



CITY OF MABLETON, GEORGIA
5656 Mableton Parkway , Mableton , GA 30126
January 8, 2026 at 6:30 PM

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

PLANNING COMMISSION REGULAR MEETING AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES**
- 4. UNFINISHED BUSINESS**
 - a. REZ-2025-006 – Tax Parcel 18020100030 (Old Alabama Rd) and Tax Parcel 18025800020 (Cardell Rd) – Request to rezone 22 acres from R-20/OSC to RA-6 for the development of 101 single family detached homes. - *Staff Hold***
- 5. NEW BUSINESS**
 - a. REZ2025-008 - Tax Parcel 19115100080 (5080 Brookwood Drive SW) - Request to rezone 1.98 acres from R-20 to NRC for the development of a convenience store with self-service fuel; tenant spaces/units - *The applicant is requesting a deferral.***
 - b. TLUP2005-004 - Tax Parcel 18039100080 (245 Hunnicut Rd) Applicant seeking a temporary land use permit for a dog-sitting business. *Item to be held for lack of advertising and other requirements.***
 - c. TLUP-2025-003 - 740 Veterans Memorial - Soccer League/Training Facility - *Applicant to withdraw — No action needed.***
 - d. REZ2025-009 - Tax Parcel 18039000110 (6671 Mableton Parkway) - Request to rezone a 2.33-acre parcel to rezone from R-20 to NRC for a commercial development.**
 - e. REZ-2025-010 - Tax Parcel 19083800130 (3710 Cedar Drive SW) - Request to rezone the subject property from R-20 to LRO for the development of an office building.**
- 6. ADJOURNMENT**

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

RECEIVED
SEP 11 2025
BY: CW

APPROVED
SEP 10 2025
By:

Attachment A

Application for Rezoning Mableton, Georgia

Application No. R2 2025-006

PC Hearing Date: 10/11/25 2025

M&C Hearing Date: 11/12/25 2025

Applicant David Pearson Communities, Inc. Phone# (770) 321-5032
(applicant's name printed)

Address Suite 400, 2000 First Drive, Marietta, GA 30062 E-mail doug@davidpearsoncommunities.com

J. Kevin Moore Address Emerson Overlook, Suite 100
326 Roswell Street, Marietta, GA 30060

(representative's name printed)

BY: J. Moore Phone# (770) 429-1499 E-mail ikm@mijs.com

(representative's signature) Georgia Bar No. 519728

Signed, sealed and delivered in presence of:

Carolyn E. Cook
Notary Public

My commission expires: January 10, 2027



Titleholder David Pearson and Mary Margaret Manning, Trustee of The MMM Trust, dated December 27, 2013 Phone# _____ E-mail _____
(titleholder's name, printed)

Signature See Exhibit "1" Attached Collectively for Titleholders' Signatures and Contact Information Address _____
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

Notary Public _____ My commission expires: _____

Zoning Request From R-20, R-20/OSC to RA-6
(present zoning) (proposed zoning)

For the Purpose of Single-Family Detached Residential Community Size of Tract 21.672+/- Acre(s)
(subdivision, restaurant, warehouse, apt., etc.)

Location Intersection of the northerly and southerly sides of Old Alabama Road with the easterly side of Maxham Road; intersection of the easterly and westerly sides of Cardell Road with Old Alabama Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 145, 201, 208 District(s) 18th

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there ~~are~~ are no such assets. If any exist, provide documentation with this application.
to the best of our knowledge, information, and belief.
David Pearson Communities, Inc.
BY: _____ (applicant's signature)

We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there ~~is~~ is not such a cemetery. If any exist, provide documentation with this application.
to the best of our knowledge, information, and belief.
David Pearson Communities, Inc.
BY: _____

David Pearson, President

EXHIBIT "1" - ATTACHMENT TO APPLICATION FOR REZONING

City of Mableton, Georgia

Application No.: R22025 06 (2025)
Hearing Dates: 11/6, 2025
11/12, 2025

Applicant: David Pearson Communities, Inc.
Titleholders: David Pearson

Tax Parcel Nos.: 18020100030; 18025800020



David Pearson

Date Executed: 8-25, 2025

Address: Suite 400, 2000 First Drive
Marietta, Georgia 30062

Telephone No.: (770) 321-5032
E-mail: david@davidpearsoncommunities.com

Signed, sealed, and delivered in the presence of:

Sandra Blair
Notary Public
Commission Expires: 12-3-27

[Notary Seal]

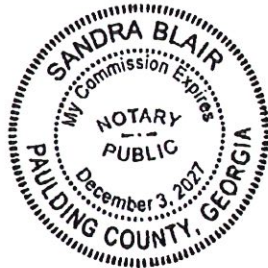




EXHIBIT "1" - ATTACHMENT TO APPLICATION FOR REZONING

City of Mableton, Georgia

Application No.: R2 2025 006 (2025)
Hearing Dates: 11/16, 2025
11/12, 2025

Applicant: **David Pearson Communities, Inc.**
Titleholders: **Mary Margaret Manning, Trustee of the
MMM Trust, dated December 27, 2013**

Tax Parcel Nos.: **18014500010; 18020100040**



Mary Margaret Manning
Mary Margaret Manning, Trustee of The MMM Trust,
dated December 27, 2013
Date Executed: August 27, 2025, 2025
Address: 1045 Chestnut Hill Circle
Marietta, Georgia 30064
Telephone No.: (770) 427-9750
E-mail: mmanning@bellsouth.net

Signed, sealed, and delivered in the presence of:

[Signature]
Notary Public

Deed Book 16094 Page 410
Filed and Recorded 10/13/2022 3:15:00 PM
2022-0118824
Connie Taylor
Clerk of Superior Court
Cobb County, GA
Participant IDs: 7339863107
7067927936



PREPARED BY AND RETURN TO:
MCMICHAEL & GRAY, PC
2055 NORTH BROWN RD, SUITE 250
LAWRENCEVILLE GA 30043-4920
FILE # _____

Part of the following Tax Parcels:
18025800020
18020100030

Cross Reference:
Warranty Deed at Deed Book 15449, Page 4439,
Cobb County, Georgia records; and

STATE OF GEORGIA

Quitclaim Deed at Deed Book 16093, Page
4341, aforesaid records.

COUNTY OF COBB

Certificate of Trust

Comes now the undersigned and certifies the following:

1. This certificate is signed by each trustee of **THE MMM TRUST, DATED DECEMBER 27, 2013** Trust.
2. That **THE MMM TRUST, DATED DECEMBER 27, 2013** Trust was established on **December 27, 2013**, by **MARY MARGARET MANNING** and has not been revoked, modified, or amended in any manner that would cause the representations contained in this certification to be incorrect;
3. The settlor of the Trust was **MARY MARGARET MANNING** only.
4. The names and addresses of each trustee are as follows:

MARY MARGARET MANNING

1045 Chestnut Hill Circle
Marietta, Ga 30064

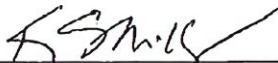
5. The number and identity of trustee(s) required to exercise the powers of trustee are as follows: **MARY MARGARET MANNING** only.
6. The trustee has the power to sell, exchange, grant options, partition or otherwise dispose of real property held in trust from time to time at public or private sale upon terms and conditions as determined by the trustee, and no consent or action of any other person is required.
7. The undersigned acknowledges that this Certificate of Trust will be filed in the deed books and records of Cobb County, Georgia.

THIS CERTIFICATION made in accordance with and persons relying upon same are entitled to the protections, rights and immunities contained in OCGA § 53-12-280.

Sworn to and subscribed before me this the 11th day of August, 2022.

Signed, sealed and delivered
in the presence of:

 [SEAL]
MARY MARGARET MANNING, TRUSTEE



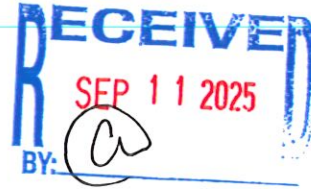
Witness



Notary Public

My commission expires
(NOTARY SEAL)





Attachment B

Application No. 006
(2025)

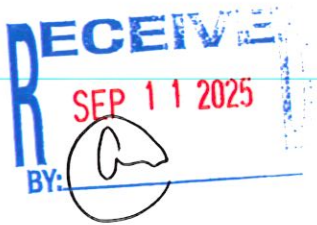
Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): Minimum 1,800 square feet and greater
- b) Proposed building architecture: Traditional, Craftsman
- c) List all requested variances: Variances requested are identified in the submitted stipulation letter

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

- a) Proposed use(s): Not Applicable
- b) Proposed building architecture: Not Applicable
- c) Proposed hours/days of operation: Not Applicable
- d) List all requested variances: Not Applicable



Attachment C1

Application No.: 2025-06 R2882

PROPERTY/FINANCIAL DISCLOSURE REPORT¹ BY APPLICANT²

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

Does any member of the Mayor and Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? No, to the best of our knowledge, information, and belief.

If so, describe the nature and extent of such interest: Not Applicable.

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

If so, describe the nature and extent of such interest: Not Applicable.

Does any member of the Mayor and Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? No, to the best of our knowledge, information, and belief.

If so, describe the relationship and the nature and extent of such interest: Not Applicable.

I certify that the foregoing information is true and correct, this 25 day of AUG, 2025.
David Pearson Communities, Inc.

BY: [Signature]
Applicant's Signature
David Pearson, President

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

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



Attachment C2

CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

Application No. : _____

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

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

No.

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

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

The name of the member(s) of the Mayor and Council or Planning Commission to whom the campaign contribution or gift was made: Not Applicable.

The dollar amount of each campaign contribution made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application and the date of each such contribution: Not Applicable.

An enumeration and description of each gift having a value of two hundred fifty dollars (\$250.00) or more made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application: Not Applicable.

I certify that the foregoing information is true and correct, this 25~~th~~ day of Aug, 2025.

DAVID PEARSON COMMUNITIES, INC.

