under Cobb County the project was already fully reviewed and approved. During the transition, when Mableton took over, he was informed that by Cobb County that the City would consider the approvals. He commented that he was having to start over with hurdles he thought had already been addressed. He felt he was retracking steps. He was present in good faith and already owned the land, and he had met with the community. He was open to redrawing a complete set of plans including the hotel with a pool and conference room. This concept would bring more modern, higher quality lodging. His aim was to partner with the City of Mableton. He respectfully asked for consideration to change the plans.

Mayor Owens thanked Mr. Patel. He understood he may have been inconvenienced. He continued to explain the reason Mableton became a City was that the City could have a say about development. He appreciated the thought of scrapping the current plans and redesigning them. He felt Mableton was worth more than a motel, but instead a class 3 if not a class 4 hotel.

Mayor Owens opened up the public hearing. He asked if anyone would like to speak that

was in favor of the rezoning.
There was none.

Mayor Owens asked if anyone was in opposition of the rezoning case. Those who spoke were:

- Steve Young of Mablerton Improvement Coalition expressed opposition because the area was not consistent with the land use plan. The area was not an area for hotels or motel establishments, there would be more traffic, and there were activities nearby that comprised of children. There are no plans for detention plans or stormwater management. He had concerns about water run-off.
- Sam Culbreth spoke on behalf of the Austell Community Task Force. He asked the Mayor and Council to deny the application. He named reasons such as the proposed zoning is in conflict with future land use and character of the area, the motel would be near Lindley Middle School and there was concern for the children. There are no updated design standards. He spoke about what other Mableton motels have turned into over time.
- Cassandra Brown agreed with the other statements. She added to their comments that the Veterans Memorial Highway is the gateway to City of Mableton. The residents are presently working on what Mableton should look like. She referenced the Comp Plan 2045 that will set out what Mableton looks like. It does not appear that the proposed motel is in alignment with what the community wants. This is an opportunity for Mayor and Council to take control. She asked Mayor and Council to deny the application.
- Denny Wilson of District 2 concurred with the other speakers. She looked into the applicant, and found that they have another motel in Douglasville. She looked at their website and looked at the reviews. The reviews were 50-50. People were saying when they stay there 3-4 days, they had problem with people that have obtained extended stays. She did not want to see a motel come, and later on became an extended stay. She requested Mayor and Council to deny.
- Leon Kendle reported in his line of work he dealt with abducted children and human trafficking and having a motel near a school is not recommended. Kids do not deserve this. Mableton does not deserve this. He respectfully requested the application be denied.
- State Representative Terry Cummings and the resident of District 2 reiterated all that the previous speakers had said. She appreciated Ms. Wilson's research. She did not think any hotel or motel needed to be near a school or high school. The parents, children, and City deserve better. This would not even be discussed anywhere else. She asked Council to reject the application.

A woman who owned a business at 838 Veteran Memorial expressed opposition.

City Clerk Hiott announced two emails she had received from residents asking to be entered into the record for opposition. The emails were from Mignon Goode-Bigelow and Joyce Millender-Steele.

Mayor Owens recognized the applicant, Mr. Patel, who approached the podium. Mr. Patel stated he would like to request withdrawal of the rezoning application without prejudice.

Community Development Director Michael Hughes asked for a motion to accept the withdrawal application without prejudice.
Councilmember Jeffcoat approved the request for withdrawal without prejudice. Councilmember Auch seconded the motion. The motion carried 7-0. The application is withdrawn without prejudice.

b. OZI-2025-005: To consider amending the stipulations for 7 Oak Stable regarding other business application Z-79 of 2022. The property is located at 320 Cooper Lake Road - Community Development Director Michael Hughes

Open Public Hearing - (Time Limit: 10 Minutes for Applicant and Support and 10 Minutes for Opposition) and Close Public Hearing
Consideration and Vote

Mayor Owens announced the item and recognized Community Development Director Michael Hughes. Mr. Hughes stated the property was for amending stipulations for 7 (Seven) Oaks Stable, LLCT regarding other business application Z-79 of 2022. The property is located at 320 Cooper Lake Road.

Mr. Hughes recognized Planning and Zoning Manager Chris Wheeler who provided background:

- The area was shown in the PowerPoint presentation.
- The amendment is to allow a building greater than 750 square feet.
- The applicant operates an equestrian facility.
- The site plan was shown.
- The applicant is looking to install a roof over a proposed building.

The applicant requests approval of an amendment to allow the construction of a clear-span red iron roof over an existing 100-foot by 200-foot riding stable located on a 14-acre parcel. The subject property is primarily utilized as a horse training facility. In 2023, the applicant petitioned the Cobb County Board of Commissioners for authorization to construct an equipment and hay storage building on the site. That request was subsequently approved, and the associated building permit issued. Approval of the current zoning amendment would enable the applicant to pursue all necessary permitting for the proposed roof structure in compliance with applicable development and building regulations.

Mr. Wheeler recognized the applicant, owner of 7 Oak Stable. The applicant stated there has been an increase in the community for riding lessons.

There were no questions from the Council.

Mayor Owens opened the public hearing. He asked if there was anyone who wanted to speak for the application. There was none. He asked if there was anyone for opposition. There was none.

Staff have reviewed the request and determined that it is consistent with the existing stipulations associated with the property. The request is also comparable to previous

applications submitted by the same applicant. Accordingly, staff recommend approval of the request.

Councilmember Jeffcoat asked what the Planning Commission's recommendation. Mr. Wheeler explained this was a change of condition. This did not go before Mableton Planning Commission. It received approval from the County Board of Commissioners and Cobb County staff. Staff recommend approval with all stipulations listed in the staff report.

The applicant stated the posts would be black or green to match the barn.

Motion was made by Councilmember Auch to approve with stipulations in tack (per Cobb County approval Z-79 of 2022, the stipulations are listed and available in the agenda packet). Councilmember Oladapo seconded the motion. The motion carried 7-0.

c. OZI-2025-006: To consider amending the stipulations for Robles Partners, LLC regarding rezoning case Z-69 of 2019. The property is located at 630 Riverside Parkway - Community Development Director Michael Hughes

Open Public Hearing - (Time Limit: 10 Minutes for Applicant and Support and 10 Minutes for Opposition) and Close Public Hearing
Consideration and Vote

Mayor Owens announced the item and recognized Community Development Director Michael Hughes who explained the application was to consider amending the stipulations for Robles Partners, LLC regarding rezoning Cobb County's case Z-69 of 2019. The property is located at 630 Riverside Parkway. This is a public hearing and Council has the option to consider approval following the public hearing. Mr. Hughes recognized Planning and Zoning Manager Chris Wheeler.

Mr. Wheeler announced additional details about the application:

- The applicant was seeking to amend the stipulations of Cobb County rezoning case Z-69 of 2019, to amend the stipulated site plan for truck parking and maintenance instead of parking and storage of heavy equipment.
- An aerial photo of a PowerPoint presentation was shown. The presentation is available in the agenda packet record.
- The approved site plan was shown subject to 2019 stipulations.
- The amended site plan was shown.
- Mr. Wheeler stated staff was in agreement of making the amended site plan changes with the site plan submitted as well as keeping remaining conditions already associated with the property.

Attorney J. Kevin Moore, representing applicant Robles Partners, LLC, presented:

- The application was for site plan amendment and approval as well as conditions approval.
- He described the location being at the intersection of Riverside Parkway once reaching the intersection at White Road. It is a 7 acre track, currently zoned Light

Industrial.

- It was approved in 2020 by Cobb County for a heavy equipment, trucks storage yard associated with a large utility contractor.
- Since that time, the large utility contractor did not move forward with the project. There is a different project by Robles Partners, LLC.
- He referenced a small box at the top of the previous site plan indicating a 1000 square foot office building.
- The applicant was proposing a storage yard for truck parking and a new building under 5000 square feet with a brick exterior to be built in the location shown.
- The underlying approved zoning conditions for 2020 would be kept in place except for the changes reflected.
- He noted two important conditions were:
    - The road frontage along Riverside Parkway and White Road had to have a minimum of a 8 foot enhanced landscaping strip.
    - The proposed storage yard would be a hardened surface.
- The area is dominated by light industrial and heavy industrial uses.
- The area has easy access.
- He explained why it was a great location.
- Trucks are parked where they should be parking in an orderly fashion and kept clean.

Mr. Moore reminded that the applicant was asking for approval of the new site plan, including a larger building with brick facade and exterior, and to allow truck parking instead of heavy equipment storage associated with utility contracting. All other conditions remain in place.

Mayor Owens asked if the setback was 30 feet. Mr. Moore answered 35 feet from White Road and 75 feet from Riverside Parkway.

Mayor Owens asked if there were any questions from Council. There was none.

Mayor Owens opened the public hearing. He asked if there was anyone in opposition to the zoning matter. There was none. Mayor Owens asked if there was anyone in favor of the application. There was none.
Mayor Owens closed the public hearing.

Motion was made by Councilmember Ron Davis to approve OZI2025-006 with all stipulations (Clerks note: stipulations located within the agenda packet and listed below by the Mableton Community Development Department). Councilmember Ferguson seconded the motion. The motion carried unanimously.

Stipulations:

1. Site Plan received by the Mableton Planning and Zoning Division date August 12, 202,5, for the sole purpose of truck parking and maintenance. with a 5000 square foot brick building.
2. The lot will be paved with a hard surface.
3. All prior stipulations associated with the Cobb County Z-69 of 2019 are still in effect.

Cobb County stipulations are below;

1. Site plan received by the Zoning Division on September -1-9 30, 2019 (attached and made a part of these minutes), with the following changes:
   A. Rear setback to be changed to 30 feet
   B. Office building to be adjusted to meet setback requirements
   C. Modifications as required by Department of Transportation
   D. An 8-foot landscape enhancement strip adjacent to the right-of way on Riverside Parkway and Bob White Road
2. Letter of agreeable conditions from Mr. Garvis Sams, Jr. dated November 5, 2019 (attached and made a part of these minutes), *not otherwise in conflict,* with the following changes:
   A. Item No. 12 - correct the sub-numbering to *"a"* through *"f'*
   B. Item No. 12, add subset *g* - read as follows: *"Change that is in conflict with an expressed stipulation or condition of zoning"*
3. District Commissioner to approve the Parking Plan for vehicles and equipment
4. District Commissioner to approve final building architecture and elevations, and Landscape Plan inclusive of buffers, fencing, and landscape strip along Riverside Parkway and Bob White Road
5. Permanent restroom facilities, which are connected to water and sewer, to be provided prior to any use of the site
6. Any fencing to be to the interior of the landscape enhancement strip
7. Landscape enhancement strip adjacent to the Riverside Parkway and Bob White Road right-of-way; the purpose of the landscape enhancement strip is to provide visual screening of any fencing and vehicles
8. All parking of vehicles and equipment to be on hardened surfaces
9. Curb, gutter, and sidewalk along the Riverside Parkway and Bob White Road frontages; NOTE: this deletes the reference to redevelopment in the Department of Transportation comments
10. Staff comments and recommendations, *not otherwise in conflict*

7. PRESENTATIONS/ACKNOWLEDGEMENTS/PROCLAMATIONS

None.

8. APPOINTMENTS

a. Appointment of Chief Municipal Court Judge

Mayor Owens announced his nomination for the first Chief Municipal Court Judge, Che A. Karega II.

Mayor Owens announced information about appointee. Mr. Karega has been a practicing attorney for more than 26 years, with extensive experience in both civil and criminal law. He earned his B.A. from the University of Michigan-Dearborn in 1995 and his J.D. from the University of Illinois College of Law in 1999. He was admitted to the State Bar of Michigan shortly thereafter and later joined the Georgia Bar in 2005, followed by admission to the Northern District of Georgia Bar in

2007.

Since moving to Cobb County in 2006, Mr. Karega has built a respected career. He founded his own firm, Karega Law, in Marietta in 2007, specializing in personal injury and representing clients throughout Georgia. In addition, he currently serves as a Part-Time Magistrate Court Judge in Cobb County, where he has served under the leadership of Chief Magistrate Judge Brendan F. Murphy. The mayor stated he had spoken directly with Judge Murphy regarding this appointment, and he has expressed his confidence in Mr. Karega's qualifications and readiness for this important role.

Mr. Karega's judicial experience, coupled with his long-standing commitment to serving the people of Cobb County, makes him uniquely qualified to preside over Mableton's Municipal Court. Mayor Owens stated that Mr. Karega's proven ability to handle matters fairly, efficiently, and with the highest ethical standards will serve the City well as the City launches this essential service.

Mayor Owens respectfully asked Council for your support in affirming the nomination of Che A. Karega II as Mableton's Municipal Court Judge. His appointment will not only bring credibility and experience to the City's bench, but will also ensure that the community is served with the fairness and professionalism it deserves.

Motion was made by Councilmember Auch and seconded by Councilmember and Mayor Pro Tem Jeffcoat to confirm the Mayor's appointment of Che A. Karega II as Mableton's Municipal Court Judge. Mayor Owens asked if there was any discussion. There was none. The motion passed 7-0.

Chief Judge Che A. Karega II thanked Mayor and Council for the appointment and his family for their support. He expressed that it was an honor to be appointed, and he looked forward to working for the City of Mableton. Mayor Owens administered the Oath of Office to Mr. Karega. (Photos were taken.)

b. Resolution Appointing the Prosecuting Attorney

Mayor Owens announced his nomination for the appointing prosecuting attorney, Mr. Flynn D. Broady, Jr. and referenced the Resolution of Appointment.

Mayor Owens announced bio information on Mr. Broady. Mr. Broady brings an exceptional record of service to both country and community. A 26-year veteran of the United States Army, he served with distinction, including three overseas tours and combat leadership in Operation Iraqi Freedom as an Infantry First Sergeant responsible for 157 soldiers. His family's tradition of service runs deep—his grandfather served with the famed Red Ball Express in World War II, and his father dedicated 20 years to the U.S. Army.

In his professional career, Mr. Broady has spent almost two decades in service to Cobb County. He began as an Assistant Solicitor General in 2008, gaining significant courtroom prosecutorial experience. In 2014, he became the Veterans Treatment and Accountability Court Coordinator, where he worked tirelessly to help veterans overcome substance abuse, PTSD, and behavioral health challenges, guiding them back toward productive lives. In 2017, he served as Prosecuting Attorney for the Cobb County DUI Accountability Court, advancing treatment-based alternatives for offenders willing to accept responsibility and pursue recovery. Most recently, he served as the District Attorney for Cobb County, further cementing his reputation as a principled leader committed to justice, accountability, and rehabilitation.

Beyond his professional life, Flynn and his wife, Monique, live near Marietta Square and are active members of historic Zion Baptist Church, where they serve in several ministries.

Flynn Broady's military service, prosecutorial experience, and dedication to accountability courts make him uniquely qualified to serve as the Municipal Court Solicitor for the City of Mableton. His leadership, integrity, and deep commitment to justice will ensure that the City's new court system

begins on the strongest possible footing.

Mayor Owens respectfully requested the Council's support in affirming the appointment of Flynn D. Broady Jr. as Solicitor for the Mableton Municipal Court.

Motion was made by Councilmember and Mayor Pro Tem Jeffcoat and seconded by Councilmember Ron Davis the resolution appointing Flynn D. Broady, Jr. as prosecuting attorney. Mayor Owens asked if there was any discussion. There was none. The motion carried 7-0. Councilmember Auch abstained from the vote. (Pursuant to Charter, Section 2.21, *any member of the city council present and eligible to vote on a matter and refusing to do so for any reason other than a properly disclosed and recorded conflict of interest shall be deemed to have* ***acquiesced*** *or concurred with the members of the majority who did note on the question.)*

Mr. Broady thanked Mayor and Council for their confidence in him and allowing him to do the job. He commented about his service to the community for 17 years and 26 years in the military. He was a man of integrity and wanted to do things right. He stated he wanted to make sure Mableton continued to thrive and be the City we know it can be.

Mayor Owens administered the Oath of Office to Flynn D. Broady Jr. for the office of prosecuting attorney. (Photos were taken.)

c. Appointments of License Review Board

Mayor Owens announced the recommended names to the License Review Board: Sandra Braswell (District 1), Kristilyn Lambert (District 2), Aileen Harris (District 3) Clyde Ward (District 4) and Linda Brackner (District 5). He explained that there would be additional appointments and that not all were present, but there would be additional appointments, follow-up sessions, training, and additional oaths of office at a later time.

Motion was made by Councilmember Oladapo to approve the appointments named (Sandra Braswell (District 1), Kristilyn Lambert (District 2), Aileen Harris (District 3) Clyde Ward (District 4) and Linda Brackner (District 5). Councilmember Ferguson seconded the motion. The motion carried 7-0.

Mayor Owens administered the Oath of Office of the License Review Board to Sandra Braswell and Clyde Ward.

Mayor Owens thanked all of those who were appointed for their service to the city and constituents of the City of Mableton.

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.

The following provided public comment:

- **Denise Woods** expressed a complaint with her apartment complex associated with fees and requested the assistance of the Council.

- **Bahijah Graham** expressed grief about the housing conditions in her apartment complex on Riverside Drive and neighboring communities.
- **Denny Wilson** spoke about trust. She said she was working with the county to get a resolution regarding Premier Lane. She stated the City Attorney sent her to the City to work the situation out. The word trust came into the equation. She stated that the road needs to be repaved and not patched. She claimed the road not being repaired was jeopardizing lives, including women with children dropping their children off at daycare. She stated that it is not right for the citizens living on that road to pay taxes to repair Pemier Lane.
- **Donte Philpot** spoke on behalf of the Austell Community Task Force and highlighted the efforts of the Task Force and their role in the community. He spoke about one of their committees, the Community Development Committee and others. He invited everyone to their meetings held every first Monday of the month at the South Cobb Community Center at South Cobb Community Center. The next meeting is October 6th.
- **Monica Delancy of District 2** invited everyone to Good Mable Day on Sept 28th and provided a preview of the event program. She thanked everyone who organized the balloon release on behalf of beloved David Daniel and encouraged continued prayers for the community. She thanked the Council for the passing of the Safe and Healthy Housing ordinance.
- **Ms. Pryer** noted that she was a Mableton business owner, and she expressed her concerns about the open markets in the community. She noted businesses open after hours with no state board licenses but have Mableton business license. She noted that code enforcement does not work after 5pm or on weekends and that is a concern. She recognized the potential for fines for the City.
- **Sam Culbreth -** left the meeting early.

Mayor Owens commented about how the public comment portion of the meeting has occurred ever since the beginning of the City. He emphasized that there is a level of decorum and respectability expected of everyone. He further commented about how he did not want to limit public comment to just items on the agenda, but if a level of decorum is not maintained, he will ask Council to do that. He thanked everyone for their public comment.

10. CONSENT AGENDA

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Herndon to Approve the Consent Agenda as written. The motion passed 7-0.

a. Approval of September 8, 2025 Work Session Minutes - 6:30 pm

b. Approval of September 10, 2025 Regular Meeting Minutes

11. UNFINISHED BUSINESS

a. Mableton Municipal Court - JusticeOne Contract for Court Case Management Software - Court Administrator Mallory Minor

Mayor Owens announced the Municipal Court items and recognized Court Administrator Mallory Minor who provided an overview of the contract for court case management

software. She stated the contracts before the Council were presented at the September 8th work session.

Court Administrator Minor reported:

- JusticeONE is a recognized industry leader in Municipal Court Case Management software and offers a fully integrated court payment processing solution.
- The contract is accepted by the City's Finance Department as single source.
- There is an option to run criminal histories from Court. (GCIC AND NCIC Integration)
- The implementation takes 30-45 days, so the court will work with IT Department to use Zoom for Government.
- The City can host virtual court.
- There is State reporting capability.
- The non exclusive license agreement has been reviewed by the city attorney's office.
- There is an estimated annual cost of $31,200. Some fees were waived for the first year. She expected to be up and running virtually in mid November.

Questions and discussion followed.

- Mayor Owens asked if the IT Director reviewed the contract. Ms. Minor replied absolutely. She reported the Department of Information of Technology and Security Risk Form was completed and was on file in her office. Mayor Owens noted the JusticeONE software uses multi-factor authentication through Microsoft, and the City uses multi-factor authentication with Google. He asked if the IT Director was aware and Ms. Minor replied she trusted that he was. Mayor Owens stated he would discuss further with the IT Director.
- Councilmembers Oladapo and Jeffcoat commended Ms. Minor for getting a lot done in a short time.
- Mayor Owens commented about the software expenditure being already approved in the budget.
- Mayor Owens affirmed the contract was a non-exclusive lease agreement.
- Councilmember Ferguson asked what the reason was for the one-year term for renewals. Ms. Minor deferred to legal.
- Attorney Walker-Ashby explained why the City was limited to one-year contracts with automatic renewal.

Motion made by Councilmember Jeffcoat to authorize and approve the Mayor to negotiate and execute the JusticeONE Contract for Court Case Management in substantial form. Councilmember Ferguson asked if the data was located in a cloud solution and Mayor Owens replied it was not an on premise solution but a cloud-based solution.

The motion was approved 7-0.

b. Mableton Municipal Court - Judicial Correction Services, LLC Contract for Probation Services - Court Administrator Mallory Minor

Mayor Owens announced the item and recognized Court Administrator Mallory Minor who

provided background.

Court Administrator Minor reported the agreement was presented to the Mayor and Council at the September 8, 2025, work session. The contract is for professional probation supervision, rehabilitation services, and alternative sentencing options (authorized under O.C.G.A. §42-8-101). The agreement also requires the consent of the Chief Judge, and he has reviewed and consented.

Ms. Minor reported there was a representative present from Judicial Correction Services, LLC (JCS). Mr. Ward approached the podium and expressed his appreciation for the opportunity to work with the City of Mableton. He bragged to Ms. Minor's outstanding work at Stonecrest. He stated the City had picked a good Court Clerk. He named other cities in the area that JCS supported. He spoke about how he and the company had worked in the area for many years.

Court Administrator Minor noted the contract had been reviewed by legal. She referenced the GA Code that supports the service. (O.C.G.A. §42-8-101)

Mayor Owens asked for any questions. There was none.

Motion made by Councilmember Oladapo to approve and authorize the mayor to negotiate and execute in substantial form the Judicial Correction Services, LLC contract. The motion was approved 7-0.

Following the request for her announcement, Court Administrator Minor reported that Governor Kemp proclaimed the week of September 22-26 as Court Administrators Week.

12. NEW BUSINESS

a. Second 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 Citizens of the City of Mableton and for Other Lawful Purposes - City Attorney Walker-Ashby

Mayor Owens announced the item and provided background asking the City Attorney if there were any changes. Attorney Walker-Ashby stated there was none.

Motion made by Councilmember Jeffcoat to approve the ordinance as written, 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. Councilmember Auch seconded the motion.
Mayor Owens asked if there was any discussion and there was none. The motion was approved 7-0.

b. A Resolution Approving and Adopting a Local Emergency Operations Plan for for Other Lawful Purposes - City Attorney Emilia Walker-Ashby

Mayor Owens announced item and provided background.

Motion made by Councilmember Ferguson to approve the Resolution approving and

adopting a Local Emergency Operations Plan and for Other Lawful Purposes. Councilmember Jeffcoat seconded the motion. The motion passed 7-0.

c. Consideration and Approval of A Resolution Pledging to Practice and Promote Civility in the City of Mableton - City Clerk Susan Hiott

Mayor Owens announced the item and recognized City Clerk Hiott who provided background. The City became a City of Civility back in November 2023 by the Georgia Municipal Association (GMA) The adoption of the Resolution will continue the City of Mableton to be designated as a City of Civility by GMA. All of the Council will sign the resolution. Mayor Owens read a portion of the resolution aloud.

Motion made by Councilmember Herndon to approve Resolution Pledging to Practice and Promote Civility in the City of Mableton. Councilmember Davis seconded the motion. The motion was approved 7-0.

d. Consideration of a Resolution of the City of Mableton, Georgia, to Apply for a Recycling and Waste Diversion Grant - Sustainability, Waste, and Beautification Director Emily Groth

Mayor Owens announced the item and recognized Emily Groth who provided a PowerPoint presentation regarding the request to apply for the grant to help facilitate the City's effort to promote sustainability resources and programming across the City. The presentation is available in the agenda packet.

Summary of the PowerPoint:

- She addressed eligibility requirements.
- The awards typically are up to $100,000.
- There is no local match required.
- The application is due by September 30th.
- The Grant Award notification will be January-February.
- The proposed project is a household hazardous waste collection event (HHW).
- If approved, for the grant, the City would begin a competitive bid process for a Household Hazardous Waste (HHW) Collection event for professional services and will schedule date and time - targeting early spring 2026.
- The next steps is to approve the resolution to apply and submit an application quickly.

Mayor Owens asked if there were any questions. Councilmember Herndon asked if the grant was approved, where the money would be focused. Ms. Groth explained it would be a HHW event, but other events could be considered.

Motion was made by Councilmember Auch to approve the Resolution to Apply for a Recycling and Waste Diversion Grant. Councilmember Ferguson seconded the motion. The motion passed 7-0.

e. First Read - An Ordinance Updating Article 7, Special License and Regulatory Fees, and Chapter 5, Alcoholic Beverages, of the City Code of Ordinances and for Other Lawful Purposes - City Attorney Walker-Ashby

Mayor Owens announced the item noting the ordinance was a First Read - Updating Article 7, Special License and Regulatory Fees, Chapter 5, Alcoholic Beverages of the City Code of Ordinances. He recognized City Attorney Walker-Ashby who explained the ordinance was to extend the definition of what constitutes police department or officers. She read the definition:

References. References to the police department, police officers and/or Cobb County police under this Chapter shall mean: 1) City law enforcement officers, 2) Cobb County police officers performing law enforcement services on the City's behalf and/or the City manager's designee(s).

This will allow the City Manager to designate who can provide the services.

Mayor Owens asked if there were any questions. There was none. He stated it was a First Read so no action should be to be taken.

f. Consideration and Approval of An Emergency Ordinance Updating Article 7, Special License and Regulatory Fees, and Chapter 5, Alcoholic Beverages, of the City Code of Ordinances and for Other Lawful Purposes - City Attorney Walker-Ashby

Mayor Owens announced the item and recognized City Attorney Walker-Ashby who provided an explanation for the Emergency ordinance. She stated the ordinance will allow the City Manager to designate immediately while considering the previous First Read. Mayor Owens explained how ordinances take two reads, but this was an emergency ordinance for 30 days only until considering the second read.

He asked if there were any questions. There was none.

Motion made by Councilmember Oladapo to approve the Emergency Ordinance updating Article 7, Special License and Regulatory Fees, and Chapter 5, Alcoholic Beverages of the City Code of Ordinances. Counilmember Herndon seconded. The motion passed 7-0.

13. OTHER BUSINESS/DISCUSSION

None.

14. CITY MANAGER'S ANNOUNCEMENTS/COMMENTS

City Manager Tanks recognized Court Administrator Minor for her appointment as a Georgia Council of Court Administrators (GCCA) 2024–25 Board Member, Education & Conference Chairwoman, and Transformational Leader. He also commended her progress in the development of the court since joining the City.

He commended Dr. Houston, the City's Event Coordinator, for successfully concluding the summer event season, including Food Truck Fridays, and highlighted the upcoming Fall Festival and other seasonal events.

Lastly, City Manager Tanks requested to move into Executive Session.

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

No comment.

16. MAYOR AND COUNCIL ANNOUNCEMENTS/COMMENTS

Councilmember Davis thanked the audience for their attendance and recognized their community engagement. He encouraged everyone to pray for the United States. He highlighted the good time he had at the "Are You Smarter Than a Fifth Grader?" event.

Councilmember Oladapo thanked everyone for attending and for their public engagement. She welcomed newly appointed Chief Judge Karega and Solicitor Flynn Broady Jr. She also extended her appreciation to Administrator Minor for her dedicated service. She addressed the comment regarding the Premier Link pothole and shared her efforts to try and resolve the issue. She has communicated with Commissioner Sheffield, as well as the Cobb DOT Director and Assistant Director, but continues to hear that the City must determine the path forward. She noted that the first step in addressing the road issue was completed tonight with the appointment of a Chief Judge to help navigate court orders. She hopes to bring this matter before the Council in the near future and acknowledged the behind-the-scenes efforts already underway. She emphasized that this was an inherited issue and asked for continued patience as it is worked through.

Councilmember Jeffcoat thanked those in attendance. She congratulated the new Chief Judge and Solicitor and recognized Administrator Minor for her efforts and recent accolades. She expressed gratitude to everyone who provided public comments, emphasizing the importance of having a voice and treating one another with respect. She noted that differences do not equate to disrespect and encouraged Mableton to continue as a city of civility. She acknowledged the passing of David Daniel and extended condolences to his loved ones. She stressed the community's shared responsibility to create safe spaces for children. She acknowledged Hispanic Heritage Month and the significant Hispanic population in Mableton. She highlighted that the County Fair is currently taking place and extended an early Happy Birthday to Councilwoman Oladapo and a belated Happy Birthday to Councilwoman Herndon.

Councilwoman Auch extended condolences to the family of the late David Daniel. She congratulated the new court appointees and those appointed to the License Review Board. She mentioned the Council's upcoming newsletter and highlighted the Jazz Festival. She also encouraged everyone to support Our Giving Garden's annual pumpkin patch fundraiser.

Councilmember Ferguson thanked everyone for attending and announced that he will host a District 5 clean-up on October 4th.

Councilmember Herndon thanked everyone in attendance, including those participating online. She congratulated all the new appointees and expressed appreciation to Court Administrator Minor for her hard work. She spoke on the topic of civility and emphasized that it encompasses behavior as well as speech. She shared her perspective on the meaning

of civility and encouraged everyone to be mindful that comments made behind closed doors often become public.

Mayor Owens thanked the Council and staff, noting that the past few weeks have been highs and lows for the City and community. He reflected on the recent 9/11 observance and recognized Pebblebrook High School for their commemorative event.

Mayor Owens mentioned that he was recognized by the Georgia Democracy Center and The Carter Center with the Georgia Civic Excellence Awards at a ceremony held recently. He also highlighted other political and civic leaders who were recognized for their civic engagement. He shared a conversation with Jason Shepard, former Chairman of Cobb County DOP, about fostering productive disagreement within the community.

Mayor Owens mentioned his acknowledgment of Mableton Reads Day at SAE School, where he has the opportunity to read to preschoolers.

He reported that he has met with House ATL, a coalition of organizations advocating for affordable housing. They discussed hosting a larger housing symposium and proposed Mableton as the host city for their members' meeting.

He thanked the Consul General of Japan for Georgia and highlighted that the City continues to attract audiences beyond the state. He noted that the Official Georgia Language School has been located in the area for 51 years and expressed open arms for diversity and culture in Mableton.

Mayor Owens thanked everyone for attending, noting that it was a productive and historic meeting. He expressed appreciation for everyone's commitment to the City, as well as their civility and respect.

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))

Motion was made by Councilmember Herndon and seconded by Councilmember Jeffcoat to go into Executive Session for litigation, real estate, and personnel. The motion passed unanimously. Yeas: Davis, Oladapo, Jeffcoat, Auch, Ferguson, Herndon and Owens

Motion was made by Councilmember Auch and seconded by Councilmember Davis to close the Executive Session. The motion carried (Jeffcoat arrived late but indicated yes). Yeas: Davis, Oladapo, Auch, Ferguson, Herndon and Owens

18. ADJOURNMENT

Motion was made by Councilmember Oladapo and seconded by Councilmember Auch to adjourn. The motion passed 6-0. There being no further business, Mayor Owens adjourned the meeting.

Dr. Michael Owens, Mayor

Susan Hiott, City Clerk

AGENDA ITEM MEMORANDUM

MEETING OF: October 8, 2025
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: September 24, 2025 Work Session Minutes - 5:15 PM

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:
1. September 24, 2025 Work Session Minutes

CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
September 24, 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 at 5:27pm.

2. ROLL CALL

City Clerk Hiott conducted the roll call and a quorum was present.

3. AGENDA ITEMS AND DISCUSSION

a. SPLOST 2028 Discussion - Roy Acree, Program Manager of Croy Engineering

Mayor Owens introduced the item and recognized Roy Acree of Croy Engineering. Mr. Acree acknowledged his team members in attendance and presented the first draft of potential projects for the City's 2028 SPLOST. He noted that the projects mentioned during Council's initial training have been organized into categories for tonight's presentation.

Mr. Acree provided an overview of the first draft list:

-Facilities
-Fleet
-Sidewalks/Trails
-Roadway Safety
-Parks
-Technology

Mr.Acree noted that the County has advised the City to prepare a Tier One budget of $72 million. He explained that Tier Two is a proactive plan in case of a revenue surplus, focusing on the same categories but with increased funding. Additional funds could total up to $28 million.

Mr.Acree mentioned that the intent of tonight's presentation was to present the first recommended draft. He noted that a future meeting with the Mayor and Council will be planned to address specifics. He emphasized that no action is required at this time, but a draft list is due to the County by October 1. The final list is due by the start of the year.

Councilmember Jeffcoat asked how the estimated costs were determined for each category. Mr. Acree explained the process and noted that an escalation factor is included to account for potential future cost increases.

City Manager Tanks acknowledged an error in the presentation. Tier Two was shown as $17 million, but the correct amount is $28 million. The mistake was due to not updating the most recent powerpoint in the lineup of the night's presentations.

Councilmember Oladapo asked for clarification on sidewalk additions and citywide technology. Mr. Acree noted the list is a draft and broad categories allow flexibility for changing priorities. City Manager Tanks provided an example of potential technology funding allocation.

Councilmember Jeffcoat asked how the $72 million was determined and whether the City could potentially receive more. Mr. Acree replied that this is entirely up to the County.

Councilmember Oladapo asked for an explanation of the difference between Tier 1 and Tier 2 for the audience. Mr. Acree explained that Tier 1 is the draft 2028 SPLOST list for the City, totaling $72 million. The County estimated revenue based on various factors and advised each city of its share based on population. Tier 2 is a proposed plan in case revenue exceeds projections.

Councilmember Auch asked when the Council should suggest amendments. Mr. Acree recommended holding another meeting to discuss specifics.

Mayor Owens referenced other capital projects nationwide and noted that rising costs make it difficult to build at the current rates for future projects. He asked how Croy is advising the City to address this. Mr. Acree stated that his team provides realistic total project estimates upfront, using past years' data to gauge current costs and applying escalation to account for increases.

Councilmember Ferguson asked for further clarification on the allocation of funds for sidewalks. Mr. Acree explained that many variables are considered, and the estimates reflect anticipated worst-case scenarios. He noted that the sidewalk allowance also includes trails and emphasized that this is only the first draft, based on priorities heard from the Mayor and Council. Croy anticipates that the list will be modified.

City Manager Tanks was recognized. Mr. Acree provided an overview of the process for determining the proposed list. City Manger Tanks highlighted other potential funding sources for sidewalks, including $24,000 being negotiated with Cobb DOT as well as LMEG and other funds.

City Manager Tanks emphasized that a major priority of the City's is to build a facility that can potentially generate revenue and create a capital investment in the land, so a significant amount of the proposed SPLOST was allocated for that purpose.

City Manager Tanks requested an explanation of the time value of money and why debt service is not included on the list. Mr. Acree proposed adding a seventh category for debt

service. Mayor Owens confirmed that if it is not on the final list, it cannot be considered, and Mr. Acree agreed.

Councilmember Oladapo asked about the specific items included under roadway safety. Mr. Acree responded that more details will be provided later, noting that it will depend heavily on the City's roadway service agreement. He offered further clarification.

Councilmember Oladapo commended Mr. Acree and his team on a good first draft.

4. PRE REGULAR MEETING AGENDA REVIEW

Mayor Owens reviewed the agenda and proposed items.

Councilmember Auch asked what an emergency ordinance is. Attorney Walker-Ashby clarified that the charter allows the City to adopt an emergency ordinance immediately for 30 days. City Clerk Hiott highlighted that the 1st read for the same ordinance is also on the agenda for consideration tonight. The second read will soon follow. Councilmember Auch asked for further clarification. City Attorney Walker Asby responded.

5. 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))

Motion was made by Councilmember Oladapo and seconded by Councilmember Davis to go into Executive Session for litigation, real estate, and personnel at 5:58 pm. The motion passed unanimously. Yeas: Davis, Oladapo, Jeffcoat, Auch, Ferguson, Herndon and Owens

Motion was made by Councilmember Auch and seconded by Councilmember Jeffcoat to close Executive Session. The motion carried unanimously. Yeas: Davis, Oladapo, Jeffcoat, Auch, Ferguson, Herndon and Owens

6. ADJOURNMENT

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Herndon to adjourn the meeting. The motion passed 7-0. There being no further business, Mayor Owens adjourned the meeting.

Dr. Michael Owens, Mayor

Susan Hiott, City Clerk

AGENDA ITEM MEMORANDUM

MEETING OF: October 8, 2025
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Resolution Updating Prior Authorizations for the Purchase of City Fleet Vehicles and for Other Lawful Purposes

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:
1. Updated Fleet Vehicle Resolution Rev. 10.1.25

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

A RESOLUTION UPDATING PRIOR AUTHORIZATIONS FOR THE PURCHASE OF CITY FLEET VEHICLES 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, in RES 2025-07-04 the City Council authorized the purchase of eleven (11) City fleet vehicles from Wade Ford in the amount of Four Hundred Seventy-Thousand Four Hundred and Twenty-five Dollars ($470,425), to be purchased through the FY2026 approved Capital Projects Fund Budget;

WHEREAS, City administration desires to update the City's fleet purchase authorizations as set forth here; and

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, that the City Council hereby updates the City's fleet vehicle purchase authorizations, as follows:

Section 1.

1. The City Council hereby updates and amends its prior fleet vehicle authorizations provided under RES 2025-07-04 to instead allow the City to enter into an agreement with Wade Ford for the purpose of purchasing [up to ten (10) City fleet vehicles];

2. The total cost of the fleet vehicles purchased through this Resolution shall not exceed Five Hundred Thousand Dollars ($500,000), and shall be purchased through the FY2026 approved Capital Projects Fund Budget; and

3. The Mayor is authorized to execute the necessary agreement and related documents to facilitate the purchase of City Fleet vehicles as set forth under this Resolution.