BY: _____

[Signature]
Applicant's Signature
David Pearson, President

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

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



Attachment C1

Application No.: _____

PROPERTY/FINANCIAL DISCLOSURE REPORT¹ BY APPLICANT²

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

Does any member of the Mayor and Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? _____
No, to the best of our knowledge, information, or belief.

If so, describe the nature and extent of such interest: Not Applicable.

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

If so, describe the nature and extent of such interest: Not Applicable.

Does any member of the Mayor and Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? No, to the best of our knowledge, information, and belief.

If so, describe the relationship and the nature and extent of such interest: Not Applicable.

I certify that the foregoing information is true and correct, this 4th day of September, 2025.
Moore Ingram Johnson & Steele, LLP
BY: [Signature]
Applicant's Signature
J. Kevin Moore; Georgia Bar No. 519728
Attorneys for Applicant and Property Owners

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

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



Attachment C2

CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

Application No.: _____

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

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

No. _____

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

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

The name of the member(s) of the Mayor and Council or Planning Commission to whom the campaign contribution or gift was made: Not Applicable.

The dollar amount of each campaign contribution made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application and the date of each such contribution: Not Applicable.

An enumeration and description of each gift having a value of two hundred fifty dollars (\$250.00) or more made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application: Not Applicable.

I certify that the foregoing information is true and correct, this 4th day of September, 2025.

Moore Ingram Johnson & Steele, LLP

BY: J. Kevin Moore

Applicant's Signature

J. Kevin Moore; Georgia Bar No. 519728

Attorneys for Applicant and Property Owners

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

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

ATTACHMENT "D"

2024103207 Deed Book 16250 Page 5136
Filed and Recorded: 12/13/2024 1:01:45 PM
Real Estate Transfer Tax: \$640.00
Connie Taylor
Clerk of Superior Court
Cobb County, Georgia
ParticipantIDs: 4045311118, 7067927936



..... (Space Above This Line For Recording Data)

RETURN TO:
MOORE INGRAM JOHNSON & STEELE, LLP
EMERSON OVERLOOK
326 ROSWELL STREET
MARIETTA, GEORGIA 30060
24R351.1

**LIMITED
WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF COBB

THIS INDENTURE, made the 13th day of December, in the year Two Thousand Twenty-Four,
between

**BRENT STEPP CONSTRUCTION COMPANY, INC.,
a Georgia corporation**

as party or parties of the first part, hereinafter called Grantor, and

DAVID PEARSON

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to
include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of OTHER VALUABLE
CONSIDERATIONS AND TEN AND NO/100 DOLLARS (\$10.00) in hand paid at and before the sealing
and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold,
aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey, and
confirm unto the said Grantee,

**All that tract or parcel of land lying and being in Land Lots 201 and 218 of the 18th
District, 2nd Section, City of Austell, Cobb County, Georgia and being more
particularly described on Exhibit "A" attached hereto and incorporated herein by
this reference.**

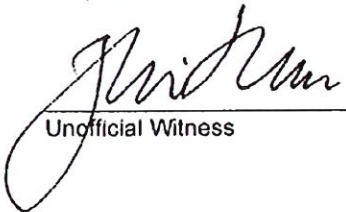
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members
and appurtenances thereof, to the same being belonging, or in anywise appertaining, to the only proper
use, benefit and behoof of the Grantee forever in FEE SIMPLE; subject only to those matters (hereinafter
referred to as "Permitted Title Exceptions") set out in the attached Exhibit "B", attached hereto and by this
reference made a part hereof.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons CLAIMING BY, THROUGH, OR UNDER GRANTOR, BUT NOT OTHERWISE.


IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

BRENT STEPP CONSTRUCTION COMPANY, INC.
a Georgia corporation



Unofficial Witness

By:  _____
Brent Stepp, President

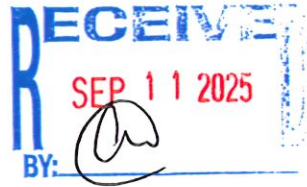




Notary Public
MY COMMISSION EXPIRES:



RECEIVED
SEP 11 2025
BY: 

**EXHIBIT "A"**

All that tract or parcel of land lying and being in Land Lots 201 and 258, 18th District, 2nd Section, Cobb County, City of Austell, Georgia, and being more particularly described as follows:

Beginning at a point located at the intersection of the Easterly right-of-way of Cardell Road and the Southeasterly right-of-way of Old Alabama Road; thence along said right-of-way of Old Alabama Road the following courses and distances; North 58°02'58" East a distance of 110.85 feet to a calculated point; thence following a curve to the right, said curve having an arc distance of 94.66 feet and a radius of 1637.36 feet and being subtended by a chord bearing North 59°42'20" East a distance of 94.65 feet to a calculated point; thence following a curve to the right, said curve having an arc distance of 118.38 feet and a radius of 1039.64 feet and being subtended by a chord bearing North 64°37'27" East a distance of 118.32 feet to a calculated point; thence following a curve to the right, said curve having an arc distance of 286.24 feet and a radius of 7609.56 feet and being subtended by a chord bearing North 68°57'50" East a distance of 286.22 feet to a calculated point; thence North 70°02'29" East a distance of 90.71 feet to a ½ inch rebar set; thence leaving said right-of-way South 07°56'31" West a distance of 288.29 feet to a ½ inch rebar found; thence South 82°00'29" East a distance of 331.90 feet to a 2-inch open top pipe found; thence South 02° 29' 30" West a distance of 352.45 feet to a ½ inch rebar found; thence South 23°10'09" West a Distance of 290.45 feet to a ½ inch rebar set; thence South 23°13'09" West a distance of 219.94 feet to a 1-inch open top pipe found; thence South 23°05'11" West a distance of 129.97 feet to a 5/8 inch rebar found on the Northeasterly right-of-way of Cardell Road; thence along said right-of-way the following courses and distances: Following a curve to the left, said curve having an arc distance of 234.38 feet and a radius of 2464.45 feet and being subtended by a chord bearing North 41°26'49" West a distance of 234.29 feet to a calculated point; thence following a curve to the left, said curve having an arc distance of 222.09 feet and a radius of 4382.08 feet and being subtended by a chord bearing North 45°37'25" West a distance of 222.07 feet to a calculated point; thence North 47°04'31" West a distance of 106.60 feet to a calculated point; thence following a curve to the right, said curve having an arc distance of 127.17 feet and a radius of 497.93 feet and being subtended by a chord bearing North 39°45'33" West a distance of 126.82 feet to a calculated point; thence following a curve to the right; said curve having an arc distance of 80.14 feet and a radius of 675.27 feet and being subtended by a chord bearing North 29°02'33" West a distance of 80.09 feet to a calculated point; thence following a curve to the right, said curve having an arc distance of 80.70 feet and a radius of 875.17 feet and being subtended by a chord bearing North 22°13'02" West a distance of 80.67 feet to a calculated point; thence North 18°47'21" West a distance of 354.88 feet to THE TRUE POINT OR PLACE OF BEGINNING.

Said tract or parcel of land containing 15.169 acres and reflected on that certain ALTA/NSPS Survey of 15.169 +/- acres lying and being on Old Alabama Road and Cardell Road for SDH ATLANTA, LLC, First American Title Insurance Company, Ridgeland Title, and McMichael & Gray, P.C. dated June 29, 2021 by James A. Jacobs, Georgia Registered Land Surveyor No. 2867, Adam & Lee Land Surveying.



EXHIBIT "B"

1. Taxes and assessments for the year 2025, and subsequent years, not yet due and payable.
2. Easement from Mrs. Mary C. Manning for R.C. Cousins Estate to Georgia Power dated September 16, 1953, filed January 27, 1954 and recorded in Deed Book 264, Page 596, Cobb County, Georgia Records.
3. Rural Post Roads Right of Way Deed from Mrs. R.C. Cousins and M. Manning to the Department of Transportation dated May 26, 1974, filed May 7, 1975 and recorded in Deed Book 1600, Page 20, Cobb County, Georgia Records.
4. Rural Post Roads Right of Way Deed from Mrs. R.C. Cousins to the Department of Transportation dated May 26, 1974, filed May 7, 1975 and recorded in Deed Book 1600, Page 64, Cobb County, Georgia Records.
5. Rural Post Roads Right of Way Deed from Mrs. R.C. Cousins and M. Manning to the Department of Transportation dated May 26, 1974, filed May 7, 1975 and recorded in Deed Book 1600, Page 67, Cobb County, Georgia Records.
6. Easement and Right of Way from Mary C. Manning, individually and as Trustee under the Testamentary Trust of Margaret Gordon Cousins, deceased to Cobb County-Marietta Water Authority dated April 15, 1996, filed April 17, 1996 and recorded in Deed Book 9548, Page 507, Cobb County, Georgia Records.
7. Sewer Easement Agreement between Mable Street Limited, LLC and Mary C. Manning dated December 13, 2005, filed January 4, 2006 and recorded in Deed Book 14272, Page 1779, Cobb County, Georgia Records.
8. Cobb County Right of Way Deed from Brent Stepp Construction Company, Inc. dated September 21, 2021, filed October 11, 2021 and recorded in Deed Book 15978, Page 6484, Cobb County, Georgia Records.
9. Memorandum of Agreement by and between SDH Atlanta LLC and Brent Stepp Construction Company, Inc. dated November 30, 2022, filed November 30, 2022 and recorded in Deed Book 16102, Page 5239, Cobb County, Georgia Records.
10. Easement for Anchors, Guy Poles and Guy Wires from Brent Stepp Construction Company, Inc. to Georgia Power Company dated April 17, 2023, filed July 4, 2023 and recorded in Deed Book 16144, page 2040, Cobb County, Georgia Records.



11. All matters reflected in that certain plat recorded in Plat Book 4, Page 135, Cobb County, Georgia Records.
12. All matters reflected in that certain plat recorded in Plat Book 22, Page 113, Cobb County, Georgia Records.
13. All matters reflected in that certain plat recorded in Plat Book 23, Page 42, Cobb County, Georgia Records.