****

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. 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 4. 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:

_____
Susan D. Hiott, City Clerk

CITY OF MABLETON, GEORGIA:

_____
Dr. Michael Owens, Mayor

APPROVAL AS TO FORM:

_____
Emilia Walker-Ashby, Interim City Attorney

AGENDA ITEM MEMORANDUM

MEETING OF: October 8, 2025
DEPARTMENT: [DEPARTMENT]

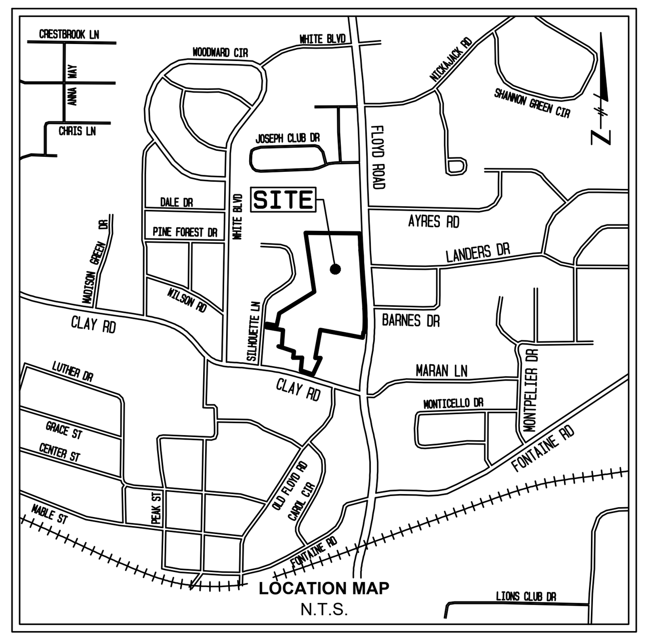
ISSUE/AGENDA ITEM TITLE: Approval to negotiate, execute in substantial format all documents relating to Mill Grove Vista located in Land Lots 33, 34, and 40, 17th District, 2nd Section, 5178 Floyd Rd, PIN 17003300020, 17003400100
i. Approval of Final Plat,
ii. Right-of-Way Abandonment
iii. Stormwater Maintenance Agreement

BACKGROUND/SUMMARY: This is a development that has been submitted for a land disturbance permit utilizing the city of Mableton's form-based code. The development was approved for land disturbance with Cobb County prior to the transition to the City of Mableton. Prior to the transition, the development received all required approvals, but work did not begin within the required timeframe. As such, the development was required to submit a new land disturbance permit with the City of Mableton. The developer has opted to develop this project in phases, with the first phase receiving a land disturbance permit from the City of Mableton being a 14.39 acre tract consisting of 304 apartment units.

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION: Staff recommends approval of the final plat and associated documents, as may be amended to address legal or staff comments.

ATTACHMENTS:
1. LOT SPLIT FINAL PLAT
2. RW ABANDONMENT EXHIBIT
3. RW ABANDONMENT DESCRIPTION
4. STORMWATER MAINTENANCE AGREEMENT
5. Resolution Authorizing ROW Abandonment (Mill Grove Vista)



LOCATION MAP
N.T.S.

LEGEND

A ~ ARC	(L) ~ CURVE TO THE LEFT
AC ~ ACRE(S)	L/A ~ LIMIT OF ACCESS
AE ~ ACCESS EASEMENT	Lc ~ LENGTH OF CHORD
AGLC ~ ATLANTA GAS LIGHT COMPANY	LLL ~ LAND LOT LINE
ASP ~ ASPHALT	L/P ~ LAMP POST/LIGHT POLE
BB ~ BOTTOM OF BANK	L/S ~ LANDSCAPED AREA
BC ~ BACK OF CURB	M/B ~ MAILBOX
B/C ~ BUILDING CORNER	MFE ~ MINIMUM FLOOR ELEVATION
B.F.E ~ BASE FLOOD ELEVATION	MFN ~ METROMEDIA FIBRE NETWORK
BL ~ BUILDING SETBACK LINE	MH ~ MANHOLE
BM ~ BENCHMARK	MNP ~ MAG NAIL PLACED
BPF ~ BLUE PIN FLAG	MW ~ MONITORING WELL
BPM ~ BLUE PAINT MARK	NF ~ NAIL FOUND
BS ~ BOTTOM OF SLOPE	N/F ~ NOW OR FORMERLY
BSO ~ BELLSOUTH TELEPHONE CO.	OCS ~ OUTLET CONTROL STRUCTURE
BSOCM ~ BELLSOUTH CABLE MARKER	O/H ~ OVERHANG
BSOMH ~ BELLSOUTH MANHOLE	OPF ~ ORANGE PIN FLAG
BW ~ BOTTOM OF WALL	OPM ~ ORANGE PAINT MARK
B/W ~ BARBED WIRE	OT ~ OPEN TOP PIPE
CB ~ CATCH BASIN	P ~ POWER LINE
CCA ~ CORNER CONCRETE APRON	PB ~ PLAT BOOK
CCW ~ CORNER CONCRETE WALK	P/B ~ POWER BOX
CI ~ CURB INLET	PG ~ PAGE(S)
CL ~ CENTERLINE	PIV ~ POST INDICATOR VALVE
C/L ~ CHAINLINK	PL ~ PROPERTY LINE
CMF ~ CONCRETE MONUMENT FOUND	POB ~ POINT OF BEGINNING
CMP ~ CORRUGATED METAL PIPE	POC ~ POINT OF COMMENCING
CO ~ CLEANOUT	PM ~ POWER METER
COMM ~ COMMUNICATION	P/P ~ POWER POLE
CONC ~ CONCRETE	PS ~ PARKING SPACE(S)
CT ~ CRIMPED TOP PIPE	PVC ~ POLYVINYLCHLORIDE PIPE
CTV ~ CABLE TELEVISION	R ~ RADIUS
C/W ~ CONCRETE WALK	(R) ~ CURVE TO THE RIGHT
DB ~ DEED BOOK	RB ~ RE-BAR
DE ~ DRAINAGE EASEMENT	RCP ~ REINFORCED CONCRETE PIPE
DI ~ DROP INLET	RPF ~ RED PIN FLAG
DIP ~ DUCTILE IRON PIPE	RPM ~ RED PAINT MARK
DNR ~ DEPT.OF NATURAL RESOURCES	RR ~ RAILROAD
DNRMS ~ DNR MONUMENT SET	R/T ~ RETAINING
DR ~ DRIVE	R/W ~ RIGHT OF WAY
EB ~ ELECTRIC BOX	SF ~ SQUARE FEET
EMC ~ ELECTRIC MEMBERSHIP CORP.	S/P ~ SERVICE POLE
EP ~ EDGE OF PAVEMENT	SR ~ SOLID ROD
FC ~ FACE OF CURB	SS ~ SANITARY SEWER
F/C ~ FENCE CORNER	SSE ~ SANITARY SEWER EASEMENT
FDC ~ FIRE DEPARTMENT CONNECTION	S/W ~ SIDEWALK
FFE ~ FINISHED FLOOR ELEVATION	T ~ TELEPHONE LINE
FH ~ FIRE HYDRANT	T/B ~ TRAFFIC SIGNAL BOX
F/L ~ FENCE LINE	T/D ~ TRENCH DRAIN
FOCM ~ FIBRE OPTIC CABLE MARKER	TBM ~ TEMPORARY BENCHMARK
FP ~ FENCE POST	T/C ~ TOP OF CURB
F/P ~ FLAG POLE	T/P ~ TELEPHONE POLE
GLMP ~ GAS LINE MARKER POST	TP ~ TRAFFIC POLE
GM ~ GAS METER	TRANS ~ TRANSMISSION
G/P ~ GATE POST	T/S ~ TRAFFIC SIGNAL
GP ~ GUY POLE	TSI ~ TRAFFIC SIGN
GPC ~ GEORGIA POWER COMPANY	TW ~ TOP OF WALL
G/R ~ GUARD RAIL	T/W ~ TEST WELL
GV ~ GAS VALVE	U/G ~ UNDERGROUND
GW ~ GUY WIRE	VB ~ VALVE BOX
HDPE ~ HIGH DENSITY POLYETHYLENE	VMP ~ VALVE MARKER POST
H/C ~ HANDICAP PARKING SPACE	W ~ WATER LINE
HVP/P ~ HIGH VOLTAGE POWER POLE	WF ~ WETLAND FLAG
H/W ~ HEADWALL	WIF ~ WROUGHT IRON FENCE
ICV ~ IRRIGATION CONTROL VALVE	WM ~ WATER METER
INV ~ INVERT	WV ~ WATER VALVE
IPF ~ IRON PIN FOUND	X ~ CORNER
IPP ~ IRON PIN PLACED 1/2" RB W/ CAP	YI ~ YARD INLET
IRF ~ INTERMEDIATE REGIONAL FLOOD	YPF ~ YELLOW PIN FLAG
JB ~ JUNCTION BOX	YPM ~ YELLOW PAINT MARK

SYMBOL LEGEND

◪	A/C	AIR CONDITIONING UNIT	(	GW	GUYWIRE	⊙	TREE	TREE
B	BFP	BACKFLOW PREVENTOR	✕	GP	GUYPOLE	U	UB	UTILITY BOX
○	BOLL	BOLLARD	⊖	ICV	IRRIGATION CONTROL VALVE	Ⓤ	UM	UTILITY MANHOLE
T	BSO	BSO/AT&T/COMM BOX	●	IPF	IRON PIN FOUND	Ⓤ	UP	UTILITY POLE
Ⓣ	BSOMH	BSO/AT&T/COMM MANHOLE	⌒	H/W	HEADWALL	⊙	VMP	VALVE MARKER POST
⊕	CMF	CONCRETE MONUMENT FOUND	⊗	JB	JUNCTION BOX	W	WAB	WATER BOX
	CB	CATCH BASIN		L/P	LAMP POST/LIGHT POLE		WLMP	WATER LINE MARKER POST
	CB	CATCH BASIN	M	M/B	MAIL BOX/KIOSK	Ⓦ	WMH	WATER MANHOLE
	CI	CURB INLET	⊖	MW	MONITORING WELL		WM	WATER METER
⊖	CO	CLEANOUT	⊕	PNTMRK	UTILITY PAINT MARK		WV	WATER VALVE
⬠	CON	CONDUIT		PKMTR	PARKING METER	⊘	XWP	CROSS WALK SIGNAL POLE
☒	CTV	CABLE TV BOX		PWRCON	POWER CONDUIT	—CTV—		CABLE TV
⊠	DI	DROP INLET	E	P/B	POWER/ELEC BOX	—X—		FENCE LINE
	WF	FAUCET	Ⓔ	P/O	POWER OUTLET	—P—		POWER LINE
	FOCM	FIBER OPTIC CABLE MARKER		P/P	POWER POLE	—TRANS—		TRANSMISSION LINE
	FDC	FIRE DEPT CONNECTION	Ⓟ	PMH	POWER MANHOLE	—P-T—		POWER & TELEPHONE
	FH	FIRE HYDRANT		PM	POWER METER	—GAS—		GAS LINE
G	GLMP	GAS LINE MARKER POST	Ⓢ	SSMH	SANITARY SEWER MANHOLE	—SS—		SANITARY SEWER LINE
Ⓖ	GMH	GAS MANHOLE	△	SIGN	SIGN			STORM LINE
	GM	GAS METER	▣	T/B	TRAFFIC SIGNAL BOX	—T—		TELEPHONE LINE
GV	GV	GAS VALVE		TP	TRAFFIC POLE	—U/G P—		U/G POWER
	GT	GREASE TRAP		T/S	TRAFFIC SIGNAL	—U/G T—		U/G TEL
✳	G/L	GROUND LIGHT		TRANS	TRANSFORMER	—W—		WATER LINE

WATTS & BROWNING ENGINEERS, INC. HAS EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) AND BY GRAPHICALLY PLOTTING THE LOCATION OF THE SUBJECT PROPERTY ONTO COBB COUNTY FIRM MAP NUMBER 13067C0204G DATED 12/16/2008 THE REFERENCED PROPERTY IS LOCATED IN THE ZONE LISTED BELOW:

ZONE X (UNSHADED): AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE FLOOD LINE, IF SHOWN, IS APPROXIMATE AND THE ACTUAL LIMITS OF FLOOD LINE BASED ON PUBLISHED ELEVATIONS MAY EXTEND BEYOND THOSE SHOWN HEREON.

SURVEYORS NOTES:

1) THE DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.

2) THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

3) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED IN THE CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR NAMING SAID ENTITIES.

4) ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. WATTS & BROWNING HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. INFORMATION SHOWN HEREON REGARDING THE EXISTENCE, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON MARKINGS IN THE FIELD AND INFORMATION FURNISHED BY OTHERS AND WATTS & BROWNING ENGINEERS IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING, DESIGN OR CONSTRUCTION.

5) ANY DEPICTION OF GROUNDWATER FEATURES (RIVERS, STREAMS, CREEKS, SPRINGS, DITCHES, PONDS, LAKES), NATURAL OR OTHERWISE, SHOWN ON THIS SURVEY ARE MERELY OBSERVATIONS AT THE TIME OF THE SURVEY AND NOT A STATEMENT AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY ENVIRONMENTAL CONDITION. WATTS & BROWNING ENGINEERS, INC. SURVEY PERSONNEL ARE NOT ENVIRONMENTAL PROFESSIONALS. WATTS & BROWNING ENGINEERS, INC. OFFERS NO CERTIFICATION AS TO EXISTENCE OR NON-EXISTENCE OF ANY GROUNDWATER FEATURE OR ENVIRONMENTALLY SENSITIVE AREAS ON OR NEAR THE SUBJECT PROPERTY AS MAY BE DEFINED BY FEDERAL, STATE OR LOCAL GOVERNMENTAL REGULATIONS. PRIOR TO PLANNING OR CONSTRUCTION, AN ENVIRONMENTAL PROFESSIONAL SHOULD BE CONSULTED TO DETERMINE HOW THE SUBJECT PROPERTY MAY, OR MAY NOT, BE AFFECTED BY ENVIRONMENTAL ISSUES.

6) BEARING BASE: GRID NORTH (GEORGIA WEST ZONE) WAS DETERMINED BY MAKING MULTIPLE RTK OBSERVATIONS ON SURVEY CONTROL POINTS USING A LEICA GPS GS4 ROVER ON THE LEICA SMARTNET REFERENCE NETWORK.

7) ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS UNLESS OTHERWISE SHOWN.

8) A ZONING REPORT CONTAINING THE ZONING CLASSIFICATION AND BULK RESTRICTIONS HAS NOT BEEN FURNISHED TO THE SURVEYOR FOR REVIEW AS REQUIRED IN SECTION 4 AND TABLE A, ITEMS 6(A) AND 6(B) OF THE 2021 ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS, EFFECTIVE FEBRUARY 23, 2021.
ANY GRAPHIC DEPICTION OF SETBACK LINES AND ANY OTHER MATTERS OF ZONING ARE THE SURVEYOR'S INTERPRETATION OF THE ZONING INFORMATION FURNISHED. THE SURVEYOR OFFERS NO CERTIFICATION AS TO THE ZONING OF THE SUBJECT PROPERTY OR COMPLIANCE WITH THE ZONING REGULATIONS FOR THE STRUCTURES OR BUSINESSES ON THE SUBJECT PROPERTY.

9) THE DEEDS OF ADJOINING PROPERTIES HAVE NOT BEEN FURNISHED TO THE SURVEYOR FOR REVIEW AS REQUIRED IN SECTION 4 OF THE 2021 ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS, EFFECTIVE FEBRUARY 23, 2021. THE ADJOINING OWNERSHIP AND DEED REFERENCES SHOWN HEREON WERE RESEARCHED BY THE SURVEYOR.

10) AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF HUMAN BURIALS OR CEMETERIES.

11) THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO FLOYD ROAD, CLAY ROAD & SILHOUETTE LANE, ALL DEDICATED PUBLIC STREETS OR HIGHWAYS.

12) PERTAINING TO TABLE A, ITEM 16: AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

13) PERTAINING TO TABLE A, ITEM 17: AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.

14) PERTAINING TO TABLE A, ITEM 17: AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY STREET OR SIDEWALK CONSTRUCTION OR REPAIR.

DEVELOPMENT/ZONING INFORMATION

SOURCE:

PZR REPORT FOR: MILL GROVE VISTA, 5178 FLOYD ROAD, MABLETON, GA 30126, BY THE PLANNING & ZONING RESOURCE COMPANY, DATED FINAL (1) - 07/30/2025 & FINAL (2) - 07/31/2025, PZR SITE NUMBER 181643-1.

CURRENT ZONING CLASSIFICATION:

"R-20" SINGLE FAMILY RESIDENTIAL DISTRICT
PLEASE NOTE, THE PROPERTY OPTED INTO THE MABLETON FORM BASED CODE AND IS GOVERNED BY THE "T5" REGULATIONS - "T5" URBAN CENTER ZONE

TOTAL SITE AREA: 27.37316 AC
TOTAL LOTS: 6

SETBACK REQUIREMENTS:

A. FRONT / STREET SIDE: MINIMUM: 2 FEET
MAXIMUM: 12 FEET* OR AS MODIFIED BY THE APPROVED SITE PLAN

B. SIDE: MINIMUM: 0 FEET
MAXIMUM: 24 FEET* OR AS MODIFIED BY THE APPROVED SITE PLAN

C. REAR: MINIMUM: 3 FEET
MAXIMUM: NOT APPLICABLE

GENERAL NOTES:

1. IF THE CUMULATIVE DISTURBED AREA ON THESE LOTS EQUALS ONE ACRE OR MORE AT ANY POINT IN TIME, A LAND DISTURBANCE PERMIT MUST BE OBTAINED THROUGH THE COBB COUNTY COMMUNITY DEVELOPMENT AGENCY. FOR QUESTIONS, CALL THE SITE PLAN REVIEW SECTION MANAGER.
2. IT IS THE OWNER'S/DEVELOPER'S /BUILDER'S RESPONSIBILITY TO ESTABLISH AND MAINTAIN ADEQUATE BEST MANAGEMENT PRACTICES (BMPs) FOR EROSION CONTROL UPON COMMENCEMENT OF ANY LAND DISTURBANCE ACTIVITIES. ALL LAND DISTURBING ACTIVITIES ARE SUBJECT TO INSPECTION BY THE COBB COUNTY COMMUNITY DEVELOPMENT AGENCY TO DETERMINE COMPLIANCE WITH THE EROSION/SEDIMENT CONTROL ORDINANCE. FOR ANY PROJECT WITH A DISTURBED AREA OF ONE ACRE OR LARGER, A NOTICE OF INTENT (NOI) MUST BE FILED WITH THE GEORGIA ENVIRONMENTAL PROTECTION AGENCY (EPD) AND THE LOCAL ISSUING AUTHORITY (COBB COUNTY).
3. PER COBB COUNTY CODE SEC. 134-267(B), NO FENCE OR FREESTANDING WALL (BOTH HEREIN REFERRED TO AS A FENCE) OTHER THAN A RETAINING WALL SHALL BE MORE THAN EIGHT FEET IN HEIGHT (NOT ADJACENT TO A ROAD) OR BE CONSTRUCTED IN A PUBLIC ROAD RIGHT-OF-WAY (ROAD). IF A FENCE IS ADJACENT TO A PUBLIC ROAD RIGHT-OF-WAY, OR IS IN FRONT OF OR TO THE SIDE OF THE HOUSE IN A RESIDENTIAL DISTRICT, OR IS IN FRONT OF OR TO THE SIDE OF THE BUILDING IN A NON-RESIDENTIAL DISTRICT, SUCH FENCE SHALL NOT EXCEED SIX FEET IN HEIGHT AND SHALL FURTHER MEET THE REQUIREMENTS SET FORTH IN SECTION 134-263 IF A CORNER LOT (INTERSECTION SIGHT DISTANCE). THE REQUIRED HEIGHT LIMITATION (WHICH INCLUDES POSTS OR COLUMNS AND ORNAMENTS ON TOP OF FENCE) MUST BE MET ON BOTH SIDES OF FENCE AND MEASURED FROM THE EXISTING GRADE UPON WHICH IT IS ERECTED. NO MORE THAN SIX INCHES OF BACKFILL SHALL BE ALLOWED ON THE EXISTING GRADE AGAINST THE FENCE. THIS SIX INCHES OF BACKFILL SHALL BE INCLUDED WHEN DETERMINING THE HEIGHT OF THE FENCE. FENCES SHALL BE MAINTAINED IN A STRUCTURALLY SOUND CONDITION. FURTHERMORE, NO FREESTANDING WALL OR FENCE ADJACENT TO A PUBLIC ROAD RIGHT-OF-WAY, OR IN FRONT OF OR TO THE SIDE OF THE BUILDING IN A NON-RESIDENTIAL DISTRICT IS PERMITTED TO BE MORE THAN SIX FEET IN HEIGHT UNLESS APPROVED BY THE BOARD OF ZONING APPEALS OR THE BOARD OF COMMISSIONERS.