ATTACHMENT "D"

Deed Book 15489 Pg 4966
Filed and Recorded Oct-31-2017 03:42pm
2017-0123392
Real Estate Transfer Tax \$0.00

Rebecca Keaton

Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

Deed Book 15449 Pg 4434
Filed and Recorded Jun-08-2017 03:31pm
2017-0064064
Real Estate Transfer Tax \$0.00
0322017013303

Rebecca Keaton

Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.



AFTER RECORDING PLEASE RETURN TO:
Jeffrey N. Gaba, Esq.
Gregory, Doyle, Calhoun & Rogers, LLC
49 Atlanta Street
Marietta, GA 30060

PLEASE RE-RECORD TO CORRECT THE LEGAL
DESCRIPTIONS ATTACHED AS EXHIBIT "A"

STATE OF GEORGIA
COUNTY OF COBB

WARRANTY DEED

THIS INDENTURE, is made as of this 6th day of June, 2017, by and between **MARY MARGARET MANNING**, a resident of the State of Georgia (hereinafter called "Grantor"), and **MARY MARGARET MANNING, TRUSTEE OF THE MMM TRUST, DATED DECEMBER 27, 2013, OR ANY SUCCESSOR TRUSTEE** (hereinafter called "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

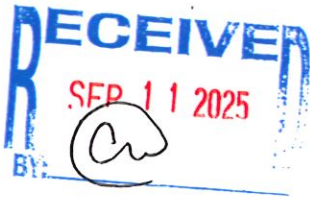
FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by Grantee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

All that tract or parcel of land lying and being in Land Lots 145 and 201, of the 18th District, 2nd Section, Cobb County, Georgia and being more particularly described in Exhibit "A" attached hereto and made a part hereof by this reference. Tax Parcel 18014500010.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

Deed Book 15449 Ps 4435



Deed Book 15489 Ps 4967

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

Mary Margaret Manning
MARY MARGARET MANNING

Anna Winters
Unofficial Witness

Gail M. Brown
Notary Public
Commission Expiration: *5/1/20*



2245103_1.DOC

TRACT I:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 145 AND 201 OF THE 18TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY SHOWN ON THAT PLAT OF SURVEY DATED JUNE 19, 2008 FOR MARY MARGARET MANNING BY JOHN C. GASKINS, RLS NO. 2060, AND CHRISTOPHER A. EVANS, RLS NO. 2784, GASKINS SURVEYING, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RIGHT-OF-WAY MONUMENT LOCATED AT THE EASTERLY RIGHT OF WAY OF MAXHAM ROAD (APPARENT 150' R/W) WITH THE NORTHERLY RIGHT-OF-WAY OF OLD ALABAMA ROAD (VARIABLE R/W) AND THE POINT OF BEGINNING, RUN THENCE NORTH 77 DEGREES 12 MINUTES 01 SECONDS WEST A DISTANCE OF 94.29 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF MAXHAM ROAD; RUN THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF MAXHAM ROAD NORTH 07 DEGREES 51 MINUTES 46 SECONDS EAST A DISTANCE OF 674.57 FEET TO A POINT; RUN THENCE ALONG THE ARC OF A CURVE TO THE NORTHWEST HAVING A RADIUS OF 974.00 FEET, A CHORD BEARING OF NORTH 4 DEGREES 26 MINUTES 55 SECONDS WEST, AND A CHORD DISTANCE OF 415.36 FEET, FOR AN ARC DISTANCE OF 418.57 FEET TO A POINT; RUN THENCE NORTH 16 DEGREES 45 MINUTES 40 SECONDS WEST A DISTANCE OF 54.48 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY, RUN NORTH 86 DEGREES 17 MINUTES 35 SECONDS EAST A DISTANCE OF 71.73 FEET ALONG THE CENTERLINE OF BUTTERMILK CREEK TO A POINT; RUN THENCE SOUTH 04 DEGREES 28 MINUTES 58 SECONDS EAST A DISTANCE OF 472.93 FEET TO A POINT; RUN THENCE SOUTH 43 DEGREES 27 MINUTES 16 SECONDS EAST A DISTANCE OF 546.24 FEET TO A #4 REBAR FOUND ON THE NORTHERLY RIGHT-OF-WAY OF OLD ALABAMA ROAD; RUN THENCE ALONG SAID RIGHT-OF-WAY ALONG THE ARC OF A CURVE TO THE SOUTHWEST HAVING A RADIUS OF 1687.36 FEET, A CHORD BEARING OF SOUTH 60 DEGREES 26 MINUTES 50 SECONDS WEST, AND A CHORD DISTANCE OF 141.20 FEET, FOR AN ARC DISTANCE OF 141.24 FEET TO A POINT; RUN THENCE SOUTH 58 DEGREES 02 MINUTES 58 SECONDS WEST A DISTANCE OF 95.22 FEET TO A POINT; RUN THENCE ALONG THE ARC OF A CURVE TO THE SOUTHWEST HAVING A RADIUS OF 682.64 FEET, A CHORD BEARING OF SOUTH 55 DEGREES 33 MINUTES 14 SECONDS WEST, AND A CHORD DISTANCE OF 59.45 FEET, FOR AN ARC DISTANCE OF 59.47 FEET TO A POINT; RUN THENCE SOUTH 53 DEGREES 03 MINUTES 30 SECONDS WEST A DISTANCE OF 230.22 FEET TO A R/W MONUMENT AND THE POINT OF BEGINNING.

SAID TRACT CONTAINING 4.87 ACRES, MORE OR LESS.

TRACT III:

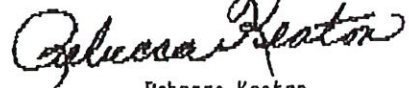
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 201 OF THE 18TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY SHOWN ON THAT PLAT OF SURVEY DATED JUNE 19, 2008 FOR MARY MARGARET MANNING BY JOHN C. GASKINS, RLS NO. 2060, AND CHRISTOPHER A. EVANS, RLS NO. 2748, GASKINS SURVEYING, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF LAND LOTS 144, 145, 201 AND 202 AND THE TRUE POINT OF BEGINNING, RUN THENCE SOUTH 89 DEGREES 14 MINUTES 05 SECONDS EAST A DISTANCE OF 22.19 FEET ALONG THE NORTHERN LOT LINE OF LAND LOT 201 TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF MAXHAM ROAD (APPARENT 150' R/W); THENCE LEAVING THE NORTHERN LOT LINE OF LAND LOT 201, RUN ALONG THE WESTERLY RIGHT-OF-WAY OF MAXHAM ROAD SOUTH 16 DEGREES 45 MINUTES 40 SECONDS EAST A DISTANCE OF 27.06 FEET TO A POINT; RUN THENCE ALONG THE ARC OF A CURVE TO THE SOUTHEAST HAVING A RADIUS OF 824.00 FEET, A CHORD BEARING OF SOUTH 04 DEGREES 26 MINUTES 55 SECONDS EAST, AND A CHORD DISTANCE OF 351.39 FEET, FOR AN ARC DISTANCE OF 354.11 FEET TO A POINT; RUN THENCE SOUTH 07 DEGREES 51 MINUTES 46 SECONDS WEST A DISTANCE OF 575.00 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY, RUN ALONG THE WESTERN LAND LOT LINE OF LAND LOT 201 NORTH 01 DEGREES 17 MINUTES 47 SECONDS EAST A DISTANCE OF 946.38 FEET TO A POINT AND THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINING 0.94 ACRES, MORE OR LESS.



Deed Book 15449 Pg 4439
Filed and Recorded Jun-08-2017 03:31PM
2017-0064065
Real Estate Transfer Tax \$0.00
0332017013304



Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

AFTER RECORDING PLEASE RETURN TO:
Jeffrey N. Gaba, Esq.
Gregory, Doyle, Calhoun & Rogers, LLC
49 Atlanta Street
Marietta, GA 30060



STATE OF GEORGIA
COUNTY OF COBB

WARRANTY DEED

THIS INDENTURE, is made as of this ^{12th} day of June, 2017, by and between **MARY MARGARET MANNING**, a resident of the State of Georgia (hereinafter called "Grantor"), and **MARY MARGARET MANNING, TRUSTEE OF THE MMM TRUST, DATED DECEMBER 27, 2013, OR ANY SUCCESSOR TRUSTEE** (hereinafter called "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by Grantee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

All that tract or parcel of land lying and being in Land Lot 201 and 258, of the 18th District, 2nd Section, Cobb County, Georgia and being more particularly described in Exhibit "A" attached hereto and made a part hereof by this reference. TAX PARCELS 18020100040 & 18020100050.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

RECEIVED
SEP 11 2025
BY: *aw*

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered
in the presence of:

Mary Margaret Manning
MARY MARGARET MANNING

Anne Walter
Unofficial Witness

Gail M. Brown
Notary Public
Commission Expiration: *5/7/20*



2245107_1.DOC

TRACT IV:

Deed Book 15449 Pg 4441

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 201 AND 258 OF THE 18TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY SHOWN ON THAT PLAT OF SURVEY DATED JUNE 19, 2008 FOR MARY MARGARET MANNING BY JOHN C. GASKINS, RLS NO. 2060, AND CHRISTOPHER A. EVANS, RLS NO. 2784, GASKINS SURVEYING, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF MAXHAM ROAD (APPARENT 150' R/W) WITH THE SOUTHERLY RIGHT-OF-WAY OF OLD CARDELL ROAD (APPARENT 50' R/W) AND THE POINT OF BEGINNING; RUN THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF OLD CARDELL ROAD SOUTH 81 DEGREES 16 MINUTES 44 SECONDS EAST A DISTANCE OF 105.35 FEET TO A POINT; RUN THENCE SOUTH 75 DEGREES 37 MINUTES 18 SECONDS EAST A DISTANCE OF 140.76 FEET TO A POINT; RUN THENCE SOUTH 70 DEGREES 35 MINUTES 40 SECONDS EAST A DISTANCE OF 22.32 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY RUN SOUTH 46 DEGREES 55 MINUTES 08 SECONDS WEST A DISTANCE OF 141.87 FEET TO A #4 REBAR FOUND; RUN THENCE NORTH 50 DEGREES 24 MINUTES 52 SECONDS WEST A DISTANCE OF 77.09 FEET TO A #4 REBAR FOUND; RUN THENCE NORTH 81 DEGREES 46 MINUTES 02 SECONDS WEST A DISTANCE OF 105.52 FEET TO A #4 REBAR FOUND ON THE EASTERLY RIGHT-OF-WAY OF MAXHAM ROAD; RUN THENCE ALONG MAXHAM ROAD ALONG THE ARC OF A CURVE TO THE NORTHEAST HAVING A RADIUS OF 5654.58 FEET, A CHORD BEARING OF NORTH 03 DEGREES 43 MINUTES 49 SECONDS EAST, AND A CHORD DISTANCE OF 91.21 FEET, FOR AN ARC DISTANCE OF 91.21 FEET TO A POINT AND THE POINT OF BEGINNING.

SAID TRACT CONTAINING 0.51 ACRES, MORE OR LESS.

PLUS ANY AND ALL GAPS AND GORES BETWEEN THE ABOVE-DESCRIBED TRACTS AND THE ORIGINAL LEGAL DESCRIPTION CONTAINED IN DEED BOOK 144, PAGE 229, COBB COUNTY, GEORGIA RECORDS.

LESS AND EXCEPT ANY AND ALL RIGHT-OF-WAY CONVEYANCES OF RECORD.

PLUS ANY REMNANTS THAT HAVE NOT PREVIOUSLY BEEN CONVEYED OUT OF DEED BOOK 144, PAGE 229, COBB COUNTY, GEORGIA RECORDS.

THE INTENT OF THIS EXECUTOR'S DEED IS TO CONVEY TO GRANTEE HEREIN ALL REMAINING PROPERTY, INCLUDING THE ABOVE-DESCRIBED PROPERTY, NOT PREVIOUSLY CONVEYED OUT OF THAT PROPERTY DESCRIBED IN DEED BOOK 144, PAGE 229, COBB COUNTY, GEORGIA RECORDS.

RECEIVED
SEP 11 2025
BY: @

TRACT II:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 201 OF THE 18TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY SHOWN ON THAT PLAT OF SURVEY DATED JUNE 19, 2008 FOR MARY MARGARET MANNING BY JOHN C. GASKINS, RLS NO. 2060, AND CHRISTOPHER A. EVANS, RLS NO. 2784, GASKINS SURVEYING, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF MAXHAM ROAD (APPARENT 150' R/W) WITH THE SOUTHERLY RIGHT-OF-WAY OF OLD ALABAMA ROAD (VARIABLE R/W) AND THE TRUE POINT OF BEGINNING; RUN THENCE NORTH 56 DEGREES 36 MINUTES 45 SECONDS EAST A DISTANCE OF 50.91 FEET TO A POINT ALONG THE SOUTHERLY RIGHT-OF-WAY OF OLD ALABAMA ROAD; CONTINUING ALONG SAID RIGHT-OF-WAY, RUN THENCE ALONG THE ARC OF A CURVE TO THE NORTHEAST HAVING A RADIUS OF 802.62 FEET, A CHORD BEARING OF NORTH 55 DEGREES 04 MINUTES 51 SECONDS EAST, AND A CHORD DISTANCE OF 42.90 FEET, FOR AN ARC DISTANCE OF 42.91 FEET TO A POINT; RUN THENCE NORTH 53 DEGREES 32 MINUTES 58 SECONDS EAST A DISTANCE OF 31.13 FEET TO A POINT; RUN THENCE SOUTH 40 DEGREES 35 MINUTES 42 SECONDS EAST A DISTANCE OF 14.96 FEET TO A R/W MONUMENT; RUN THENCE NORTH 52 DEGREES 55 MINUTES 51 SECONDS EAST A DISTANCE OF 124.55 FEET TO A R/W MONUMENT; RUN THENCE SOUTH 37 DEGREES 24 MINUTES 31 SECONDS EAST A DISTANCE OF 18.59 FEET TO A R/W MONUMENT; RUN THENCE NORTH 53 DEGREES 14 MINUTES 01 SECONDS EAST A DISTANCE OF 59.96 FEET TO A R/W MONUMENT; RUN THENCE SOUTH 79 DEGREES 51 MINUTES 58 SECONDS EAST A DISTANCE OF 73.70 FEET TO A R/W MONUMENT ON THE WESTERLY RIGHT-OF-WAY OF CARDELL ROAD (APPARENT 50' R/W); RUN THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF CARDELL ROAD SOUTH 18 DEGREES 47 MINUTES 32 SECONDS EAST A DISTANCE OF 246.05 FEET TO A POINT; RUN THENCE ALONG THE ARC OF A CURVE TO THE SOUTHEAST HAVING A RADIUS OF 725.17 FEET, A CHORD BEARING OF SOUTH 20 DEGREES 24 MINUTES 06 SECONDS EAST, AND A CHORD DISTANCE OF 40.73 FEET, FOR AN ARC DISTANCE OF 40.74 FEET TO A POINT; RUN THENCE ALONG THE RIGHT-OF-WAY OF OLD CARDELL ROAD (APPARENT 50' R/W) SOUTH 66 DEGREES 00 MINUTES 47 SECONDS WEST A DISTANCE OF 29.93 FEET TO A POINT; RUN THENCE ALONG SAID RIGHT-OF-WAY ALONG THE ARC OF A CURVE TO THE NORTHWEST HAVING A RADIUS OF 79.12 FEET, A CHORD BEARING OF NORTH 81 DEGREES 23 MINUTES 55 SECONDS WEST, AND A CHORD DISTANCE OF 29.66 FEET, FOR AN ARC DISTANCE OF 29.84 FEET TO A POINT; RUN THENCE NORTH 70 DEGREES 35 MINUTES 40 SECONDS WEST A DISTANCE OF 140.43 FEET TO A POINT; RUN THENCE NORTH 75 DEGREES 37 MINUTES 18 SECONDS WEST A DISTANCE OF 145.42 FEET TO A POINT; RUN THENCE NORTH 81 DEGREES 16 MINUTES 44 SECONDS WEST A DISTANCE OF 111.56 FEET TO A POINT; RUN THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF MAXHAM ROAD ALONG THE ARC OF A CURVE TO THE NORTHEAST HAVING A RADIUS OF 5654.58 FEET, A CHORD BEARING OF NORTH 4 DEGREES 53 MINUTES 04 SECONDS EAST, AND A CHORD DISTANCE OF 36.35 FEET, FOR AN ARC DISTANCE OF 36.35 FEET TO A POINT AND THE POINT OF BEGINNING.

SAID TRACT CONTAINING 1.63 ACRES, MORE OR LESS.

RECEIVED
SEP 11 2025
BY: 



ATTACHMENT "E"

Legal Description
Parcel Nos. 18020100030 and 18025800020
Zoned R-20/OSC

All of that tract or parcel of land lying and being in Land Lots 201 and 258 of the 18th District, 2nd Section, City of Mableton, Cobb County, Georgia and being more particularly described as follows:

Beginning at an iron pin set (#4 rebar w/cap) located at the southeasterly corner of Land Lot 201 (said corner being common to Land Lots 200, 201, 258 & 259), from the Point of Beginning thus established, depart said Land Lot corner and proceed in a southwesterly direction, S23°09'21"W for a distance of 190.52 feet to an iron pin found (1/2" crimped top pipe), thence S23°13'21"W for a distance of 319.79 feet to an iron pin found (3/4" crimped top pipe); thence S23°08'08"W for a distance of 130.01 feet to an iron pin found (#5 rebar) located on the northeasterly right-of-way line of Cardell Road (50' r/w); thence in a northwesterly direction along said northeasterly right-of-way line of Cardell Road the following courses and distances: thence 234.38 feet along an arc of a curve to the left, said curve having a radius of 2464.45 feet and being subtended by a chord of N41°25'59"W for a distance of 234.29 feet to a point, thence 222.09 feet along an arc of a curve to the left, said curve having a radius of 4382.08 feet and being subtended by a chord of N45°36'35"W for a distance of 222.07 feet to a point; thence N47°03'41"W for a distance of 106.60 feet to a point; thence 127.17 feet along an arc of a curve to the right, said curve having a radius of 497.93 feet and being subtended by a chord of N39°45'43"W for a distance of 126.82 feet to a point; thence 80.14 feet along an arc of a curve to the right, said curve having a radius of 675.17 feet and being subtended by a chord of N29°01'43"W for a distance of 80.09 feet to a point; thence 80.72 feet along an arc of a curve to the right, said curve having a radius of 675.17 feet and being subtended by a chord of N22°12'12"W for a distance of 80.67 feet to a point; thence N18°46'42"W for a distance of 262.54 feet to an iron pin set (#4 rebar w/cap), thence N71°17'07"E for a distance of 8.15 feet to a r/w monument found; thence N18°40'42"E for a distance of 68.25 feet to a r/w monument found; thence N27°59'56"E for a distance of 19.58 feet to a r/w monument found; thence S57°59'56"W for a distance of 23.15 feet to a point; thence N18°46'42"W for a distance of 15.98 feet to an iron pin set (#4 rebar w/cap) located on the southeasterly right-of-way line of Old Alabama Road (variable r/w); thence in a northeasterly direction along said right-of-way line of Old Alabama Road (variable r/w) the following courses and distances: thence N58°04'33"E for a distance of 110.89 feet to a point; thence 94.66 feet along an arc of a curve to the right, said curve having a radius of 1637.36 feet and being subtended by a chord of N59°43'11"E for a distance of 94.65 feet to a point; thence 118.38 feet along an arc of a curve to the right, said curve having a radius of 1039.64 feet and being subtended by a chord of N64°38'18"E for a distance of 118.32 feet to a point; thence 286.24 feet along an arc of a curve to the right, said curve having a radius of 7609.56 feet and being subtended by a chord of N68°58'41"E for a distance of 286.22 feet to a point; thence N70°03'20"E for a distance of 90.71 feet to an iron pin set (#4 rebar w/cap); thence departing said right-of-way line of Old Alabama Road (variable r/w) and proceed S07°57'22"W for a distance of 288.29 feet to an iron pin found (2" open top pipe); thence S82°03'45"E for a distance of 332.22 feet to an iron pin found (2" open top pipe) on the easterly line of Land Lot 201 (said line being common to Land Lots 200 & 201); thence in a southerly direction along said easterly line of Land Lot 201 (said line being common to Land Lots 200 & 201) the following courses and distances: S02°38'11"W for a distance of 219.16 feet to an iron pin found (#4 rebar); thence S02°26'39"W for a distance of 133.65 feet to an iron pin set (#4 rebar w/cap) located at the southeasterly corner of Land Lot 201 (said corner being common to Land lots 200, 201, 258 & 259) and the Point of Beginning.