REFERENCE MATERIAL

1) TITLE COMMITMENT: CHICAGO TITLE INSURANCE COMPANY ALTA COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 1427.560-O, DATED APRIL 15, 2025.

2) ZONING: NO CURRENT ZONING REPORT OR ZONING VERIFICATION LETTER HAS BEEN PROVIDED TO THE UNDERSIGNED SURVEYOR FOR REVIEW AT THIS TIME.

3) DEED: WARRANTY DEED BETWEEN ROY E. BARNES AND BARNES LAND & INVESTMENTS, LLC., DATED DECEMBER 4, 2006, FILED FOR RECORD ON DECEMBER 4, 2006, RECORDED IN DEED BOOK 14422 PAGE 6427 IN COBB COUNTY CLERK OF SUPERIOR COURT RECORDS.

4) DEED: QUITCLAIM DEED BETWEEN CHARLES ARTHUR TACKETT AND DIXIE HERRELL TACKETT, DATED FEBRUARY 3, 1998, FILED FOR RECORD ON FEBRUARY 19, 1998, FILED FOR RECORD IN DEED BOOK 11024 PAGE 273 IN COBB COUNTY CLERK OF SUPERIOR COURT RECORDS.

5) DEED: EXECUTOR'S DEED BETWEEN RALPH H. NESBITT, AS EXECUTOR OF THE ESTATE OF MONTIE ARIZONA NESBITT, AND INDIVIDUALLY AS AN HEIR TO THE AFORE SAID ESTATE, AS WELL AS, BOBBY LEE NESBITT AND SAMMY R NESBITT TO BARNES LAND AND INVESTMENTS, LLC, DATED FEBRUARY 21, 2008, RECORDED ON FEBRUARY 28, 2008, FILED FOR RECORD IN DEED BOOK 14584 PAGE 1893 COBB COUNTY CLERK OF SUPERIOR COURT RECORDS.

6) DEED: WARRANTY DEED BETWEEN RAZOR PROPERTIES, LLC, TO BARNES LAND AND INVESTMENTS, LLC DATED AUGUST 30, 2012, RECORDED ON SEPTEMBER 21, 2012 FILED FOR RECORD ON DEED BOOK 14984 PAGE 847 COBB COUNTY CLERK OF SUPERIOR COURT RECORDS.

7) DEED: WARRANTY DEED BETWEEN SANDRA D. YEAGER AND BARNES LAND AND INVESTMENTS, LLC, DATED JULY 7, 2009, RECORDED ON JULY 8, 2009, FILED FOR RECORD IN DEED BOOK 14708 PAGE 1018 COBB COUNTY CLERK OF SUPERIOR COURT RECORDS.

8) DEED: BETWEEN NELL DAILEY LEE AS EXECUTRIX OF THE LAST WILL AND TESTAMENT OF GLEN H. DAILEY AND NELL DAILEY LEE, DATE MAY 30, 1984, RECORDED ON JUNE 13, 1984, FILED FOR RECORD IN DEED BOOK 3152 PAGE 311 COBB COUNTY CLERK OF SUPERIOR COURT RECORDS.

9) SURVEY: BOUNDARY SURVEY FOR ELSEE, LLC., LOCATED IN LAND LOT 32, 17TH DISTRICT, 2ND SECTION OF COBB COUNTY, PREPARED BY GEOSURVEY, DATED JUNE 23, 2006.

10) SUBDIVISION PLAT: OF ILLEGIBLE NAME LOCATED IN LAND LOT 33, 17TH DISTRICT, 2ND SECTION, COBB COUNTY, PREPARED BY J.P. PHILLIPS DATED MAY 13, 1942.

11) PLAT: OF BARNES SUBDIVISION EXTENSION NO. 1, LOCATED IN LAND LOT 33, 17TH DISTRICT, 2ND SECTION COBB COUNTY, PREPARED BY ROBERT T. WEAVER, RECORDED ON NOVEMBER 20, 1957, FILED FOR RECORD IN PLAT BOOK 17 PAGE 3 COBB COUNTY CLERK OF SUPERIOR COURT RECORDS.
12) FINAL PLAT: FOR LIBERTY WOODS SUBDIVISION LOCATED IN LAND LOT 33, 17TH DISTRICT 2ND SECTION, COBB COUNTY, PREPARED BY GASKINS SURVEYING & ENGINEERING COMPANY DATED JANUARY 9, 2003, RECORDED ON AUGUST 5, 2003, FILED FOR RECORD IN PLAT BOOK 215 PAGE 85 COBB COUNTY CLERK OF SUPERIOR COURT RECORDS.

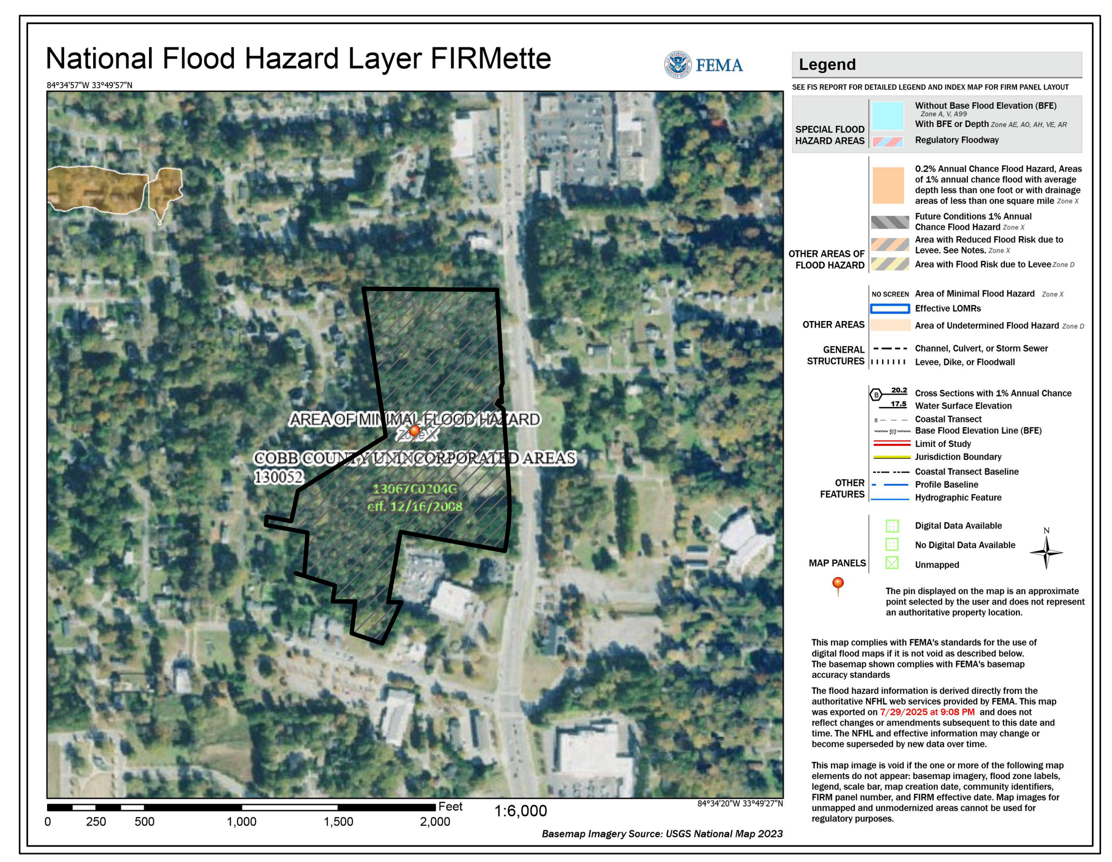
13) SURVEY: FOR THE ESTATE OF W.C. BARNES LOCATED IN LAND LOT 33, 17TH DISTRICT 2ND SECTION, COBB COUNTY, PREPARED BY GASKINS SURVEYING & ENGINEERING COMPANY DATED AUGUST 25, 2006, RECORDED ON SEPTEMBER 20, 2006, FILED FOR RECORD IN PLAT BOOK 252 PAGE 82 COBB COUNTY CLERK OF SUPERIOR COURT RECORDS.

14) RIGHT OF WAY PROJECT: OF FLOYD ROAD, COBB COUNTY DEPARTMENT OF TRANSPORTATION, PROJECT NUMBER 7404-11 PAGES 3-9.

15) DEED: DEED BETWEEN W.C. BARNES AND COBB COUNTY, DATED MAY 31ST, 1983, FILED FOR RECORD ON JUNE 23RD, 1983, RECORDED IN DEED BOOK 2796 PAGE 504 IN COBB COUNTY CLERK OF SUPERIOR COURT RECORDS.

16) RIGHT OF WAY PROJECT: COBB COUNTY FLOYD ROAD OPERATIONAL IMPROVEMENTS, GA DOT PROJECTS NOS. 0007132 & 0004510, COBB COUNTY DEPARTMENT OF TRANSPORTATION, PROJECT NUMBER D12C0.

17) PLAT: LOT COMBINATION PLAT FOR BARNES LAND AND INVESTMENTS, LLC, LOCATED IN LAND LOT 33, 17TH DISTRICT, Q7TH SECTION, COBB COUNTY, GEORGIA, PREPARED BY WATTS & BROWNING ENGINEERS, INC, RECORDED IN PLAT BOOK 281, PAGE 873, COBB COUNTY CLERK OF SUPERIOR COURT RECORDS.



THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 183,755 FEET AND AN ANGULAR ERROR OF 03.7" PER ANGLE POINT, AND WAS LEAST SQUARES ADJUSTED.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 265,718 FEET.

A LEICA TS13 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

MPLT - 2025 - 013

COBB COUNTY WATER AND SEWER SYSTEM NOTE:

NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN (10') FEET OF THE EDGE OF A PERMANENT COBB COUNTY WATER OR SANITARY EASEMENT ON FRONT OR REAR SETBACKS, OR WITHIN TWO (2') FEET ON SIDE SETBACKS, PER COUNTY CODE 122-123.

COBB COUNTY WATER SYSTEM DEVELOPMENT CERTIFICATION:

THIS PLAT, HAVING BEEN SUBMITTED TO COBB COUNTY WATER SYSTEM AND HAVING BEEN FOUND TO COMPLY WITH COBB COUNTY DEVELOPMENT STANDARDS, IS APPROVED FOR RECORDING.

COBB COUNTY WATER SYSTEM ____________ DATE ____________

OWNER'S CERTIFICATE AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAT (OR A DULY AUTHORIZED AGENT THEREOF) WHOSE NAME IS SUBSCRIBED HERETO. I ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND FOR VALUE RECEIVED THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I DO HEREBY CONVEY TO COBB COUNTY, GEORGIA ALL WATER MAINS, WATER LINES, SANITARY SEWER LINES AND THE LIKE TO FUNCTION AS PART OF THE COBB COUNTY WATER SYSTEM AND FURTHER CONVEY ALL STREETS AND RIGHTS-OF-WAY AND MAJOR STORMWATER EASEMENTS INDICATED AS STORMWATER STRUCTURES LOCATED IN THE RIGHT-OF-WAY, SHOWN HEREON IN FEE SIMPLE TO THE CITY OF MABLETON AND FURTHER DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED. DRAINAGE EASEMENTS AND STORMWATER PONDS ARE DEDICATED TO ALLOW WATER TO FLOW AND ARE TO BE MAINTAINED BY THE OWNER OF THE PROPERTY. IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT AND OTHER VALUABLE CONSIDERATIONS, I FURTHER RELEASE AND HOLD HARMLESS THE CITY OF MABLETON AND COBB COUNTY FROM ANY AND ALL CLAIMS, DAMAGES, OR DEMANDS ARISING: ON ACCOUNT OF THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE PROPERTY SHOWN HEREON; ON ACCOUNT OF THE ROADS, FILLS, EMBANKMENTS, DITCHES, CROSS DRAINS, CULVERTS, WATER MAINS, SEWER LIENS, AND BRIDGES WITHIN THE PROPOSED RIGHTS-OF-WAY AND EASEMENTS SHOWN; AND ON ACCOUNT OF BACKWATER, THE COLLECTION AND DISCHARGE OF SURFACE WATER, OR THE CHANGING OF COURSES OF STREAMS. AND FURTHER, I WARRANT THAT I OWN FEE SIMPLE TITLE TO THE PROPERLY SHOWN HEREON AND AGREE THAT THE CITY OF MABLETON AND COBB COUNTY SHALL NOT BE LIABLE TO ME, MY HEIRS, SUCCESSORS, OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF CROSS DRAIN EXTENSIONS, DRIVES, STRUCTURES, STREETS, CULVERTS, CURBS, OR SIDEWALKS, THE CHANGING OF COURSES OF STREAMS AND RIVERS, FLOODING FROM NATURAL CREEKS AND RIVERS, SURFACE WATERS, AND ANY OTHER MATTER WHATSOEVER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND OWNERS AND MYSELF SUBSEQUENT IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENTS.

OWNER'S NAME: ____________

OWNER'S ADDRESS: ____________

DATE: ____________

CITY DEVELOPMENT CERTIFICATION:

THIS PLAT, HAVING BEEN SUBMITTED TO THE CITY OF MABLETON, GEORGIA AND HAVING BEEN FOUND TO COMPLY WITH CITY OF MABLETON, GEORGIA, DEVELOPMENT STANDARDS AND THE CITY OF MABLETON, GEORGIA ZONING ORDINANCE, IS APPROVED SUBJECT TO THE INSTALLATION AND DEDICATION OF ALL STREETS, UTILITIES, EASEMENTS AND OTHER IMPROVEMENTS IN ACCORDANCE WITH APPLICABLE STANDARD DESIGN SPECIFICATIONS AND THE POSTING OF A ONE-YEAR MAINTENANCE SECURITY AND FILING OF LIMITED WARRANTY DEEDS FOR ANY PROPERTY TO BE DEDICATED TO THE CITY.

COMMUNITY DEVELOPMENT DEPARTMENT DATE

CITY ENGINEER DATE

MAYOR, CITY OF MABLETON

SURVEYOR'S ACKNOWLEDGMENT:

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE CITY OF MABLETON, GEORGIA, DEVELOPMENT STANDARDS.

SIGNATURE: ____________

PRINTED NAME: VIRGIL T. HAMMOND DATE: 07/02/2025
REGISTERED GA. LAND SURVEYOR 2554

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

VIRGIL T. HAMMOND 07/02/2025
DATE
GEORGIA REGISTERED LAND SURVEYOR NUMBER 2554

LOT SPLIT PLAT OF
MILL GROVE
LOCATED IN
LAND LOTS 33, 34 & 40
17TH DISTRICT, 2ND SECTION
CITY OF MABLETON
COBB COUNTY, GEORGIA

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	08/20/25	WGR	3 LOT REVISION. COBB COUNTY WATER SYSTEM COMMENTS.
2	09/03/25	WGR	2 LOT REVISION.
3	09/19/25	WGR	6 LOT REVISION, ADD FLOYD ROAD DECEL LANE R/W DEDICATION, ADD SSE FOR FUTURE DEVELOPMENT, SHOW STREAM BUFFERS BY OTHERS.
4	09/22/25	WGR	LABEL LOT 6 AS "ACCESS EASEMENT"
5	10/03/25	WGR	ADD PROPOSED R/W ABANDONMENT (FLOYD RD) PARCEL, LOT 3 DEVELOPMENT NOTE, TRACT 6 AS PROPOSED PUBLIC ROADWAY.

W&B
WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1349 OLD 41 HWY NW STE 225
MARIETTA, GEORGIA 30060
PHONE: (678) 324-6192
FAX: (770) 694-6870
WWW.WBENGR.COM
LSF000429 - PEF000714

SCALE:	1" = 50'
DATE SURVEYED:	07/02/2025
DATE UPDATED:	N/A
SURVEYED BY:	GNL
DATE DRAFTED:	07/29/2025
UPDATE DRAFTED:	N/A
DRAWN BY:	AMCM
CHECKED BY:	WGR
FIELD BOOK #:	2848, 2932
JOB NUMBER:	250701
FOLDER NUMBER:	250701
COGO FILE:	N/A
DISC FILE:	250701- 6 LOT SPLIT-MABLETON
COUNTY/LL/D/S:	COBB/33/17/2
PLAT FILE:	B
SHEET:	1 OF 3

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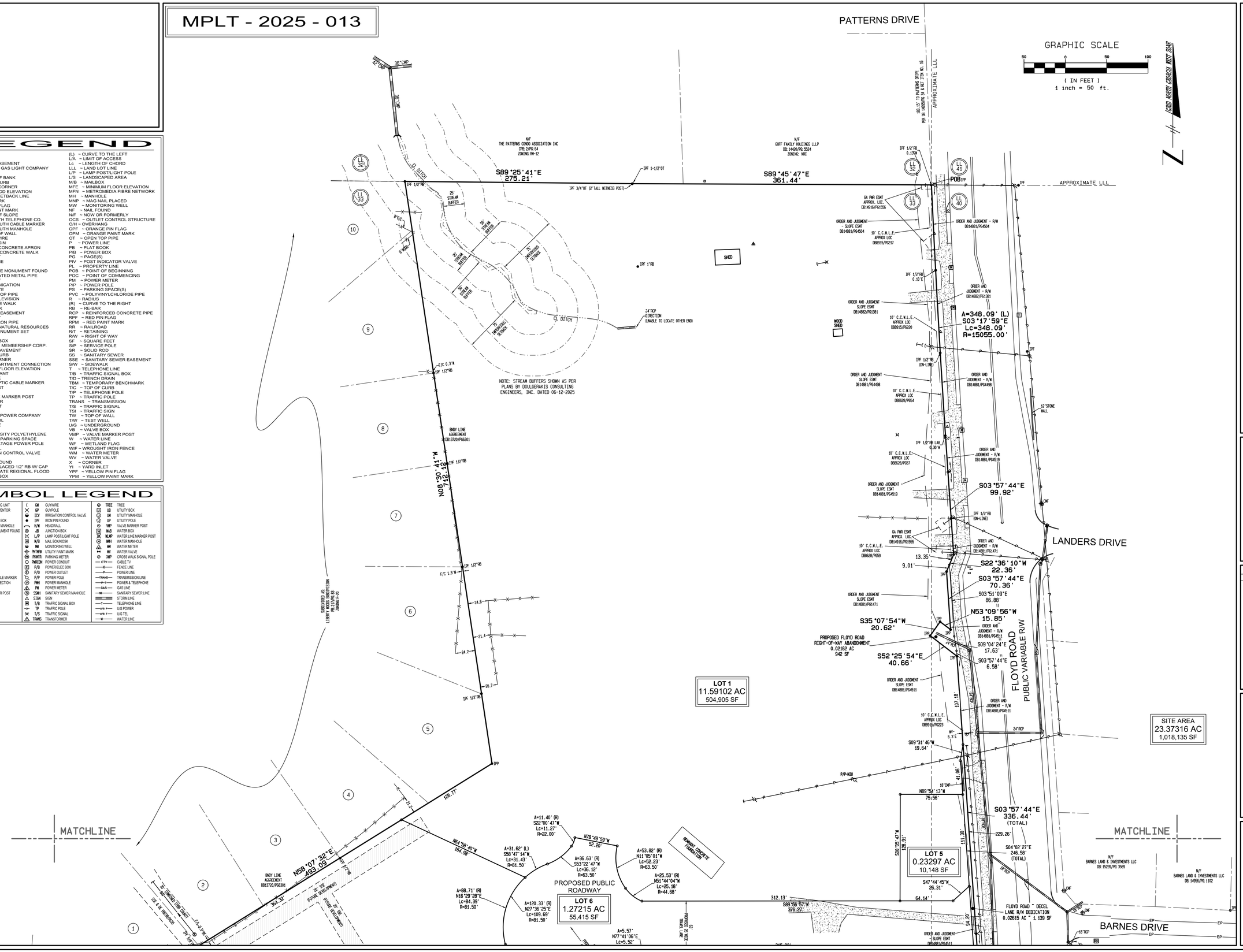
LEGEND