Said tract or parcel containing ±15.156 acres or ±660,205 square feet.



ATTACHMENT "E"

Legal Description
Parcel Nos. 18014500010 and 18020100040
Zoned R-20

Parcel No. 18014500010

All that tract or parcel of land lying and being in Land Lots 145 and 201 of the 18th District, 2nd Section, Cobb County, Georgia and being more particularly shown on that plat of survey dated June 19, 2008 for Mary Margaret Manning by John C. Gaskins, RLS No. 2060, and Christopher A. Evans, RLS No. 2784, Gaskins Surveying, and being more particularly described as follows:

Beginning at a right-of-way monument located at the easterly right of way of Maxham Road (Apparent 150' R/W) with the northerly right of way of Old Alabama Road (variable R/W) and the Point of Beginning, run thence North 77 degrees 12 minutes 01 seconds West a distance of 94.29 feet to a point on the easterly right-of-way of Maxham Road; run thence along the easterly right-of-way of Maxham Road North 07 degrees 51 minutes 46 seconds East a distance of 674.57 feet to a point; run thence along the arc of a curve to the Northwest having a radius of 974.00 feet, a chord bearing of North 4 degrees 26 minutes 55 seconds West, and a chord distance of 415.36 feet, for an arc distance of 418.57 feet to a point; run thence North 16 degrees 45 minutes 40 seconds West a distance of 54.48 feet to a point; thence leaving said right-of-way, run North 86 degrees 17 minutes 35 seconds East a distance of 71.73 feet along the centerline of Buttermilk Creek to a point; run thence South 04 degrees 28 minutes 58 seconds East a distance of 472.93 feet to a point; Run thence South 43 degrees 27 minutes 16 seconds East a distance of 546.24 feet to a #4 rebar found on the northerly right-of-way of Old Alabama Road; run thence along said right-of-way along the arc of a curve to the southwest having a radius of 1687.36 feet, a chord bearing of South 60 degrees 26 minutes 50 seconds West, and a chord distance of 141.20 feet, for an arc distance of 141.24 feet to a point; run thence South 58 degrees 02 minutes 58 seconds West a distance of 95.22 feet to a point; run thence along the arc of a curve to the Southwest having a radius of 682.64 feet, a chord bearing of South 55 degrees, 33 minutes, 14 seconds West, and a chord distance of 59.45 feet, for an arc distance of 59.47 feet to a point; run thence South 53 degrees 03 minutes 30 seconds West a distance of 230.22 feet to a R/W monument and the Point of Beginning.

Said tract containing 4.87 acres, more or less.



Parcel No. 18020100040

All that tract or parcel of land lying and being in Land Lot 201 of the 18th District, 2nd Section, Cobb County, Georgia and being more Particularly shown on that plat of survey dated June 19, 2008 for Mary Margaret Manning by John C. Gaskins, RLS No. 2060, and Christopher A. Evans, RLS No. 2784, Gaskins Surveying, and being more particularly described as follows:

Beginning at a point at the intersection of the easterly right-of-way of Maxham Road (apparent 150' R/W) with the southerly right-of-way of Old Alabama Road (variable R/W) and the True Point of beginning; run Thence North 56 degrees 36 minutes 45 seconds East a distance of 50.91 feet to a point along the southerly right-of-way of Old Alabama Road; continuing along said right-of-way, run thence along the arc of a curve to the northeast having a radius of 802.62 feet, a chord bearing of North 55 degrees 04 minutes 51 seconds East, and a chord distance of 42.90 feet, for an arc distance of 42.91 feet to a point; run thence North 53 degrees 32 minutes 58 seconds East a distance of 31.13 feet to a point; run thence South 40 degrees 35 minutes 42 seconds East a distance of 14.96 feet to a R/W monument; run thence North 52 degrees 55 minutes 51 Seconds East a distance of 124.55 feet to a R/W monument; run thence South 37 degrees 24 minutes 31 seconds East a distance of 18.59 feet to a R/W monument; run thence North 53 degrees 14 minutes 01 seconds East a distance of 59.95 feet to a R/W monument; run thence South 79 degrees 51 minutes 58 seconds East a distance of 73.70 feet to a R/W monument on the Westerly right-of-way of Cardell Road (apparent 50' R/W); run thence along the westerly right-of-way of Cardell Road South 18 degrees 47 minutes 32 seconds East a distance of 246.05 feet to a point; run thence along the arc of a curve to the southeast having a radius of 725.17 feet, a chord bearing of South 20 degrees 24 minutes 06 seconds East and a chord distance of 40.73 feet, for an arc distance of 40.74 feet to a point; run thence along the right-of-way of Old Cardell Road (apparent 50' R/W) South 66 degrees 00 minutes 47 seconds West a distance of 29.93 feet to a point; thence along said right-of-way along the arc of a curve to the northwest having a radius of 79.12 feet, a chord bearing of North 81 degrees 23 minutes 55 seconds West, and a chord distance of 29.66 feet, for an arc distance of 29.84 feet to a point; run thence North 70 degrees 35 minutes 40 seconds West a distance of 140.43 feet to a point; thence North 75 degrees 37 minutes 18 seconds West a distance of 145.42 feet to a point; run thence north 81 degrees 16 minutes 44 seconds West a distance of 111.56 feet to a point; run thence along the easterly right-of-way of Maxham Road along the arc of a curve to the northeast having a radius of 5654.58 feet, a chord bearing of North 4 degrees 53 minutes 04 seconds East, and a chord distance of 36.35 feet, for an arc distance of 36.35 feet to a point and the Point of Beginning.

Said tract containing 1.63 acres, more or less.

ATTACHMENT "F"



CARLA JACKSON
HEATHER WALKER
Phone:
Fax:

TAX COMMISSIONER
CHIEF DEPUTY
770-528-8600
770-528-8679



Printed: 8/13/2025

Cobb County Online Tax Receipt

Thank you for your payment!

Payer:
BRENT STEPP CONSTRUCTION CO INC

BRENT STEPP CONSTRUCTION COMPANY
INC

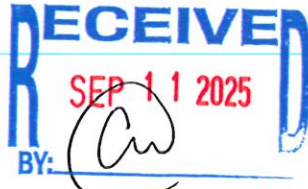
Payment Date: 10/15/2024

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2024	18020100030	10/15/2024	Pay: N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$6,599.00	\$0.00



Scan this code with your
mobile phone to view this
bill



ATTACHMENT "F"

Printed: 8/13/2025

Cobb County Online Tax Receipt

Thank you for your payment!



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

Payer: BRENT STEPP CONSTRUCTION CO INC

BRENT STEPP CONSTRUCTION COMPANY INC

Payment Date: 10/15/2024

Table with columns: Tax Year, Parcel ID, Due Date, Appeal Amount, Taxes Due, Interest, Penalty, Fees, Total Due, Amount Paid, Balance. Row 1: 2024, 18025800020, 10/15/2024, Pay: N/A or, \$0.00. Row 2: \$0.00, \$0.00, \$0.00, \$0.00, \$4,445.56, \$0.00.



Scan this code with your mobile phone to view this bill



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



Printed: 8/13/2025

Cobb County Online Tax Receipt

Thank you for your payment!

Payer:
 MARY MANNING

MMM TRUST

Payment Date: 10/11/2024

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2024	18014500010	10/15/2024	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$1,949.26	\$0.00	



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

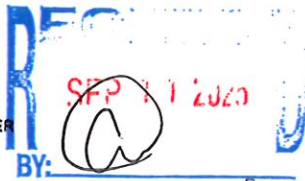
ATTACHMENT "F"

Printed: 8/13/2025



CARLA JACKSON
HEATHER WALKER
Phone:
Fax:

TAX COMMISSIONER
CHIEF DEPUTY
770-528-8600
770-528-8679



Cobb County Online Tax Receipt

Thank you for your payment!

Payer:
MARY MANNING

MMM TRUST

Payment Date: 10/11/2024

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2024	18020100040	10/15/2024	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$1,649.80	\$0.00	



Scan this code with your mobile phone to view this bill

ATTACHMENT "G"



APPLICANT:
DAVID PEARSON COMMUNITIES, INC.
1000 W. WASHINGTON ST.
NORFOLK, VA 23510
CONTACT: DAVID PEARSON, PRESIDENT
770-298-1874



CONCEPTUAL PLAN FOR
SUNNY VICTIMARIUM MEMORIAL PARK
PARCEL ID 180800000 & 180800000
LOCATED IN LAND LOTS 48, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
CITY OF MANASSAS, COOK COUNTY, VA
BY DAVID PEARSON COMMUNITIES, INC.
DAVID PEARSON COMMUNITIES, INC.
200 FIRST STATE ST. 4TH FLOOR, WASHINGTON, DC 20004-1101

Project No.	DP	DATE	05-15-25
Revised By	CANDELL	Revised No.	CONCEPT
By		Sheet 1 of 2	
Date		Project Description	
1			
2			
3			

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BY: *[Signature]*

SINGLE FAMILY DETACHED BUILDING SETBACK REQUIREMENTS:
FRONT - 20 FT. BOUNDARY PCAP - 35 FT.
SIDE - 5 FT. WITH 5 FT. BETWEEN BUILDINGS
MAJOR SIDE - 10 FT.



TOTAL PROPOSED RESIDENTIAL UNITS - 106
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
TOTAL TRACT ACREAGE - 21.672 ACS
CURRENT ZONING: R-20 OSC
PROPOSED ZONING: FST (PROPOSED DETACHED)
OVERALL SITE DENSITY - 4.89 UNITS PER ACRE

LINE	NAME	DESCRIPTION
1	100	100
2	100	100
3	100	100
4	100	100
5	100	100
6	100	100
7	100	100
8	100	100
9	100	100
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David Pearson COMMUNITIES Building Communities of Lasting Value.

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

MARIETTA, GEORGIA
EMERSON OVERLOOK
326 ROSWELL STREET
SUITE 100
MARIETTA, GEORGIA 30060
TELEPHONE (770) 429-1499

KNOXVILLE, TENNESSEE
406 N. CEDAR BLUFF ROAD
SUITE 500
KNOXVILLE, TENNESSEE 37923
TELEPHONE (855) 692-9039

JACKSONVILLE, FLORIDA
10201 CENTURION PARKWAY N
SUITE 401
JACKSONVILLE, FLORIDA 32256
TELEPHONE (904) 428-1455

BRENTWOOD, TENNESSEE
12 CADILLAC DRIVE
SUITE 200
BRENTWOOD, TENNESSEE 37027
TELEPHONE (615) 425-7347

LEXINGTON, KENTUCKY
2408 S/R BARTON WAY
SUITE 375
LEXINGTON, KENTUCKY 40509
TELEPHONE (859) 309-0025

ORLANDO, FLORIDA
1000 LEGION PLACE
SUITE 701
ORLANDO, FLORIDA 32801
TELEPHONE (407) 307-6337

HARRISBURG, PENNSYLVANIA
101 ERFORD ROAD
SUITE 200
CAMP HILL, PENNSYLVANIA 17011
TELEPHONE (717) 790-2854

FAIRFIELD, NEW JERSEY
165 PASSAIC AVENUE
SUITE 205
FAIRFIELD, NEW JERSEY 07004
TELEPHONE 201-607-4082

ATTACHMENT "I"

September 4, 2025

Mr. Christopher Wheeler
Planning and Zoning Manager
City of Mableton
Suite 144
6116 Mableton Parkway, S.E.
Mableton, Georgia 30126



RE: Application for Rezoning - Application No. _____
Applicant: David Pearson Communities, Inc.
Property Owners: David Pearson; Mary Margaret Manning,
Trustee of The MMM Trust, dated
December 27, 2013
Property: 21.672 acres, more or less, located at the
intersection of the northerly and southerly
sides of Old Alabama Road with the easterly
side of Maxham Road; the intersection of the
easterly and westerly sides of Cardell Road
with Old Alabama Road, Land Lot 145, 201,
and 208, 18th District, 2nd Section, City of
Mableton, Cobb County, Georgia

Dear Chris:

The undersigned and this firm represent David Pearson Communities, Inc., as Applicant (hereinafter "Applicant"), and the Property Owners, David Pearson and Mary Margaret Manning, Trustee of The MMM Trust, dated December 27, 2013 (hereinafter collectively referred to as "Owners" or "Property Owners"), in the Application for Rezoning being filed contemporaneously with this stipulation letter. The Application for Rezoning seeks rezoning of property located at the intersection of the northerly and southerly sides of Old Alabama Road with the easterly side of Maxham Road, and the intersection of the easterly and westerly sides of Cardell Road with Old Alabama Road, Land Lots 145, 201, and 208, 18th District, 2nd Section, City of Mableton, Cobb County, Georgia (hereinafter the "Property" or "Subject Property"). The following are agreeable stipulations and conditions, which, if the Application for Rezoning is approved, as submitted, shall

MOORE INGRAM JOHNSON & STEELE

Mr. Christopher Wheeler
Planning and Zoning Manager
City of Mableton
Page 2 of 4
September 4, 2025



become a part of the grant of the requested rezoning and shall be binding upon the Subject Property. The proposed stipulations are as follows:

- (1) The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions, in whatsoever form, which are currently in place on the Subject Property; together with any and all prior Departmental Comments and Staff Recommendations submitted by Planning, Fire, Water, Sewer, and Drainage, relating to the Subject Property from any previous zoning actions.
- (2) Applicant seeks rezoning of the Subject Property from the existing zoning categories of R-20 and R-20/Open Space Community (“R-20/OSC”) to the proposed zoning category of RA-6, with reference to the Site Plan dated May 15, 2025, and submitted contemporaneously with the Application for Rezoning and this letter of agreeable stipulations and conditions. A reduced copy of the Site Plan is attached as Exhibit “A.”
- (3) The Subject Property consists of a total of approximately 21.672 acres of total site area and shall contain a maximum of one hundred six (106) single-family, detached residential homes.
- (4) The proposed residences shall have exterior façades consisting of brick, stone, stacked stone, board and batten, hardi-plank, or combinations thereof, with complementary accents.
- (5) The proposed residences shall have a minimum of 1,800 square feet.
- (6) Applicant agrees to the creation of a mandatory homeowners association consistent with similar upscale communities in the area. The mandatory homeowners association shall be responsible for the upkeep and maintenance of all landscaping and maintenance of common areas, entrance area, mail kiosk, and the like contained within the proposed residential community.
- (7) Additionally, and in conjunction with the creation of the mandatory homeowners association, Applicant agrees to the recording and enforcement of a Declaration of Covenants, Easements, and Restrictions which will contain covenants, rules, and regulations applicable to the proposed development. The mandatory association shall be responsible for the enforcement of the Covenants, Easements, and Restrictions.

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Mr. Christopher Wheeler
Planning and Zoning Manager
City of Mableton
Page 3 of 4
September 4, 2025



- (8) The entrance signage for the proposed community shall be ground based, monument-style signage, and shall consist of brick, stone, stacked stone, stucco, or combinations thereof, with accents, complementary to materials used in the construction of the homes within the community. The entrance landscaping shall be professionally designed and implemented. Maintenance of the entrance area shall be by the mandatory homeowners association as set forth in the Declaration of Covenants, Easements, and Restrictions.
- (9) The setbacks for the proposed residential community shall be as shown on the Site Plan.
- (10) All setbacks, landscape, and buffer areas may be penetrated for purposes of access, utilities, and stormwater management, including, but not limited to, drainage facilities and any and all slopes or other required engineering features of the foregoing. Any disturbed areas must be replanted with like vegetation.
- (11) All designated stormwater management areas shall be fenced with the perimeter landscaped for purposes of visual screening from public right-of-way and adjacent residential properties.
- (12) The mail kiosk shall be constructed and styled to be of a high-quality appearance, including a roof, with materials compatible with those used for the exterior of the residences within the proposed community.

We believe the requested zoning, pursuant to the submitted Site Plan and the stipulations set forth herein, is an appropriate use of the Subject Property while taking into consideration the existing conditions and viable uses of the Property, together with the area neighborhoods. The proposed community shall be a quality development, shall be compatible with surrounding communities, and shall be an enhancement to the Subject Property. Thank you for your consideration in this request.

[Balance of page 3 left intentionally blank]

[Signature contained on page 4]

MOORE INGRAM JOHNSON & STEELE

Mr. Christopher Wheeler
Planning and Zoning Manager
City of Mableton
Page 4 of 4
September 4, 2025



With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP

A handwritten signature in black ink, appearing to read 'J. Kevin Moore'. The signature is fluid and cursive, with a large loop at the beginning and end.

J. Kevin Moore

JKM:cc

Attachment

c: Mayor and City Council Members
City of Mableton
(With Copy of Attachment)

Planning and Zoning Commission Members
City of Mableton
(With Copy of Attachment)

David Pearson Communities, Inc.
(With Copy of Attachment)



ATTACHMENT "J"

APPLICATION FOR REZONING

City of Mableton, Georgia

Application No.: _____ (2025)
Hearing Dates: _____, 2025
_____, 2025

Applicant: David Pearson Communities, Inc.
Titleholders: David Pearson;
Mary Margaret Manning, Trustee of the
MMM Trust, dated December 27, 2013

Tax Parcel Nos.: 18020100030; 18025800020
18014500010; 18020100040

Zoning Analysis of impact of the proposed rezoning with respect to the following:

- (a) This Application for Rezoning seeks rezoning of approximately 21.672 acres located at the intersection of the northerly and southerly sides of Old Alabama Road with the easterly side of Maxham Road and at the intersection of the easterly and westerly sides of Cardell Road with Old Alabama Road, Land Lots 145, 201, and 208, 18th District, 2nd Section, City of Mableton, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). The Property is currently zoned R-20 and R-20 Open Space Community ("R-20/OSC"). Applicant proposes rezoning to the RA-6 zoning category to allow for development of a single-family detached residential community, as more particularly shown and reflected on the Site Plan submitted with the Application for Rezoning. The requested category of RA-6 will permit a use for the Property that is more suitable in view of its location and development of properties in close proximity, and will allow the Property to be utilized to its highest and most reasonable potential. As shown on the City's Zoning Map, properties immediately adjacent to and in the surrounding vicinity of the Subject Property are zoned for single-family residential purposes. The location and topography of the Subject Property make it uniquely suited for the proposed development; as well as, its location to a major intersection at Old Alabama Road and Maxham Road. The proposed RA-6 zoning classification and development for a detached, single-family residential community would be compatible to surrounding properties and the area as a whole.
- (b) The proposed zoning to the RA-6 zoning classification should have no adverse effect on the existing use or usability of adjacent or nearby properties. The proposed development should have a minimal, if any, impact on surrounding properties, as surrounding properties would be similarly situated with the proposed development. If approved and developed according to the request, the adjacent and nearby property owners would benefit in higher land values.