A	~ ARC	(L)	~ CURVE TO THE LEFT
AC	~ ACRE(S)	L/A	~ LIMIT OF ACCESS
AE	~ ACCESS EASEMENT	Lc	~ LENGTH OF CHORD
AGLC	~ ATLANTA GAS LIGHT COMPANY	LLL	~ LAND LOT LINE
ASP	~ ASPHALT	L/P	~ LAMP POST/LIGHT POLE
BB	~ BOTTOM OF BANK	L/S	~ LANDSCAPED AREA
BC	~ BACK OF CURB	M/B	~ MAILBOX
B/C	~ BUILDING CORNER	MFE	~ MINIMUM FLOOR ELEVATION
B.F.E	~ BASE FLOOD ELEVATION	MFN	~ METROMEDIA FIBRE NETWORK
BL	~ BUILDING SETBACK LINE	MH	~ MANHOLE
BM	~ BENCHMARK	MNP	~ MAG NAIL PLACED
BPF	~ BLUE PIN FLAG	MW	~ MONITORING WELL
BPM	~ BLUE PAINT MARK	NF	~ NAIL FOUND
BS	~ BOTTOM OF SLOPE	N/F	~ NOW OR FORMERLY
BSO	~ BELLSOUTH TELEPHONE CO.	OCS	~ OUTLET CONTROL STRUCTURE
BSOCM	~ BELLSOUTH CABLE MARKER	O/H	~ OVERHANG
BSOMH	~ BELLSOUTH MANHOLE	OPF	~ ORANGE PIN FLAG
BW	~ BOTTOM OF WALL	OPM	~ ORANGE PAINT MARK
B/W	~ BARBED WIRE	OT	~ OPEN TOP PIPE
CB	~ CATCH BASIN	P	~ POWER LINE
CCA	~ CORNER CONCRETE APRON	PB	~ PLAT BOOK
CCW	~ CORNER CONCRETE WALK	P/B	~ POWER BOX
CI	~ CURB INLET	PG	~ PAGE(S)
CL	~ CENTERLINE	P/V	~ POST INDICATOR VALVE
C/L	~ CHAINLINK	PL	~ PROPERTY LINE
CMF	~ CONCRETE MONUMENT FOUND	POB	~ POINT OF BEGINNING
CMP	~ CORRUGATED METAL PIPE	POC	~ POINT OF COMMENCING
CO	~ CLEANOUT	PM	~ POWER METER
COMM	~ COMMUNICATION	P/P	~ POWER POLE
CONC	~ CONCRETE	PS	~ PARKING SPACE(S)
CT	~ CRIMPED TOP PIPE	PVC	~ POLYVINYLCHLORIDE PIPE
CTV	~ CABLE TELEVISION	R	~ RADIUS
C/W	~ CONCRETE WALK	(R)	~ CURVE TO THE RIGHT
DB	~ DEED BOOK	RB	~ RE-BAR
DE	~ DRAINAGE EASEMENT	RCP	~ REINFORCED CONCRETE PIPE
DI	~ DROP INLET	RPF	~ RED PIN FLAG
DIP	~ DUCTILE IRON PIPE	RPM	~ RED PAINT MARK
DNR	~ DEPT.OF NATURAL RESOURCES	RR	~ RAILROAD
DNRMS	~ DNR MONUMENT SET	R/T	~ RETAINING
DR	~ DRIVE	R/W	~ RIGHT OF WAY
EB	~ ELECTRIC BOX	SF	~ SQUARE FEET
EMC	~ ELECTRIC MEMBERSHIP CORP.	S/P	~ SERVICE POLE
EP	~ EDGE OF PAVEMENT	SR	~ SOLID ROD
FC	~ FACE OF CURB	SS	~ SANITARY SEWER
F/C	~ FENCE CORNER	SSE	~ SANITARY SEWER EASEMENT
FDC	~ FIRE DEPARTMENT CONNECTION	S/W	~ SIDEWALK
FFE	~ FINISHED FLOOR ELEVATION	T	~ TELEPHONE LINE
FH	~ FIRE HYDRANT	T/B	~ TRAFFIC SIGNAL BOX
F/L	~ FENCE LINE	T/D	~ TRENCH DRAIN
FOCM	~ FIBRE OPTIC CABLE MARKER	TBM	~ TEMPORARY BENCHMARK
FP	~ FENCE POST	T/C	~ TOP OF CURB
F/P	~ FLAG POLE	T/P	~ TELEPHONE POLE
GLMP	~ GAS LINE MARKER POST	TP	~ TRAFFIC POLE
GM	~ GAS METER	TRANS	~ TRANSMISSION
GP	~ GATE POST	T/S	~ TRAFFIC SIGNAL
GP	~ GUY POLE	TSI	~ TRAFFIC SIGN
GPC	~ GEORGIA POWER COMPANY	TW	~ TOP OF WALL
G/R	~ GUARD RAIL	T/W	~ TEST WELL
GV	~ GAS VALVE	U/G	~ UNDERGROUND
GW	~ GUY WIRE	VB	~ VALVE BOX
HDPE	~ HIGH DENSITY POLYETHYLENE	VMP	~ VALVE MARKER POST
H/C	~ HANDICAP PARKING SPACE	W	~ WATER LINE
HVP/P	~ HIGH VOLTAGE POWER POLE	WF	~ WETLAND FLAG
H/W	~ HEADWALL	WIF	~ WROUGHT IRON FENCE
ICV	~ IRRIGATION CONTROL VALVE	WM	~ WATER METER
INV	~ INVERT	WV	~ WATER VALVE
IPF	~ IRON PIN FOUND	X	~ CORNER
IPP	~ IRON PIN PLACED 1/2" RB W/ CAP	Y I	~ YARD INLET
IRF	~ INTERMEDIATE REGIONAL FLOOD	YPF	~ YELLOW PIN FLAG
JB	~ JUNCTION BOX	YPM	~ YELLOW PAINT MARK

SYMBOL LEGEND

A/C	AIR CONDITIONING UNIT	GW	GUYWIRE	TREE	TREE
BFP	BACKFLOW PREVENTOR	GP	GUYPOLE	UB	UTILITY BOX
BOLL	BOLLARD	ICV	IRRIGATION CONTROL VALVE	UM	UTILITY MANHOLE
BSO	BSO/AT&T/COMM BOX	IPF	IRON PIN FOUND	UP	UTILITY POLE
BSOMH	BSO/AT&T/COMM MANHOLE	H/W	HEADWALL	VMP	VALVE MARKER POST
CMF	CONCRETE MONUMENT FOUND	JB	JUNCTION BOX	WAB	WATER BOX
CB	CATCH BASIN	L/P	LAMP POST/LIGHT POLE	WLMP	WATER LINE MARKER POST
CB	CATCH BASIN	M/B	MAIL BOX/KIOSK	WMH	WATER MANHOLE
CI	CURB INLET	MW	MONITORING WELL	WM	WATER METER
CO	CLEANOUT	PM/MEK	UTILITY PAINT MARK	WV	WATER VALVE
CON	CONDUIT	PKMTR	PARKING METER	XWP	CROSS WALK SIGNAL POLE
CTV	CABLE TV BOX	PMECON	POWER CONDUIT	CTV	CABLE TV
DI	DROP INLET	P/B	POWER/ELEC BOX		FENCE LINE
HF	FAUCET	P/O	POWER OUTLET		POWER LINE
FOCM	FIBER OPTIC CABLE MARKER	P/P	POWER POLE	TRANS	TRANSMISSION LINE
FDC	FIRE DEPT CONNECTION	PMH	POWER MANHOLE	P/T	POWER & TELEPHONE
FH	FIRE HYDRANT	PM	POWER METER	GAS	GAS LINE
GLMP	GAS LINE MARKER POST	SSMH	SANITARY SEWER MANHOLE	SS	SANITARY SEWER LINE
GMH	GAS MANHOLE	SIGN	SIGN		STORM LINE
GM	GAS METER	T/B	TRAFFIC SIGNAL BOX	T	TELEPHONE LINE
GV	GAS VALVE	TP	TRAFFIC POLE	U/G P	U/G POWER
GT	GREASE TRAP	T/S	TRAFFIC SIGNAL	U/G T	U/G TEL
G/L	GROUND LIGHT	TRANS	TRANSFORMER	W	WATER LINE



LOT SPLIT PLAT OF
MILL GROVE
LOCATED IN
LAND LOTS 33, 34 & 40
17TH DISTRICT, 2ND SECTION
CITY OF MABLETON
COBB COUNTY, GEORGIA

REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	08/20/25	NGR	3 LOT REVISION. COBB COUNTY WATER SYSTEM COMMENTS.
2	09/03/25	NGR	2 LOT REVISION.
3	09/19/25	NGR	6 LOT REVISION. ADD FLOYD ROAD DECEL LANE R/W DEDICATION, ADD SSE FOR FUTURE DEVELOPMENT, SHOW STREAM BUFFERS BY OTHERS.
4	09/22/25	NGR	LABEL LOT 6 AS "ACCESS EASEMENT"
5	10/03/25	NGR	ADD PROPOSED R/W ABANDONMENT (FLOYD RD) PARCEL, LOT 3 DEVELOPMENT NOTE, TRACT 6 AS PROPOSED PUBLIC ROADWAY.

W&B
WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1349 OLD 41 HWY NW STE 225
MARIETTA, GEORGIA 30060
PHONE: (678) 324-6192
FAX: (770) 694-6870
WWW.WBENGR.COM
LSF000429 ~ PEF000714

SCALE:	1" = 50'
DATE SURVEYED:	07/02/2025
DATE UPDATED:	N/A
SURVEYED BY:	GNL
DATE DRAFTED:	07/29/2025
UPDATE DRAFTED:	N/A
DRAWN BY:	AMCM
CHECKED BY:	NGR
FIELD BOOK #:	2848, 2932
JOB NUMBER:	250701
FOLDER NUMBER:	250701
COGO FILE:	N/A
DISC FILE:	250701- 6 LOT SPLIT-MABLETON
COUNTY/LL/D/S:	COBB/33/17/2
PLAT FILE:	B
SHEET:	2 OF 3

LOT SPLIT PLAT OF MILL GROVE

LOCATED IN
LAND LOTS 33, 34 & 40
17TH DISTRICT, 2ND SECTION
CITY OF MABLETON
COBB COUNTY, GEORGIA

MATCHLINE

MATCHLINE

SILHOUETTE LANE
PUBLIC 40' R/W

BARNES DRIVE

PROPOSED PUBLIC ROADWAY

CLAY ROAD
PUBLIC 50' R/W

FLOYD ROAD
PUBLIC 50' R/W

LOT 1
11.59102 AC
504,905 SF

LOT 2
2.72790 AC
118,827 SF

LOT 3
6.87279 AC
299,379 SF

LOT 4
0.65018 AC
28,322 SF

LOT 5
0.23297 AC
10,148 SF

LOT 6
1.27215 AC
55,415 SF

LOT 3 - FUTURE DEVELOPMENT
THE DEVELOPER FOR LOT 3 SHALL BE RESPONSIBLE FOR COMPLETION OF THE FUTURE ROADWAY FROM THE ROUNDABOUT TO CLAY ROAD IMMEDIATELY FOLLOWING LOT 3 LDP APPROVAL.

FLOYD ROAD " DECEL LANE R/W DEDICATION
0.02615 AC ± 1,139 SF

APPARENT CLAIMED FLOYD ROAD R/W PER REF ITEMS 1 & 5; (SCALED FROM DEED PLAT) ROAD AS ESTABLISHED 1/1800 PER REF ITEM #5; (MABLE TO FIELD VERIFY)

APPROXIMATE LLL

N/F
LUCY G J.W. RUFF
NATIONAL REGISTER OF HISTORIC PLACES
"MABLE HOUSE"
NATIONAL REGISTER OF HISTORIC PLACES
APPARENTLY UNDER LEASE TO THE COBB COUNTY BOARD OF COMMISSIONERS AND IS OPERATED AS PART OF COBB COUNTY PARKS DEPARTMENT
NO DEED FOUND

N/F
BARNES LAND & INVESTMENTS LLC
DB: 15236/PG: 3589

N/F
BARNES LAND & INVESTMENTS LLC
DB: 14956/PG: 1102

N/F - SOUTH COBB DEVELOPMENT AUTHORITY - DB:5457/PG:201

N/F
SPIRIT MASTER FUNDING III LLC
DB:14300/PG:4536

N/F
UNITED STATES POSTAL SERVICE
NO DEED FOUND

N/F
ARHAAN INVESTMENTS LLC
DB15295/PG6283

N/F
BILL BORING
DB3473/PG272

N/F
LATTA ENTERPRISES LLC
DB: 15542/PG: 6098
ZONING: NS

GRAPHIC SCALE
50 0 50 100
(IN FEET)
1 inch = 50 ft.

MPLT - 2025 - 013

REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	08/20/25	WGR	3 LOT REVISION. COBB COUNTY WATER SYSTEM COMMENTS.
2	09/03/25	WGR	2 LOT REVISION.
3	09/19/25	WGR	6 LOT REVISION. ADD FLOYD ROAD DECEL LANE R/W DEDICATION, ADD SSE FOR FUTURE DEVELOPMENT, SHOW STREAM BUFFERS BY OTHERS.
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LSF000429 - PEF000714

SCALE:	1" = 50'
DATE SURVEYED:	07/02/2025
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SURVEYED BY:	GNL
DATE DRAFTED:	07/29/2025
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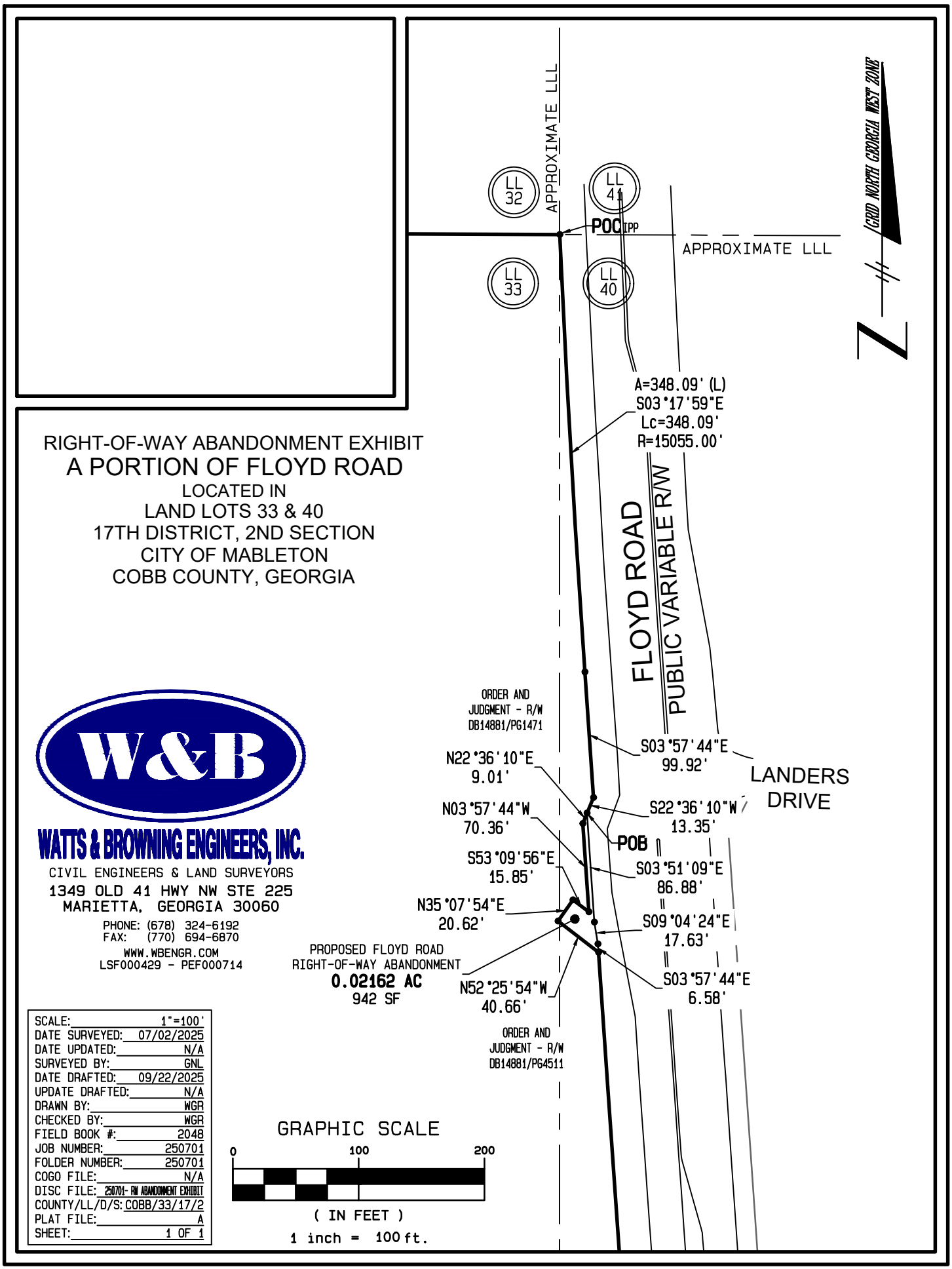
CHECKED BY:	WGR
FIELD BOOK #:	2848, 2932
JOB NUMBER:	250701
FOLDER NUMBER:	250701
COGO FILE:	N/A
DISC FILE:	250701- 6 LOT SPLIT-MABLETON
COUNTY/LL/D/S:	COBB/33/17/2
PLAT FILE:	8
SHEET:	3 OF 3



RIGHT-OF-WAY ABANDONMENT EXHIBIT

A PORTION OF FLOYD ROAD

LOCATED IN
LAND LOTS 33 & 40
17TH DISTRICT, 2ND SECTION
CITY OF MABLETON
COBB COUNTY, GEORGIA

WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1349 OLD 41 HWY NW STE 225
MARIETTA, GEORGIA 30060
PHONE: (678) 324-6192
FAX: (770) 694-6870
WWW.WBENGR.COM
LSF000429 - PEF000714

SCALE:	1"=100'
DATE SURVEYED:	07/02/2025
DATE UPDATED:	N/A
SURVEYED BY:	GNL
DATE DRAFTED:	09/22/2025
UPDATE DRAFTED:	N/A
DRAWN BY:	WGR
CHECKED BY:	WGR
FIELD BOOK #:	2048
JOB NUMBER:	250701
FOLDER NUMBER:	250701
COGO FILE:	N/A
DISC FILE:	250701- RW ABANDONMENT EXHIBIT
COUNTY/LL/D/S:	COBB/33/17/2
PLAT FILE:	A
SHEET:	1 OF 1

GRAPHIC SCALE

0 100 200

(IN FEET)

1 inch = 100 ft.