- (c) The property, as zoned, does not have a reasonable economic use given its location at the intersection of major roads. The proposed RA-6 classification would allow the Property to be developed and utilized to its highest and best potential.
- (d) This zoning proposal will not cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Development, as proposed, would have minimal effect on utilities and transportation facilities. The Property has convenient access to the interstate highway and major thoroughfares within the City. Utility upgrades within the area allow for better service to customers, both residential and commercial, within the area. Roadway improvements in and around the Subject Property are ongoing and will ease access and traffic concerns related to the proposed development.
- (e) The zoning proposal is not in conformity with the Future Land Use Plan of City of Mableton; however, changing conditions warrant a revision to the Future Land Use Plan and approval of the Application.
- (f) This zoning proposal is consistent with the current conditions affecting the development of this Property. Improvements to the area roadways and major thoroughfares and interstates have been made in recent years to ease traffic flow in order to accommodate development in and around the Subject Property. The Property is challenging in the fact that past roadway improvements in the area have left remnant parcels, one of which will be dedicated as open space as part of the proposed community. Additionally, a stream traverses the southwesterly portion of the largest tract, together with the location of underground utilities and possible area of rock make the Subject Property extremely challenging and economically unfeasible for development as it is currently zoned.



ATTACHMENT TO APPLICATION FOR REZONING

Application No.: _____ (2025)
Hearing Dates: _____, 2025
_____, 2025

**BEFORE THE MAYOR AND CITY COUNCIL FOR THE
CITY OF MABLETON, GEORGIA, AND THE
PLANNING AND ZONING COMMISSION FOR THE
CITY OF MABLETON, GEORGIA**

**CONSTITUTIONAL CHALLENGE
ATTACHMENT TO APPLICATION FOR REZONING**

COME NOW, Applicant, DAVID PEARSON COMMUNITIES, INC. (hereinafter referred to as "Applicant"), and the Property Owners, DAVID PEARSON and MARY MARGARET MANNING, TRUSTEE OF THE MMM TRUST, DATED DECEMBER 27, 2013, (hereinafter collectively referred to as "Owners" or "Property Owners"), and assert the following:

1.

By Application for Rezoning submitted to the City of Mableton Zoning Division, Applicant and Property Owners applied for rezoning of certain real property, being 21.672 acres, more or less, lying and being in the City of Mableton, Cobb County, Georgia, a more particular description and delineation of the subject property being set forth in said Application (hereinafter referred to as the "Property" or the "Subject Property").

2.

The Application for Rezoning of the Property seeks rezoning from the existing zoning categories of R-20 and R-20/Open Space Community ("R-20/OSC") to the proposed zoning category of RA-6, as established by the governing authority of the City of Mableton, Cobb County, Georgia, under and pursuant to subparagraphs 23 and 41 of § 1.13 of Georgia House Bill 839; O.C.G.A. § 36-66, *et seq.*; and Art. IX of the Georgia Constitution and the

MOORE INGRAM
JOHNSON & STEELE
A Limited Liability Partnership
Emerson Overlook
326 Roswell Street
Suite 100
Marietta, GA 30060
(770) 429-1499
FAX (770) 429-8631



amendments thereto, being hereinafter referred to as "The Mableton Zoning Code" (hereinafter sometimes referred to as "Ordinance.")

3.

With respect to the existing R-20 and R-20/OSC zoning categories, The Mableton Zoning Code is unconstitutional as applied to the Subject Property in that said Ordinance deprives Applicant and Property Owners of their Property under and pursuant to Art. I, § I, ¶¶ I and II of the Georgia Constitution of 1983, and the Equal Protection and Due Process Clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America. This deprivation of Property without due process violates the constitutional prohibition against the taking of private property without just compensation. The R-20 and R-20/OSC zoning categories, as they presently exist, together with any intervening zoning categories between the existing R-20 and R-20/OSC categories and the requested RA-6 category, violates the Applicant's and Property Owners' rights to unfettered use of their Property in that said zoning classifications do not bear a substantial relation to the public health, safety, morality, or general welfare and are therefore confiscatory and void. Further, said Ordinance is unconstitutional in that it is arbitrary and unreasonable resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss on the Applicant and Property Owners.

4.

To the extent The Mableton Zoning Code allows or permits the Mayor and City Council to rezone the Subject Property to any category other than as requested, said Ordinance is further unconstitutional in that same violates the Applicant's and Property Owners' constitutionally guaranteed rights to due process, both substantive and procedural. Furthermore, any such action by the Mayor and City Council, or as allowed by The Mableton

MOORE INGRAM
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328 Roswell Street
Suite 100
Marietta, GA 30060
(770) 429-1499
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Zoning Code, is an unconstitutional use of the zoning power and would constitute an abuse of discretion with no justification or benefit flowing to the public welfare. Accordingly, said Ordinance or action would likewise represent a taking of private property rights without the payment of just and adequate compensation in violation of the Constitutions of the State of Georgia and the United States of America.

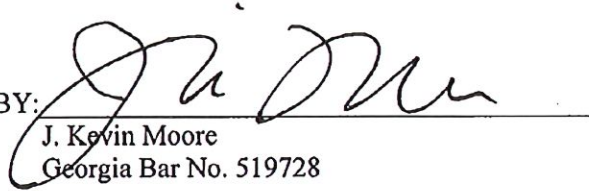
5.

The Mableton Zoning Code is further unconstitutional in that the procedures contained therein pertaining to the public hearing held in connection with the Application for Zoning also violate Art. I, § I, ¶¶ I, II, and XII of the Georgia Constitution of 1983 in that said procedures impose unreasonable time restraints, contain the absence of rebuttal, contain the inability to confront witnesses, contain the lack of procedural and evidentiary safeguards, do not restrict evidence received to the issue at hand and are controlled wholly and solely by political considerations rather than the facts and considerations required by law. These procedures fail to comport with the due process requirements of the Constitution of the State of Georgia 1983 and the due process requirements of the Constitution of the United States of America.

Respectfully submitted, this 4th day of September, 2025.

MOORE INGRAM JOHNSON & STEELE, LLP

BY:


J. Kevin Moore
Georgia Bar No. 519728

Attorneys for Applicant and Property Owners

MOORE INGRAM
JOHNSON & STEELE
A Limited Liability Partnership
Emerson Overlook
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Suite 100
Marietta, GA 30060
(770) 429-1499
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Page 3 of 3.



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TOTAL PROPOSED RESIDENTIAL UNITS - 106
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 TOTAL TRACT ACREAGE - 21.672 ACS
 CURRENT ZONING: R-20 OSC
 PROPOSED ZONING: R-1ST (PROPOSED DETACHED)
 OVERALL SITE DENSITY - 4.89 UNITS PER ACRE

SINGLE FAMILY DETACHED, BUILDING SETBACK REQUIREMENTS:
 FRONT - 20 FT. REAR - 35 FT.
 EXTENSION LOT'S BOUNDARY REAR - 35 FT.
 MAJOR SIDE - 10 FT. BETWEEN BUILDINGS



LINE	DESCRIPTION	DATE
1	2017	10/26/2017
2	2017	10/26/2017
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4	2017	10/26/2017
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100	2017	10/26/2017

David Pearson
 COMMUNITIES
Building Communities of Lasting Value.



APPLICANT:
 DAVID PEARSON COMMUNITIES, INC.
 1501 W. 10TH ST.
 MARIETTA, GA 30067
 CONTACT: DOUG HAYTER, 770-941-4822
 DP@DPCOMM.COM



CONCEPTUAL PLAN FOR:
 2000 WEST BERRY, SITE 401, MARIETTA GA, 30067, PHASE 1A-1B-1C-1D

DATE: 03-13-2018

DESIGNED BY: DPC

DRAWN BY: CANDELL

CHECKED BY: [Signature]

DATE: [Signature]

REVISION DESCRIPTION: [Signature]

NO. DATE

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Application for Rezoning Mableton, Georgia

Application No. 2022-2025-008
PC Hearing Date: 1/18/25
M&C Hearing Date: 1/23/25

Applicant Mawani's Global, LLC Phone# _____
(applicant's name printed)
Address 2377 Hunterest Way, Lawrenceville, GA 30043 E-mail glorius.property2377@gmail.com

Andrew Wilson Address 3675 Crestwood Pkwy, Suite 400, Duluth, GA 30096
(representative's name, printed)
[Signature] Phone# 919-809-2213 E-mail Drew@E-Engineering.com
(representative's signature)

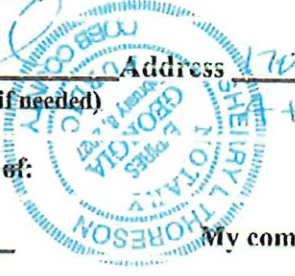
Signed, sealed and delivered in presence of [Signature] My commission expires: 06/28/2029
Notary Public



Titleholder Nancy Howard Phone# 404 274-1918 E-mail nbhward@gmail.com
(titleholder's name, printed)

Signature [Signature] Address 1700 Northside Dr. #A7-6077
(attach additional signature, if needed) Atlanta, GA 30318

Signed, sealed and delivered in presence of: [Signature] My commission expires: 02/08/2027
Notary Public



Zoning Request From R-20 to NRC
(present zoning) (proposed zoning)
Convenience Store w/self-service
For the Purpose of fuel; tenant units Size of Tract 1.98 Acre(s)
(subdivision, restaurant, warehouse, apt., etc.)