DESCRIPTION OF PROPERTY
PROPOSED FLOYD ROAD RIGHT-OF-WAY ABANDONMENT

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 33 & 40 OF THE 17TH DISTRICT, 2ND SECTION, CITY OF MABLETON, COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN PLACED (1/2" REBAR) AT THE INTERSECTION OF THE WESTERLY R/W OF FLOYD ROAD (VARIABLE R/W) WITH THE NORTHERLY LINE OF LAND LOT 40, PROCEED THENCE ALONG THE WESTERLY R/W OF FLOYD ROAD (VARIABLE R/W) THE FOLLOWING COURSES AND DISTANCES;

1) 348.09 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 15055.00 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 03°17'59" EAST, 348.09 FEET TO A POINT;
2) THENCE SOUTH 03°57'44" EAST FOR A DISTANCE OF 99.92 FEET TO A POINT;
3) THENCE SOUTH 22°36'10" WEST FOR A DISTANCE OF 13.35 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS ESTABLISHED; CONTINUING THENCE ALONG THE PROPOSED WESTERLY R/W OF FLOYD ROAD (VARIABLE R/W) THE FOLLOWING COURSES AND DISTANCES:

1) SOUTH 03°51'09" EAST, A DISTANCE OF 86.88 FEET TO A POINT;
2) THENCE SOUTH 09°04'24" EAST FOR A DISTANCE OF 17.63 FEET TO A POINT;
3) THENCE SOUTH 03°57'44" EAST FOR A DISTANCE OF 6.58 FEET TO A POINT WESTERLY R/W OF FLOYD ROAD (VARIABLE R/W);

CONTINUING THENCE ALONG THE WESTERLY R/W OF FLOYD ROAD (VARIABLE R/W) THE FOLLOWING COURSES AND DISTANCES:

1) NORTH 52°25'54" WEST FOR A DISTANCE OF 40.66 FEET TO A POINT;
2) THENCE NORTH 35°07'54" EAST FOR A DISTANCE OF 20.62 FEET TO A POINT;
3) THENCE SOUTH 53°09'56" EAST FOR A DISTANCE OF 15.85 FEET TO A POINT;
4) THENCE NORTH 03°57'44" WEST FOR A DISTANCE OF 70.36 FEET TO A POINT;
5) THENCE NORTH 22°36'10" EAST FOR A DISTANCE OF 9.01 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 0.02162 OF AN ACRE, OR 942 SQUARE FEET.

STATE OF GEORGIA
COUNTY OF COBB

Maintenance Agreement

WHEREAS, Mill Grove Vista Apartments, LLC, a Delaware limited liability company ("Property Owner") recognizes that the wet or extended detention facility or facilities (hereinafter referred to as "the facility" or "facilities") must be maintained for the development in the City of Mableton called Mill Grove Vista, located in Land Lot(s) 33 & 40, District 17, Section 2, of Cobb County, Georgia; and

WHEREAS, Property Owner is the owner of real property more particularly described on the attached **Exhibit "A" Plat and Legal Description** (hereinafter referred to as "the Property"); and

WHEREAS, the City of Mableton ("City") and Property Owner, or its administrators, executors, successors, heirs, or assigns, agree that the health, safety and welfare of the citizens of City require that the facilities be constructed and maintained on the property; and

WHEREAS, City contracts with a third-party service provider (the "Contract Provider") to provide stormwater services; and

WHEREAS, so long as City uses a Contract Provider, such Contract Provider shall have the same authorities under this Maintenance Agreement (this "Agreement") as City; and

WHEREAS, the Development Regulations require that facility or facilities as shown on the approved development plans and specifications be constructed and maintained by Property Owner, its administrators, executors, successors, heirs, or assigns.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

SECTION 1.

The facility or facilities shall be constructed by Property Owner in accordance with the plans and specifications for the development.

SECTION 2.

Property Owner, its administrators, executors, successors, heirs or assigns shall maintain the facility or facilities in good working condition acceptable to City and in accordance with the schedule of long-term maintenance activities agreed hereto and attached as **Exhibit "B" Maintenance and Inspection Schedule.**

SECTION 3.

Property Owner, its administrators, executors, successors, heirs or assigns hereby grants permission to City, its Contract Provider, authorized agents and employees, to enter upon the Property and to inspect the facilities whenever City or City's Contract Provider deems necessary. Whenever possible, City or City's Contract Provider shall provide reasonable notice prior to entry. Property Owner shall execute an access easement in favor of City and/or City's Contract Provider to allow City or City's Contract Provider to inspect, observe, maintain, and repair the facility as deemed necessary. A fully executed original easement is attached to this Agreement as **Exhibit "C" Access Easement** and by reference made a part hereof.

SECTION 4.

In the event Property Owner, its administrators, executors, successors, heirs or assigns fails to maintain the facility or facilities as shown on the approved plans and specifications in good working order reasonably acceptable to City or City's Contract Provider and in accordance with the maintenance schedule incorporated in this Agreement, City or City's Contract Provider, with due notice, may enter the Property and take whatever steps it deems reasonably necessary to return the facility or facilities to good working order. This provision shall not be construed to allow City or City's Contract Provider to erect any structure of a permanent nature on the Property. It is expressly understood and agreed that City or City's Contract Provider are under no obligation to maintain or repair the facility or facilities and in no event shall this Agreement be construed to impose any such obligation on City or City's Contract Provider.

SECTION 5.

In the event City or City's Contract Provider, pursuant to this Agreement, performs work of any nature, or expends any funds in the performance of said work for labor, use of equipment, supplies, materials, and the like, Property Owner shall reimburse City or City's Contract Provider, or shall forfeit any required bond upon demand within thirty (30) days of receipt thereof for all the costs incurred by City or City's Contract Provider hereunder. If not paid within the prescribed time period, City or City's Contract Provider shall secure a lien against the real property in the amount of such costs. The actions described in this section are in addition to and not in lieu of any and all legal remedies available to City or City's Contract Provider as a result of Property Owner's failure to maintain the facility or facilities.

SECTION 6.

It is the intent of this Agreement to insure the proper maintenance of the facility or facilities by Property Owner; provided, however, that this Agreement shall not be deemed to create or effect any additional liability of any party for damage alleged to result from or caused by storm water runoff.

SECTION 7.

Sediment accumulation resulting from the normal operation of the facility or facilities will be catered for. Property Owner will make accommodation for the removal and disposal of all accumulated sediments. Disposal will be provided onsite in a reserved area(s) or will be removed from the site. Reserved area(s) shall be sufficient to accommodate for a minimum of two dredging cycles.

SECTION 8.

Property Owner shall use the standard BMP Operation and Maintenance Inspection Report attached to this agreement as **Exhibit "D" Standard BMP Operation and Maintenance Inspection Report** and by this reference made a part hereof for a minimal annual inspection of the facility or facilities by a qualified inspector.

SECTION 9.

Except to the extent arising from the gross negligence or willful misconduct of City and/or City's Contract Provider and/or their respective authorized agents and employees, Property Owner, its administrators, executors, successors, heirs and assigns hereby indemnifies and holds harmless City and its City's Contract Provider, as well as their authorized agents and employees for any and all damages, accidents, casualties, occurrences or claims which might arise or be asserted against City or City's Contract Provider from the construction, presence, existence or maintenance of the facility or facilities by the Property Owner or City or City's Contract Provider. In the event a claim is asserted against City or City's Contract Provider, its authorized agents or employees,

City or City's Contract Provider shall promptly notify Property Owner and Property Owner shall defend at its own expense any suit based on such claim. If any judgement or claims against City or City's Contract Provider, its authorized agents or employees shall be allowed, Property Owner shall pay for all costs and expenses in connection herewith.

SECTION 10.

This Agreement shall be recorded among the deed records of the Clerk of Superior Court of Cobb County and shall constitute a covenant running with the land and shall be binding on Property Owner, its administrators, executors, heirs, assigns and any other successors in interest.

SECTION 11.

This Agreement may be enforced by proceedings at law or in equity by or against the parties hereto and their respective successors in interest.

SECTION 12.

Invalidation of any one of the provisions of this Agreement shall in no way effect any other provisions and all other provisions shall remain in full force and effect.

SO AGREED this___ day of_____, 20___.

PROPERTY OWNER
MILL GROVE VISTA APARTMENTS, LLC,
a Delaware limited liability company

By: Vista MG DM, LLC,
A Delaware limited liability company,
its Manager

_____
By: Michael Neyhart, Manager

Sworn to and subscribed before me

This__ day of _____, 20____.

_____
Notary Public

Commission Expires:

Recommended by Contract Provider:

By:_____ __

CITY OF MABLETON, GEORGIA

_____
By:
Title:

Date:

_____

Attachments:

Exhibit• A" Plat and Legal Description
Exhibit "B" Maintenance and Inspection Schedule
Exhibit "C" Access Easement
Exhibit "D" Standard BMP Operation and Maintenance Inspection Report

EXHIBIT "C"

PERMANENT WATER QUALITY BMP AND ACCESS EASEMENT AGREEMENT

STATE OF GEORGIA

COUNTY OF COBB

THIS EASEMENT granted this ___ day of _____, 20_ _ _

between Mill Grove Vista Apartments, LLC, as party of the first part, hereinafter referred to as Grantor, and City of Mableton, a municipal corporation of the State of Georgia, as party of the second part, hereinafter referred to as Grantee.

WITNESSETH THAT: Grantor, for and in consideration of the sum of ONE DOLLAR ($1.00) in hand paid at and before the sealing and delivery of this easement and in consideration of the agreements and covenants contained in this document and the Maintenance Agreement between Grantor and Grantee and recorded in the deed records of the Clerk of Superior Court of Cobb County (the "Maintenance Agreement"), hereby grants unto the Grantee a non-exclusive easement in and to that portion of the property shown on Exhibit "A" to the Maintenance Agreement, as shown and identified on the plat attached hereto as Exhibit "l", subject to the terms and conditions of the Maintenance Agreement and solely for the purposes outlined therein.

The purpose of this easement is to allow Grantee, or its agents, access for maintenance activities to the Water Quality Best Management Practice (BMP) facility, and to prevent development of the property within this easement following issuance of the Certificate of Occupancy or in the case of a residential subdivision, the approval of the Final Plat, without written permission from the Cobb County Stormwater Management Division as City of Mableton's Contract Provider; in the event that Cobb County ceases to be City of Mableton's Contract Provider, this permission shall be from the City of Mableton or its then current Contract Provider. This easement is required by the provisions of the Maintenance Agreement executed by and between the Grantor and Grantee.

SO AGREED this_____ day of_____ 20___ .

GRANTOR

_____

By:_____ Attest: _____ __
__
Signature of Owner Signature of Witness

_____ _____
Printed or Typed Name Printed or Typed Name

By:_____ Attest: _____ __
Signature of Owner Signature of Witness

_____ _____
Printed or Typed Name Printed or Typed Name

By: _____ Attest:._____ __
Signature of Owner Signature of Witness

_____ _____
Printed or Typed Name Printed or Typed Name

_____

(Notary Public)

Attachments: Exhibit 1 (Plat of Easement)

EXHIBIT "D"

BMP Facility Operation and Maintenance Inspection Report for Pond Facilities

Inspector Name_____Community _____

Inspection Date Address _____

Type of BMP_____

Watershed_____Tax Map _____

ITEM INSPECTED	CHECKED Yes	CHECKED No	MAINTENANCE Read.	MAINTENANCE Not Read.	OBSERVATIONS & REMARKS
I. POND FACILITIES A. Pond Dam Embankments and Emergency Spillways					
I. Vegetation and Ground Cover Adequate					
2. Surface Erosion					
3. Animal Burrows					
4. Unauthorized Planting					
5. Cracking, Bulging, or Sliding of Dam					
a. Upstream Face					
b. Downstream Face					
c. At or Beyond Toe					
Upstream					
Downstream					
d. Emergency Spillway					
6. Pond, Toe & Chimney Drains Clear & Funct.					
7. Seeps/Leaks on Downstream Face.					

ITEM INSPECTED	CHECKED Yes	CHECKED No	MAINTENANCE Reqd.	MAINTENANCE Not Reqd.	OBSERVATIONS & REMARKS
8. Slope Protection or Riprap Failures					
9. Vertical and Horizontal Alignment of Top of Dam as Per "As-Built" Plans					
10. Emergency Spillway Clear of Obstructions and Debris					
11. Other (Specify)					
B. Riser and Principal Spillway Type: Reinforced Concrete Corrugated Pipe Masonry • Indicates Dry Ponds Only 1.. Low Flow Orifice Obstructed					
2.* Low Flow Trash Rack					
a. Debris Removal Necessary b. Corrosion Control					
3. Weir Trash Rack Maintenance					
a. Debris Removal Necessary					
b. Corrosion Control					
4. Excessive Sediment Accumulation Inside Riser					
5. Concrete/Masonry Condition Riser & Barrels					
a. Cracks or Displacement					
b. Minor Spalling (<I")					
c. Major Spalling (Rebars Exoosed)					
d. Joint Failures					
e. Water Tightness					
6. Metal Pipe Condition					
7. Control Valve					
a. Operational/Exercised					
b. Chained and Locked					

ITEM INSPECTED	CHECKED Yes	No	MAINTENANCE Reod.	NotReod.	OBSERVATIONS & REMARKS
8. Pond Drain Valve					
a. Operational/Exercised					
b. Chained and Locked					
9. Outfall Channels Functioning					
IO. Other (Specify)					
C. Permanent Pool - Wet Ponds					
1. Undesirable Vegetative Growth					
2. Floating or Floatable Debris Removal Reauired					
3. Visible Pollution					
4. Shoreline Problems					
5. Other (Specify)					
D. Dry Pool Areas - Dry Pond					
I. Vegetation Adequate					
2. Undesirable Vegetative Growth					
3. Undesirable Woody Growth					
4. Low Flow Channels Clear of Obstructions					
5. Standing Water or Wet Spots					
6. Sediment and/or Trash Accumulation					
7. Other (Specify)					
E. Condition of Outfalls into Pond Area					
1. Rip Rap Failures					
2. Slope Invert Erosion					
3. Storm Drain Pipes					
4. Endwalls/Headwalls					
5. Other (Specify)					

ITEM rNSPECTED	CHECKED Yes	No	MArNTENANCE Reqd.	NotReqd.	OBSERVATIONS & REMARKS
F. Other					
I. Encroachments on Pond or Easement Area (Be Specific)					
2. Complaints from Local Residents (Describe on Back)			*NIA*	*NIA*	
3. Aesthetics					
a. Grass Mowing Reqd.					
b. Graffiti Removal Reqd.					
c. Other					
4. Public Hazards (Be Specific)					
5. Maintenance Access					

SUMMARY

1. Inspector's Remarks:

_____

_____

_____

_____

_____

2. Overall Condition of Facility (Check One)

Acceptable _____

Unacceptable._____

3. I hereby certify under penalty of perjury that I have performed the inspections and made a good faith effort to identify the items that need maintenance. I further certify that failure to inspect or misrepresent the need for maintenance could result in my liability for personal or property damage.

Signed: _____ Date:_____

Inspector

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

A RESOLUTION OF THE CITY OF MABLETON AUTHORIZING AN ABANDONMENT OF RIGHT-OF-WAY OFF FLOYD ROAD AT OR ABOUT THE MILL GROVE VISTA DEVELOPMENT, 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 hereby determines and certifies that the approximate 0.02162 acre section of the City street system, as identified on the *Right-of-Way Abandonment Exhibit* attached hereto, has ceased to be used by the public to the extent that no substantial public purpose is served by it and/or that its removal from the municipal street system is otherwise in the best public interest;

WHEREAS, the City Council desires through this Resolution to authorize the Mayor to execute a quit claim deed to cause for the disposition and abandonment of said section of the city street system; and

WHEREAS, this Resolution is enacted to safeguard and promote the public health, safety, and general welfare of the City.

NOW, THEREFORE BE IT RESOLVED, by the governing authority of the City of Mableton, Georgia, as follows:

Section 1. **Authorization**. The Mayor, in consultation with City Administration and the City Attorney, is hereby authorized to finalize and execute to execute a quit claim deed to cause for the disposition and abandonment of the approximate 0.02162 acre section of the City street system, as identified on the *Right-of-Way Abandonment Exhibit* attached hereto.

****

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

(a) All sections, paragraphs, sentences, clauses and phrases of this Resolution 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 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.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Resolution 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 Resolution.

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

Section 4. The effective date of this Resolution shall be the date of adoption, unless provided otherwise by the City Charter, state and/or federal law.

BE IT SO RESOLVED, this _____ day of October, 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: October 8, 2025
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Approval to negotiate, execute in substantial format all development documents relating to Sweet Lake Grove located in Land Lots 1071, 1072 and 1075, 19th District
Stormwater Maintenance Agreement

BACKGROUND/SUMMARY: This development was issued a permit and final plat from Cobb County prior to transition. As part of the land development completion process, a new stormwater maintenance agreement with the City of Mableton is required.

BUDGETED/FINANCIAL IMPACT – FUND: No budget impact.

RECOMMENDATION: Approval and Execution of the stormwater maintenance agreement.

ATTACHMENTS:
1. Stormwater Maintenance Agreement - Sweetlake Grove

STATE OF GEORGIA
COUNTY OF COBB

Maintenance Agreement

WHEREAS, Property Owner KFH Glore, LLC recognizes that the wet or extended detention facility or facilities (hereinafter referred to as "the facility" or "facilities") must be maintained for the development in the City of Mableton called, Sweetlake Grove, located in Land Lot(s) 1 1,1 2, , District(s) 19th of Cobb County, Georgia; and

WHEREAS, Property Owner is the owner of real property more particularly described on the attached **Exhibit "A" Plat and Legal Description** (hereinafter referred to as "the Property"); and

WHEREAS, the City of Mableton ("City") and Property Owner, or its administrators, executors, successors, heirs, or assigns, agree that the health, safety and welfare of the citizens of City require that the facilities be constructed and maintained on the property; and

WHEREAS, City contracts with Contract Provider to provide stormwater services; and

WHEREAS, so long as City uses a Contract Provider, such Contract Provider shall have the same authorities under this IGA as City; and

WHEREAS, the Development Regulations require that facility or facilities as shown on the approved development plans and specifications be constructed and maintained by Property Owner, its administrators, executors, successors, heirs, or assigns.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

SECTION 1.

The facility or facilities shall be constructed by Property Owner in accordance with the plans and specifications for the development.

SECTION 2.

Property Owner, its administrators, executors, successors, heirs or assigns shall maintain the facility or facilities in good working condition acceptable to City and in accordance with the schedule of long-term maintenance activities agreed hereto and attached as **Exhibit "B" Maintenance and Inspection Schedule**.

SECTION 3.

Property Owner, its administrators, executors, successors, heirs or assigns hereby grants permission to City, its Contract Provider, authorized agents and employees, to enter upon the Property and to inspect the facilities whenever City or City's Contract Provider deems necessary. Whenever possible, City or City's Contract Provider shall provide notice prior to entry. Property Owner shall execute an access easement in favor of City and/or City's Contract Provider to allow City or City's Contract Provider to inspect, observe, maintain, and repair the facility as deemed necessary. A fully executed original easement is attached to this Agreement as **Exhibit "C" Access**

Easement and by reference made a part hereof.

SECTION 4.

In the event Property Owner, its administrators, executors, successors, heirs or assigns fails to maintain the facility or facilities as shown on the approved plans and specifications in good working order acceptable to City or City's Contract Provider and in accordance with the maintenance schedule incorporated in this Agreement, City or City's Contract Provider , with due notice, may enter the property and take whatever steps it deems necessary to return the facility or facilities to good working order. This provision shall not be construed to allow City or City's Contract Provider to erect any structure of a permanent nature on the property. It is expressly understood and agreed that City or City's Contract Provider are under no obligation to maintain or repair the facility or facilities and in no event shall this Agreement be construed to impose any such obligation on City or City's Contract Provider.

SECTION 5.

In the event City or City's Contract Provider, pursuant to the Agreement, performs work of any nature, or expends any funds in the performance of said work for labor, use of equipment, supplies, materials, and the like, Property Owner shall reimburse City or City's Contract Provider, or shall forfeit any required bond upon demand within thirty (30) days of receipt thereof for all the costs incurred by City or City's Contract Provider hereunder. If not paid within the prescribed time period, City or City's Contract Provider shall secure a lien against the real property in the amount of such costs. The actions described in this section are in addition to and not in lieu of any and all legal remedies available to City or City's Contract Provider as a result of Property Owner's failure to maintain the facility or facilities.

SECTION 6.

It is the intent of this Agreement to insure the proper maintenance of the facility or facilities by Property Owner; provided, however, that this Agreement shall not be deemed to create or effect any additional liability of any party for damage alleged to result from or caused by storm water runoff.

SECTION 7.

Sediment accumulation resulting from the normal operation of the facility or facilities will be catered for. Property Owner will make accommodation for the removal and disposal of all accumulated sediments. Disposal will be provided onsite in a reserved area(s) or will be removed from the site. Reserved area(s) shall be sufficient to accommodate for a minimum of two dredging cycles.

SECTION 8.

Property Owner shall use the standard BMP Operation and Maintenance Inspection Report attached to this agreement as **Exhibit "D" Standard BMP Operation and Maintenance Inspection Report** and by this reference made a part hereof for a minimal annual inspection of the facility or facilities by a qualified inspector.

SECTION 9.

Property Owner, its administrators, executors, successors, heirs and assigns hereby indemnifies and holds harmless City and its City's Contract Provider, as well as their authorized agents and employees for any and all damages, accidents, casualties, occurrences or claims which

might arise or be asserted against City or City's Contract Provider from the construction, presence, existence or maintenance of the facility or facilities by the Property Owner or City or City's Contract Provider. In the event a claim is asserted against City or City's Contract Provider, its authorized agents or employees, City or City's Contract Provider shall promptly notify Property Owner and Property Owner shall defend at its own expense any suit based on such claim. If any judgement or claims against City or City's Contract Provider, its authorized agents or employees shall be allowed, Property Owner shall pay for all costs and expenses in connection herewith.

SECTION 10.

This Agreement shall be recorded among the deed records of the Clerk of Superior Court of Cobb County and shall constitute a covenant running with the land and shall be binding on Property Owner, its administrators, executors, heirs, assigns and any other successors in interest.

SECTION 11.

This Agreement may be enforced by proceedings at law or in equity by or against the parties hereto and their respective successors in interest.

SECTION 12.

Invalidation of any one of the provisions of this Agreement shall in no way effect any other provisions and all other provisions shall remain in full force and effect.

SO AGREED this 29th day of September, 20 2.

KFH Maxham Farms,LLC, a Georgia Corporation		Attest:
		r tta Camp
Joseph Kerley		Corporate Secretary
CEO		

Sworn to and subscribed before me

This ____ day of _____, 20____.

_____

Notary Public

Commission Expires:

Recommended by Contract Provider:

By:_____

:

CITY OF MABLETON, GEORGIA

_____

By:
Title:

Date:

_____

Attachments:

Exhibit "A" Plat and Legal Description
Exhibit "B" Maintenance and Inspection Schedule
Exhibit "C" Access Easement
Exhibit "D" Standard BMP Operation and Maintenance Inspection Report

RECORDING INFORMATION

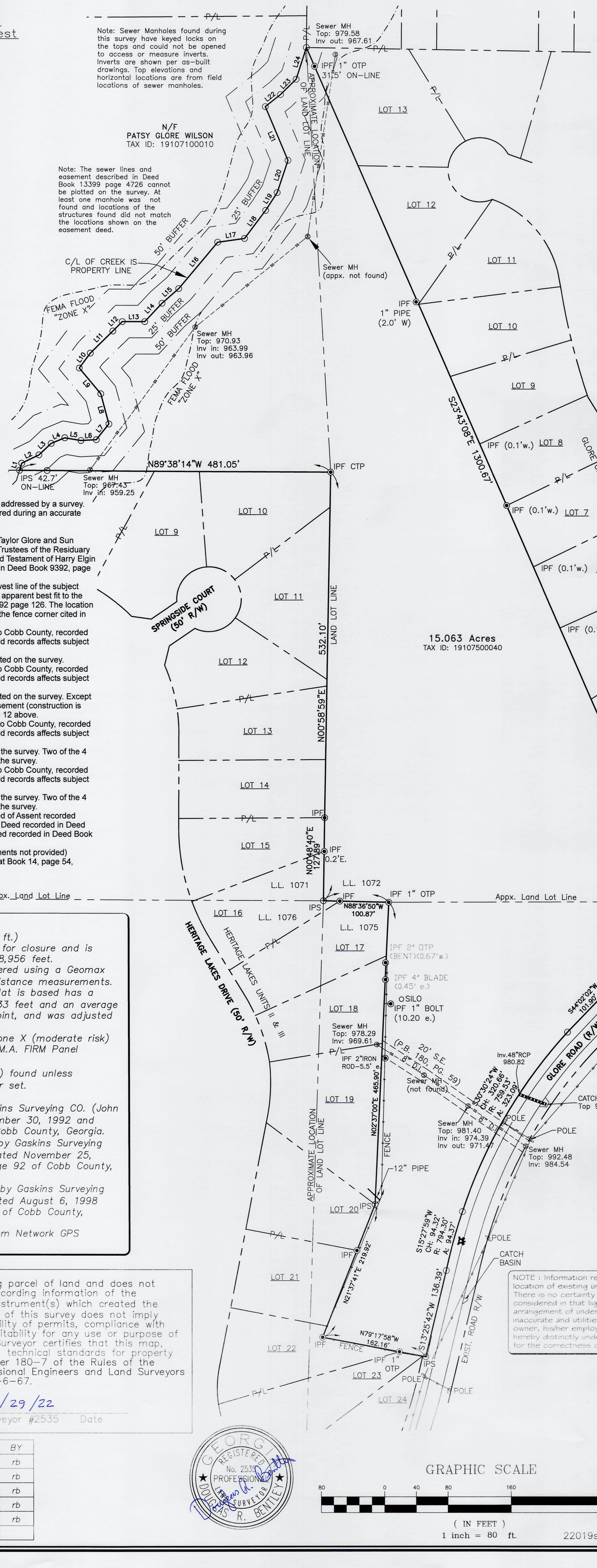
N
W E
S
Grid
Ga. West

ALTA/NSPS Land Title Survey For

KFH Glore, LLC, a Georgia Limited Liability company; FC–V Financial, L.P., its successors and/or assigns; and Title Resources Guaranty Co.

Located in Land Lot 1071, 1072, and 1075
19th District, 2nd Section
Cobb County, Georgia

Plat Date: May 5, 2022 **Scale: 1" = 80'**
Field Date: May 5, 2022



Course	Bearing	Distance
L1	N 16°57'58" E	11.44'
L2	N 64°19'20" E	29.65'
L3	N 47°11'44" E	25.96'
L4	N 67°39'38" E	22.75'
L5	S 80°33'10" E	25.52'
L6	N 86°50'49" E	23.81'
L7	N 38°56'50" E	30.97'
L8	N 15°11'40" W	48.21'
L9	N 39°58'09" W	51.73'
L10	N 36°34'19" E	28.68'
L11	N 45°31'20" E	48.87'
L12	N 44°34'34" E	20.37'
L13	S 89°57'48" E	34.79'
L14	N 43°13'38" E	38.87'
L15	N 48°53'48" E	34.44'
L16	N 40°08'59" E	93.47'
L17	N 82°12'00" E	41.84'
L18	N 37°04'40" E	53.90'
L19	N 32°48'44" E	32.52'
L20	N 18°29'54" E	52.30'
L21	N 22°54'06" W	90.11'
L22	N 51°28'32" E	29.76'
L23	N 45°39'28" E	33.71'
L24	N 17°47'54" E	51.17'

SURVEYOR'S CERTIFICATE

TO: KFH GLORE, LLC, AND FC-V FINANCIAL, L.P. AND/OR ITS SUCCESSORS AND ASSIGNS, AS THEIR INTERESTS MAY APPEAR; and TITLE RESOURCES GUARANTY CO

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 16, 17, 18, 19 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 5, 2022.

Douglas R. Bentley 8/29/22

Douglas R. Bentley, Ga. Registered Land Surveyor No. 2535 Date

Title Resources Guaranty Co.- Commitment
Number: W-19426-21-CM-1
Commitment Date: August 25, 2022
Issuing Office File Number: W-19426-21-CM

Property Address: 4678 Glore Rd, Mableton, GA 30126

SCHEDULE B, PART 2 EXCEPTIONS
(Items number 1 and 2, and 4-10 are matters not usually addressed by a survey. Item 3 describes matters that may or may not be discovered during an accurate and complete survey of the land.

11. Boundary Line Agreement by and between Georgia Taylor Glore and Sun Trust Bank, Atlanta, F/K/A Trust Company Bank, as Co-Trustees of the Residuary Trust estalished under Items V and VI of the Last Will and Testament of Harry Elgin Glore and Henry E. Rogers , recorded February 5, 1996 in Deed Book 9392, page 126, Cobb County records.
Affects subject property and is shown as part of the west line of the subject property. The property lines shown on the survey are the apparent best fit to the intent of the lines and monuments cited in Deed Book 9392 page 126. The location of the fence corner and fence line found does not match the fence corner cited in the Boundary Line Agreement.
12. Grant of Easement (Sewer) from Elizabeth Rogers to Cobb County, recorded August 2, 2001 in Deed Book 13399, page 4718 aforesaid records affects subject property.
This 20 feet wide permanent sewer easement is plotted on the survey.
13. Grant of Easement (Sewer) from Elizabeth Rogers to Cobb County, recorded August 2, 2001 in Deed Book 13399, page 4715 aforesaid records affects subject property.
This 20 feet wide permanent sewer easement is plotted on the survey. Except for adding a probably expired temporary construction easement (construction is complete) this is the same easement shown in Exception 12 above.
14. Grant of Easement (Sewer) from Elizabeth Rogers to Cobb County, recorded August 2, 2001 in Deed Book 13399, page 4721 aforesaid records affects subject property.
This sewer line is plotted in approximate location on the survey. Two of the 4 manholes defining this easement were not found during the survey.
15. Grant of Easement (Sewer) from Elizabeth Rogers to Cobb County, recorded August 2, 2001 in Deed Book 13399, page 4724 aforesaid records affects subject property.
This sewer line is plotted in approximate location on the survey. Two of the 4 manholes defining this easement were not found during the survey.
16. Sewer Easement as described in that Executor's Deed of Assent recorded June 8, 1989 in Deed Book 5362, page 20, in Executor's Deed recorded in Deed Book 14510, page 2429 and in Corrective Executor's Deed recorded in Deed Book 14548 page 2176, Cobb County Georgia records.
(may or may not affect subject property; reference documents not provided)
18. All matters as shown on plat of survey recorded in Plat Book 14, page 54, Cobb County records.
(may or may not affect subject property)

Survey Notes

1. Total Area: 15.063 acres (656,131 sq. ft.)
2. This map or plat has been calculated for closure and is found to be accurate within 1 foot in 218,956 feet. Data used to prepare this plat was gathered using a Geomax 5" Robotic Total Station for angle and distance measurements. The field data upon which this map or plat is based has a closure precision of one (1) foot in 37,833 feet and an average angular error of 05 seconds per angle point, and was adjusted using Least Squares.
3. A portion of this property lies within Zone X (moderate risk) flood hazard zone as defined by the F.E.M.A. FIRM Panel 13067C0204G effective 12/16/2008.
4. IPF signifies iron pin (1/2 inch re–bar) found unless otherwise noted. IPS signifies 1/2" re–bar set.
5. References
a) Final Plat for Glore Crossing by Gaskins Surveying CO. (John C. Gaskins, Ga RLS #2060). Dated September 30, 1992 and recorded in Plat Book 143, Page 24 of Cobb County, Georgia.
b) Final Plat for Heritage Lakes Unit II by Gaskins Surveying CO. (John C. Gaskins, Ga RLS #2060). Dated November 25, 1997 and recorded in Plat Book 170, Page 92 of Cobb County, Georgia.
c) Final Plat for Heritage Lakes Unit III by Gaskins Surveying Co. (John C Gaskins, Ga RLS #2060). Dated August 6, 1998 and recorded in Plat Book 180, Page 59 of Cobb County, Georgia.
6. Bearing and coordinate system are from Network GPS observations. Topography is field run.

This plat is a retracement of an existing parcel of land and does not subdivide or create a new parcel. The recording information of the document(s), map(s), plat(s) or other instrument(s) which created the parcel(s) are stated hereon. Recordation of this survey does not imply approval of the local jurisdiction, availability of permits, compliance with local regulations or requirements, nor suitability for any use or purpose of the land. Further,the undersigned Land Surveyor certifies that this map, plat, or plan complies with the minimum technical standards for property surveys in Georgia as set forth in Chapter 180–7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15–6–67.

Douglas R. Bentley 8/29/22

Douglas R. Bentley, Registered Land Surveyor #2535 Date

NO.	DATE	DESCRIPTION	BY
1.	4/1/22	grid brg reference	rb
2.	5/6/22	Alta Title Updated	rb
3.	8/18/22	area, dist.south line to crk.	rb
4.	8/19/22	Atty. Comments; addl. Certif.	rb
5.	8/29/22	Title Update; add'l. comments	rb

GEORGIA REGISTERED No. 2535 PROFESSIONAL LAND SURVEYOR DOUGLAS R. BENTLEY

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

22019surv2.dwg

PREPARED BY:
ELITE
ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT
3660 Cedarcrest Road, Suite 220
Acworth, Georgia 30101
(678) 324-8291

Legal Description – Glore Road

All that tract or parcel of land lying in or being Land Lots 1071, 1072, and 1075, 19th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

BEGINNING at a one-half inch re-bar set at the southwest corner of Land Lot 1072; said point also being the northwest corner of Land Lot 1075, the northeast corner of Land Lot 1076, and the southeast corner of Land Lot 1071,

THEN departing said Land Lot corner North 00 degrees 48 minutes 40 seconds East for 127.89 feet to a one-half inch re-bar found;

THEN North 00 degrees 58 minutes 59 seconds East for 532.10 feet to a one inch pipe found;

THEN North 89 degrees 38 minutes 14 seconds West for 481.05 feet to a the centerline of a creek;

THEN proceed along the following courses along the centerline of the creek: North 16 degrees 57 minutes 58 seconds East for 11.44 feet to a point; THEN North 64 degrees 19 minutes 20 seconds East for 29.65 feet to a point; THEN North 47 degrees 11 minutes 44 seconds East for 25.96 feet to a point; THEN North 67 degrees 39 minutes 38 seconds East for 22.75 feet to a point; THEN South 80 degrees 33 minutes 10 seconds East for 25.52 feet to a point; THEN North 86 degrees 50 minutes 49 seconds East for 23.81 feet to a point; THEN North 38 degrees 56 minutes 50 seconds East for 30.97 feet to a point; THEN North 15 degrees 11 minutes 40 seconds West for 48.21 feet to a point; THEN North 39 degrees 58 minutes 09 seconds West for 51.73 feet to a point; THEN North 36 degrees 34 minutes 19 seconds East for 28.68 feet to a point; THEN North 45 degrees 31 minutes 20 seconds East for 48.87 feet to a point; THEN North 44 degrees 34 minutes 34 seconds East for 20.37 feet to a point; THEN South 89 degrees 57 minutes 48 seconds East for 34.79 feet to a point; THEN North 43 degrees 13 minutes 38 seconds East for 38.87 feet to a point; THEN North 48 degrees 53 minutes 48 seconds East for 34.44 feet to a point; THEN North 40 degrees 08 minutes 59 seconds East for 93.47 feet to a point; THEN North 82 degrees 12 minutes 00 seconds East for 41.84 feet to a point; THEN North 37 degrees 04 minutes 40 seconds East for 53.90 feet to a point; THEN North 32 degrees 48 minutes 44 seconds East for 32.52 feet to a point; THEN North 18 degrees 29 minutes 54 seconds East for 52.30 feet to a point; THEN North 22 degrees 54 minutes 06 seconds West for 90.11 feet to a point; THEN North 51 degrees 28 minutes 32 seconds East for 29.76 feet to a point; THEN North 45 degrees 39 minutes 28 seconds East for 33.71 feet to a point; THEN North 17 degrees 47 minutes 54 seconds East for 51.17 feet to a point;

THEN leaving the creek centerline, South 23 degrees 43 minutes 08 seconds East for 1300.67 feet to a nail found at the base of a one-half inch re-bar;

THEN South 89 degrees 41 minutes 20 seconds East for 174.46 feet to a one-half inch re-bar set;

THEN South 00 degrees 34 minutes 32 seconds West for 121.83 feet to a one-half inch re-bar found on the north side of the variable width right of way of Glore Road;

THEN proceed in a generally southwesterly direction through the following courses along the right of way of Glore Road: 134.39 feet along the arc of a curve to the left, said curve having a radius of 282.97 feet and chord bearing South 68 degrees 45 minutes 14 seconds West for 133.13 feet to a point;

THEN 126.79 feet along the arc of a curve to the left, said curve having a radius of 501.23 feet and chord bearing South 49 degrees 52 minutes 29 seconds West for 126.45 feet to a point;

THEN South 44 degrees 02 minutes 02 seconds West for 101.90 feet to a point;

THEN 323.09 feet along the arc of a curve to the left, said curve having a radius of 759.53 feet and chord bearing South 30 degrees 30 minutes 24 seconds West for 320.66 feet to a point;

THEN 94.37 feet along the arc of a curve to the left, said curve having a radius of 794.30 feet and chord bearing South 15 degrees 27 minutes 59 seconds West for 94.32 feet to a point;

THEN South 13 degrees 25 minutes 42 seconds West for 136.39 feet to a one-half inch rebar set;

THEN leaving said variable width right of way North 79 degrees 17 minutes 58 seconds West for 162.16 feet to a one-half inch re-bar found;

THEN North 21 degrees 37 minutes 41 seconds East for 219.92 feet to a one-half inch re-bar set;

THEN North 02 degrees 37 minutes 00 seconds East for 465.90 feet to a one inch open top pipe found;

THEN North 88 degrees 36 minutes 50 seconds West for 100.87 feet to a one-half inch rebar set at the POINT OF BEGINNING,

Together with and subject to covenants, easements, and restrictions of record along with all improvements found on subject property.

Said Tract Two contains 15.063 acres of land more or less and is shown on the ALTA/NSPS Land Title Survey for KFH Glore, LLC, a Georgia Limited Liability company et al dated May 5, 2022 last revised August 29, 2022 by Elite Land Surveying LLC under the Seal of Douglas R. Bentley, Georgia RLS number 2535.

Downspout Disconnects

A downspout disconnect is a method to spread rooftop runoff from individual downspouts across lawns and other pervious areas, where it is slowed, filtered and allowed to infiltrate into the native soils. Downspout disconnects can be used in conjunction with other BMPs such as bioretention areas, enhanced swales, and vegetated filter strips. If the downspout disconnect is used in conjunction with another BMP, then that BMP will need to be inspected and maintained as well.

Common problems that can occur when maintaining a downspout disconnect include, but are not limited to, the following:

- Clogged gutters or downspouts
- Loose gutters or downspouts
- Water not draining away from buildings
- Poorly draining soils
- Poorly functioning splash blocks
- Cracks within the downspout extension

Routine maintenance should be performed on the downspout disconnects to ensure that the practice is properly functioning to ensure that a water problem is not created for neighbors. Ensure that there is no erosion occurring at the base of the downspout. Other specific maintenance items depend on where the downspout has been disconnected from the storm or sanitary sewer and where the flow has been redirected.

Inspect the downspout disconnect after a large rainstorm. Make sure that there is no evidence of a leak in the gutters or downspouts, and ensure that rooftop runoff is directed through the system. During the winter months, downspouts should be inspected for cracks caused by water freezing in the downspout.

The table below shows a schedule for when different maintenance activities should be performed routine maintenance activities typically associated with downspout disconnects.

Downspout Disconnect Typical Routine Maintenance Activities and Schedule

Activity	Schedule
• Pervious areas located below simple downspout disconnections should be watered to promote plant growth and survival. • Inspect the pervious areas located below simple downspout disconnections following rainfall events. Plant replacement vegetation in any eroded areas.	As Needed (Following Construction)

Activity	Schedule
• Inspect pervious area located below simple downspout disconnection. Maintain vegetation (e.g., mow, prune, trim) as needed. • Remove accumulated trash and debris in pervious area located below the simple downspout disconnection.	Regularly (Monthly)
• Inspect gutters and downspouts. Remove any accumulated leaves or debris. • Inspect the pervious areas located below simple downspout disconnections for erosion and the formation of rills and gullies. Plant replacement vegetation in any eroded areas. • Inspect the pervious areas located below simple downspout disconnections for dead or dying vegetation. Plant replacement vegetation as needed.	Annually (Semi-Annually During First Year)

Downspout Disconnects					
Maintenance Item	Condition				Comment
	Good	Marginal	Poor	N/A*	
Access to the site is adequately maintained for inspection and maintenance.					
Gutters are clean. No sediment, debris, or trash to clog the system.					
Downspouts are properly fastened to convey water from the roof.					
Downspouts are free of trash, debris, and sediment and conveying water properly.					
No evidence of leaks at joints or other components of downspouts.					
Erosion control mats are present on site to prevent erosion on pervious area below downspout disconnects.					
Area is clean (trash, debris, grass clippings, etc. removed).					
Vegetation is in place and is healthy. No bare or dying areas.					
Unwanted vegetation is trimmed and removed.					
No evidence of erosion, scour, or flooding.					
Results					
Overall condition of Downspout Disconnects:					
Additional Comments					
Notes: * If a specific maintenance item was not checked, please check N/A and explain why in the appropriate comment box.					

Stormwater Ponds

A stormwater pond is a constructed, shallow stormwater retention basin or landscaped area with a permanent pool of water. Stormwater runoff collected in the pool is treated through settling. In addition, the aquatic bench (fringe wetlands), safety bench, side slopes, and shallow areas of the pond include plants to aid in the filtration and infiltration of the stormwater runoff flowing through the practice.

There are some common problems to be aware of when maintaining a stormwater pond. They include, but are not limited to, the following:

- Sediment build-up
- Clogging in the inlet and outlet structure
- Establishing vegetation within the stormwater pond
- Pruning and weeding to maintain appearance
- Eutrophic conditions indicated by excessive algae growth or fish kills
- Creating a mosquito habitat

Routine inspection and maintenance should be performed on stormwater ponds to ensure that the structure is functioning properly. Note that during the first year the stormwater pond is built, maintenance may be required at a higher frequency to ensure the proper establishment of vegetation in the practice. For more information on vegetation in stormwater ponds, see Appendix D: Planting and Soil Guidance.

In addition to routine maintenance, stormwater ponds have seasonal and intermittent maintenance requirements. During the winter months, the stormwater pond should be inspected after a snow event (this is specific to northern areas of Georgia) to make sure that the materials used to de-ice the surrounding areas stay out of the practice to avoid further pollution. In addition, planting material should be trimmed during the winter, when the plants are dormant.

Inspect the stormwater pond after a large rainstorm. Keep drainage paths (both to and from the BMP) clean so that the water can properly flow into the stormwater pond. If the stormwater pond is not draining properly, check for clogging in the inflow and outflow structures.

If the forebay or stormwater pond has received a significant amount of sediment over a period of time, then the sediment at the bottom of the forebay or pond may need to be removed. Accumulated sediment in the practice decreases the available storage volume and affects the pond's ability to function as it was designed. A sediment marker should be placed in the forebay to determine when sediment removal is required. It important to note that sediment excavated from stormwater ponds

that does not receive stormwater runoff from stormwater hotspots are typically not considered to be toxic and can be safely disposed through either land application or landfilling. Stormwater hotspots are areas that produce higher concentrations of metals, hydrocarbons, or other pollutants than normally found in urban runoff. Examples of operations performed in potential stormwater hotspots include vehicle maintenance and repair, vehicle washing, landscaping/grounds care, and outdoor material and product storage. Check with the local development review authority to identify any additional constraints on the disposal of sediments excavated from stormwater ponds.

Periodic mowing of the pond buffer is only required along maintenance right-of-way and the embankment. The remaining buffer can be managed as a meadow (mowing every other year) or a forest.

In order to keep the water that exits the stormwater pond clean, fertilizers should be used sparingly during establishment. Once the vegetation in the practice has been established, fertlizers should not be used. While vegetation in the stormwater pond is important, the primary purpose of a stormwater pond is to act as a water quantity and quality device, and introducing fertilizers into the stormwater pond introduces nutrients such as phosphorus and nitrogen that can pollute downstream waters. In addition, stormwater ponds should already be nutrient rich environments that do not require fertilization. To control animal nuisances and invasive species, pesticides (including herbicides, fungicides, insecticides, or nematode control agents) should be used sparingly and only if necessary.

Stormwater ponds create a challenge for controlling mosquitos, because some types of vegetation, such as cattails, can create an environment that allows mosquitoes to breed both in the pond and along the shoreline. Keeping the practice free of trash will help the practice from becoming a mosquito habitat. Another method to control mosquitoes is to place fish, such as the mosquitofish (Gambusia affinis), in the pond to help with controlling the mosquitoes. Animals such as dragonflies, diving beetles, birds, and bats may aid on controlling mosquitoes, however it is likely that additional measures, such as chemicals, may be required to control the mosquitoes (using chemicals should be a last resort). Keeping the pond at a depth of four feet or greater can aid in mosquito control by limiting vegetation growing around the pond. If mosquitoes begin to pose a problem, consult a qualified professional.

Pond dam inspection and maintenance is also very important. The pond dam should be inspected for seepage and structural integrity. Look for saturated soil, sediment deposits, and flowing water at the base of an earthen dam and on the rear face of the dam. On concrete dams, look for seepage, cracks, leaks and rust stains, or bulges. If any signs of seepage are found, consult a Professional Engineer. Pests such as burrowing animals and fire ants can pose a major threat to dam safety. Fire ant tunnels and animal burrows can weaken the dam structure and create an undesired water pathway through the dam. In addition, tree roots are another source of potential damage and failure. Woody vegetation may not be planted on the embankment or allowed to grow within 15 feet of the toe of the embankment and 25 feet from the principal spillway structure. If you have a large dam that is subject to regulations by the state, other maintenance items may be required. Please consult a Professional Engineer for additional guidance.

Ponds can be an attractive nuisance, so security and safety should be taken into consideration. Fencing requirements are at the discretion of the local government. If security measures such as a fence and gate are present, ensure that they are functional and locked.

It is important that the embankment for a pond be inspected regularly for trees and animal activity. Trees growing on the top or sides of the embankment should be removed. The roots of trees grow into the embankment and will weaken the structure of the embankment by creating passage ways that allow water to flow through the embankment. Trees that are blown over or damaged by storms can loosen or remove soil which weakens the strength of the embankment. In the same way animals can burrow holes weakening the structure of the embankment. These holes act as a passage way for the water to travel through the embankment, increasing the potential for the embankment to fail.

Geese are attracted to open water, clean lines of sight, and grass. They can become a nuisance to stormwater ponds if they are causing damage to plants or the banks, or if they are 'loading' the pond with nutrients and bacteria. Geese can be discouraged from using a stormwater pond by planting the buffer with shrubs and native ground covers or installing an aquatic shelf, but ensure that access points are maintained.

The table below shows a schedule for when different maintenance activities should be performed on a stormwater pond.

Stormwater Ponds Typical Routine Maintenance Activities and Schedule

Activity	Schedule
• Inspect inlets, outlets and overflow spillway to ensure good condition and no evidence of erosion. • Clean and remove debris from inlet and outlet structures. • Mow side slopes. • Inspect pond dam for structural integrity. • Remove trash from the area around the pond.	Monthly
• If wetland components are included, inspect for invasive vegetation.	Semiannual Inspection
• Inspect for damage, paying particular attention to the control structure. • Check for signs of eutrophic conditions (e.g., algal blooms and fish kills). • Note signs of hydrocarbon build-up (e.g., an oil sheen), and remove appropriately. • Monitor for sediment accumulation in the facility and forebay. • Check all control gates, valves, or other mechanical devices.	Annual Inspection
• Repair undercut or eroded areas.	As Needed
• Perform wetland plant management and harvesting.	Annually (if needed)
• Remove sediment from the forebay.	5 to 7 years or after 50% of the total forebay capacity has been lost

Activity	Schedule
• Monitor sediment accumulations, and remove sediment when the pool volume has become reduced significantly, or the pond becomes eutrophic.	10 to 20 years or after 25% of the permanent pool volume has been lost

(Source: WMI, 1997)

Stormwater Pond					
Maintenance Item	Condition				Comment
	Good	Marginal	Poor	N/A*	
General Inspection					
Access to the site is adequately maintained for inspection and maintenance.					
Area is clean (trash, debris, grass clippings, etc. removed).					
Inlet Structure					
Drainage ways (overland flow or pipes) to the practice are free of trash, debris, large branches, etc.					
Area around the inlet structure is mowed and grass clippings are removed.					
No evidence of gullies, rills, or excessive erosion around the inlet structure.					
Inlet pipe is in good condition, and water is going through the structure (i.e. no evidence of water going around the structure).					
Diversion structure (high flow bypass structure or other) is free of trash, debris, or sediment. Comment on overall condition of diversion structure and list type.					
Pretreatment (choose one)					
Forebay – area is free of trash, debris, and sediment.					
Filter Strip or Grass Channels – area is free of trash debris and sediment. Area has been mowed and grass clippings are removed. No evidence of erosion.					
Rock Lined Plunge Pools – area is free of trash debris and sediment. Rock thickness in pool is adequate.					
Main Treatment					
Main treatment area is free of trash, debris, and sediment.					
Erosion protection is present on site (i.e. turf reinforcement mats). Comment on types of erosion protection and evaluate condition.					
No algal growth along or within the pond.					
Native plants were used in the practice according to the planting plan. No undesirable vegetation.					
Practice seems to be working properly. No settling around the stormwater pond.					

Stormwater Pond					
Maintenance Item	Condition				Comment
	Good	Marginal	Poor	N/A*	
Comment on overall condition of stormwater pond.					
Vegetation within and around practice is maintained per landscaping plan. Grass clippings are removed.					
No significant sediment accumulation within the practice.					
No evidence of use of fertilizer on plants (fertilizer crusting on the surface of the soil, tips of leaves turning brown or yellow, blackened roots, etc.).					
Plants seem to be healthy and in good condition. Comment on condition of plants.					
Emergency Overflow					
Emergency overflow is free of trash, debris, and sediment.					
No evidence of erosion, scour, flooding, or animal activity around the structure.					
No evidence of erosion, scour, or flooding around the structure.					
Outlet Structure					
Outlet structure is free of trash, debris, and sediment.					
No evidence of erosion, scour, or flooding around the structure.					
Outlet structure does not appear to be blocked.					
No evidence of animal activity.					
No evidence of seepage on the downstream face.					
Results					
Overall condition of Stormwater Pond:					
Additional Comments					
Notes: * If a specific maintenance item was not checked, please check N/A and explain why in the appropriate comment box.					

EXHIBIT 'C'

PERMANENT WATER QUALITY BMP AND ACCESS EASEMENT AGREEMENT

STATE OF GEORGIA

COUNTY OF COBB

THIS EASEMENT granted this 29th day of September, 202

between the property owner KFH Glore, LLC as party of the first part, hereinafter referred to as Grantor, and City of Mableton, a political subdivision of the State of Georgia, as party of the second part, hereinafter referred to as Grantee.

WITNESSETH THAT: Grantor, for and in consideration of the sum of ONE DOLLAR ($1.00) in hand paid at and before the sealing and delivery of this easement and in consideration of the agreements and covenants contained in this document and the Maintenance Agreement between Grantor and Grantee, hereby grants unto the Grantee an easement in and to that portion of the property shown on Exhibit "A" to the Maintenance Agreement, as shown and identified on the plat attached hereto as Exhibit "1".

The purpose of this easement is to allow Grantee, or its agents, access for maintenance activities to the Water Quality Best Management Practice (BMP) facility, and to prevent development of the property within the easement following issuance of the Certificate of Occupancy or in the case of a residential subdivision, the approval of the Final Plat, without written permission from the Cobb County Stormwater Management Division. This easement is required by the provisions of the Maintenance Agreement executed by and between the Grantor and Grantee.

PERMANENT WATER QUALITY BMP AND ACCESS EASEMENT AGREEMENT

SO AGREED this 29th day of September, 20 2.

PROPERTY OWNER
LIMITED LIABILITY CORPORATION

Name of LLC: KFH Glore, LLC,
Printed or Typed Name

By: _____
Signature

o eph Kerle
Printed or Typed Name

Attest: _____
Signature of Witness

r tta Camp
Printed or Typed Name

Title: C
Managing Person

_____
(Notary Public)

(Notary Seal)

Attachments: Exhibit 1 (Plat of Easement)

EXHIBIT 'D'

COBB COUNTY

BMP Facility Operation and Maintenance Inspection Report for Pond Facilities

Inspector Name_____ Community Sweetlake Grove

Inspection Date_____ Address _____

Type of BMP_____

Watershed_____ Tax Map _____

ITEM INSPECTED	CHECKED Yes	CHECKED No	MAINTENANCE Reqd.	MAINTENANCE Not Reqd.	OBSERVATIONS & REMARKS
I. POND FACILITIES A. Pond Dam Embankments and Emergency Spillways					
1. Vegetation and Ground Cover Adequate					
2. Surface Erosion					
3. Animal Burrows					
4. Unauthorized Planting					
5. Cracking, Bulging, or Sliding of Dam					
a. Upstream Face					
b. Downstream Face					
c. At or Beyond Toe					
Upstream					
Downstream					
d. Emergency Spillway					
6. Pond, Toe & Chimney Drains Clear & Funct.					
7. Seeps/Leaks on Downstream Face.					

ITEM INSPECTED	CHECKED Yes	No	MAINTENANCE Reqd.	Not Reqd.	OBSERVATIONS & REMARKS
8. Slope Protection or Riprap Failures					
9. Vertical and Horizontal Alignment of Top of Dam as Per "As-Built" Plans					
10. Emergency Spillway Clear of Obstructions and Debris					
11. Other (Specify)					
B. Riser and Principal Spillway Type: Reinforced Concrete Corrugated Pipe Masonry *Indicates Dry Ponds Only 1.* Low Flow Orifice Obstructed					
2.* Low Flow Trash Rack					
a. Debris Removal Necessary b. Corrosion Control					
3. Weir Trash Rack Maintenance					
a. Debris Removal Necessary					
b. Corrosion Control					
4. Excessive Sediment Accumulation Inside Riser					
5. Concrete/Masonry Condition Riser & Barrels					
a. Cracks or Displacement					
b. Minor Spalling (<1")					
c. Major Spalling (Rebars Exposed)					
d. Joint Failures					
e. Water Tightness					
6. Metal Pipe Condition					
7. Control Valve					
a. Operational/Exercised					
b. Chained and Locked					

ITEM INSPECTED	CHECKED Yes	No	MAINTENANCE Reqd.	Not Reqd.	OBSERVATIONS & REMARKS
8. Pond Drain Valve					
a. Operational/Exercised					
b. Chained and Locked					
9. Outfall Channels Functioning					
10. Other (Specify)					
C. Permanent Pool - Wet Ponds					
1. Undesirable Vegetative Growth					
2. Floating or Floatable Debris Removal Required					
3. Visible Pollution					
4. Shoreline Problems					
5. Other (Specify)					
D. Dry Pool Areas - Dry Pond					
1. Vegetation Adequate					
2. Undesirable Vegetative Growth					
3. Undesirable Woody Growth					
4. Low Flow Channels Clear of Obstructions					
5. Standing Water or Wet Spots					
6. Sediment and/or Trash Accumulation					
7. Other (Specify)					
E. Condition of Outfalls into Pond Area					
1. Rip Rap Failures					
2. Slope Invert Erosion					
3. Storm Drain Pipes					
4. Endwalls/Headwalls					
5. Other (Specify)					

ITEM INSPECTED	CHECKED Yes	No	MAINTENANCE Reqd.	Not Reqd.	OBSERVATIONS & REMARKS
F. Other					
1. Encroachments on Pond or Easement Area (Be Specific)					
2. Complaints from Local Residents (Describe on Back)			N/A	N/A	
3. Aesthetics					
a. Grass Mowing Reqd.					
b. Graffiti Removal Reqd.					
c. Other					
4. Public Hazards (Be Specific)					
5. Maintenance Access					

SUMMARY

1. Inspector's Remarks:

_____

_____

_____

_____

2. Overall Condition of Facility (Check One) Acceptable _____

Unacceptable _____

3. I hereby certify under penalty of perjury that I have performed the inspections and made a good faith effort to identify the items that need maintenance. I further certify that failure to inspect or misrepresent the need for maintenance could result in my liability for personal or property damage.

Signed: _____ Date:

_____Inspector

AGENDA ITEM MEMORANDUM

MEETING OF: October 8, 2025
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Second Read - An Ordinance Updating Article 7, Special License and Regulatory Fees, and Chapter 5, Alcoholic Beverages, of the City Code of Ordinances and for Other Lawful Purposes - City Attorney Walker-Ashby

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:
1. Police Special Regulatory & Alcohol Ordinance Updates Rev. 9.19.25 (3)

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

AN ORDINANCE UPDATING ARTICLE 7, SPECIAL LICENSE AND REGULATORY FEES, AND CHAPTER 5, ALCOHOLIC BEVERAGES, OF THE CITY CODE OF ORDINANCES 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 empowered by Sec. 1.13(4) of the City Charter to "to levy and to provide for the collection of regulatory fees and taxes on privileges, occupations, trades, and professions" and "to permit and regulate the same;"

WHEREAS, the City Council desires through this Ordinance to update Chapter 7, Taxes, Fees and Assessments Article 7, Special License and Regulatory Fees, and Chapter 5, Alcoholic Beverages, of the City Code of Ordinances; and

WHEREAS, the City Council finds this Ordinance to be in the bests interest of the health, safety and welfare of the City.

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

Section 1. Article 7, Special License and Regulatory Fees, Division 1, of Chapter 7, Taxes, Fees and Assessments, is hereby amended to create a new subsection 7.7.1.1(e), References, which shall read as follows:

CHAPTER 7 - TAXES, FEES AND ASSESSMENTS

…

ARTICLE 7 - SPECIAL LICENSE AND REGULATORY FEES

DIVISION 1 – GENERALLY

Sec. 7.7.1.1. Purpose of article; statutory authority; applicability of general regulations.

…

(e) References. References to the police department, police officers and/or Cobb County police under this Chapter shall mean: 1) City law enforcement officers, 2) Cobb County police officers performing law enforcement services on the City's behalf and/or the City manager's designee(s).

Section 1. Article 1, In General, of Chapter 5, Alcoholic Beverages, of the City of Mableton Code of Ordinances, is hereby amended to create a new section 5.1.8, References, which shall read as follows:

CHAPTER 5 – ALCOHOLIC BEVERAGES

ARTICLE 1 – IN GENERAL

Sec. 5.1.8. References.

References to the police department under this Chapter shall mean: 1) City law enforcement officers, 2) Cobb County police officers performing law enforcement services on the City's behalf and/or the City manager's designee(s).

****

Section 3. 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 4. 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 5. The effective date of this Ordinance shall be the date of its adoption by the City Council, 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 ORDAINED this _____ day of _____, 2025.

ATTEST:

_____
Susan D. Hiott, City Clerk

CITY OF MABLETON, GEORGIA:

_____
Dr. Michael Owens, Mayor

APPROVAL AS TO FORM:

_____
Emilia Walker-Ashby, Interim City Attorney