Location 5080 Brookwood Drive; SW corner of intersection of Clay Rd & Brookwood Dr
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1151 District(s) 19

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there are/are no such assets. If any exist, provide documentation with this application.
[Signature]
(applicant's signature)

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

Attachment B

Application No. _____

Summary of Intent for Rezoning

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

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

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

- a) Proposed use(s): Convenience Store w/Self-Service Fuel; Tenant Units (Food and/or Retail)
- b) Proposed building architecture: Brick and stucco or fiber cement siding
- c) Proposed hours/days of operation: 6 am - 12 am
- d) List all requested variances: None

Attachment C1

PROPERTY/FINANCIAL DISCLOSURE REPORT¹ BY APPLICANT²

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

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

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

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

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

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

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

I certify that the foregoing information is true and correct, this 17 day of September, 2025.



Applicant's Signature

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

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

Attachment C2

CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

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

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

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

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

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

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

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

I certify that the foregoing information is true and correct, this 17 day of September, 2025.



Applicant's Signature

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

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

THIS INSTRUMENT PREPARED BY:

Law Office of Joseph W. Taylor, LLC
2900 Paces Ferry Road, Suite C-2000
Atlanta, Georgia 30339

**STATE OF GEORGIA
COUNTY OF COBB**

Parcel ID # 19115100080

LIMITED WARRANTY DEED

THIS INDENTURE is made as of this **8th day of October 2025**, between **Nancy Bernice Howard and Lilli Howell** (hereinafter referred to as "Grantor"), and **Mawani's Global LLC** (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

WITNESSETH:

GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, and does hereby grant, bargain, sell, convey and confirm unto Grantee:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1151 OF THE 19TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE, (the "Property").

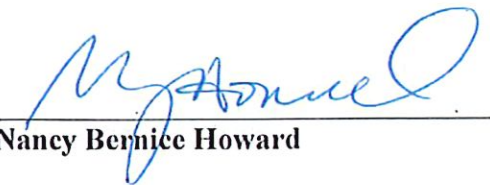
TO HAVE AND TO HOLD the Property with all buildings and structures thereon, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE; subject only to those matters affecting the Property as recorded in the Office of the Clerk of the Superior Court in **COBB** County, Georgia, (the "Permitted Exceptions").

AND GRANTOR WILL WARRANT and forever defend the right and title to the Property unto Grantee against the claims of the Grantor and all persons claiming by, through or under Grantor, except for claims arising under or by virtue of the Permitted Exceptions.

EXECUTED under seal as of the date above.

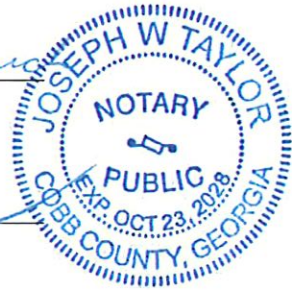
GRANTOR:

Signed, sealed and delivered
in the presence of:

By:  (SEAL)
Nancy Bernice Howard

Barbara A. Church
Witness


Notary Public



GRANTOR:

Signed, sealed and delivered
in the presence of:

By:  (SEAL)
Lilli Howell

Barbara A. Church
Witness


Notary Public

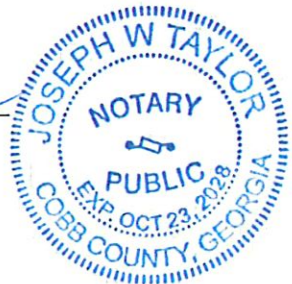


EXHIBIT E - LEGAL DESCRIPTION

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 1151 of the 19th District, 2nd Section of Cobb County, Georgia and being more particularly described as follows:

Beginning at an iron pin on the corner formed by the intersection of the Southwesterly side of Clay Road and the Westerly side of Brookwood Drive; thence running Southerly along the Westerly side of Brookwood Drive, three hundred thirteen and six tenths (313.6) feet to an iron pin; thence South 88 degrees 50 minutes West, two hundred seventy three and five tenths (273.5) feet to an iron pin; thence North 10 degrees 20 minutes East, one hundred ninety eight and nine tenths (198.9) feet to an iron pin; thence North 9 degrees 00 minutes East, two hundred twenty seven and eight tenths (227.8) feet to an iron pin on the Southwesterly side of Clay Road; thence South 63 degrees 21 minutes East along the Southwesterly side of Clay Road, two hundred twenty six and two tenths (226.2) feet to an iron pin at the point of beginning.

All as more clearly shown by the plat of survey made by Cox & Cochran Land Surveyors, dated February 23, 1978. Said plat of survey made a part hereof by reference thereto in order to more clearly show the courses, distances, metes and bounds of said described property.

Less and Except that property as condemned and described in that Order and Judgment for Civil Case No. 12-1-9164-99 and recorded in Deed Book 14988, Page 2706, Cobb County, Georgia records.

FOR INFORMATION ONLY, PROPERTY COMMONLY KNOWN AS 5080 Brookwood Drive, Mableton, GA 30126.

FOR INFORMATION ONLY, PARCEL ID # 19115100080



Printed: 9/17/2025

Cobb County Online Tax Receipt

Thank you for your payment!

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

Payer:
DOVENMUEHLE MORTGAGE INC

HOWARD NANCY BERNICE & HOWELL
LILLI

Payment Date: 10/14/2024

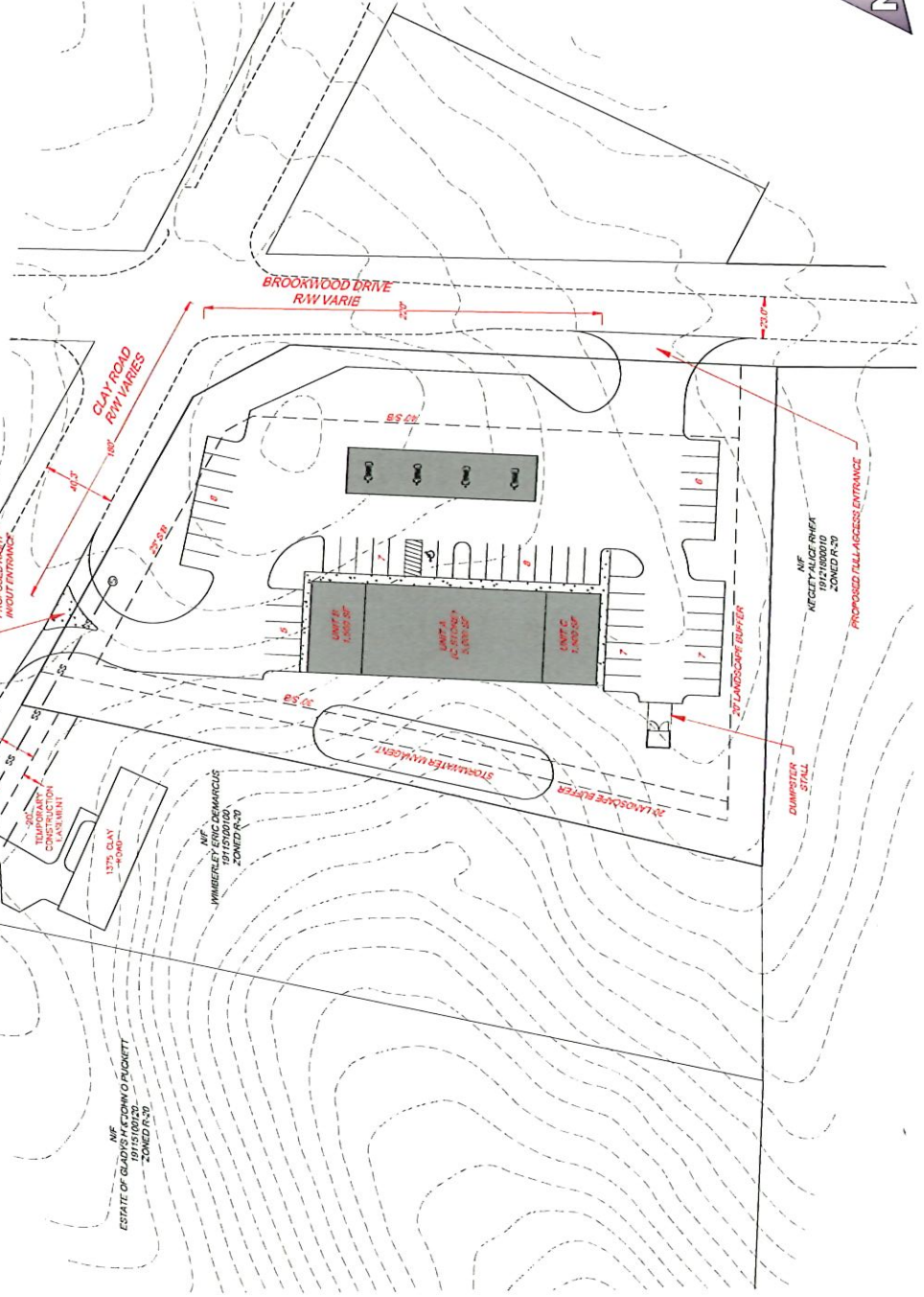
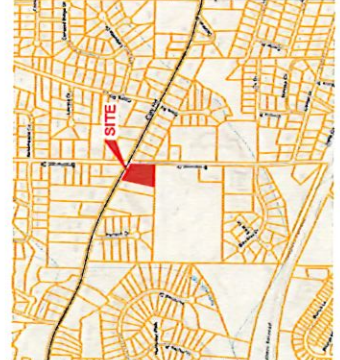
Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2024	19115100080	10/15/2024	Pay: N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$3,500.30	\$0.00



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

PARKING CALCULATIONS	SITE DATA
REQUIRED PARKING (C-STORE W/FUEL): 6 SPACES * 1 SPACE PER EMPLOYEE = 5 + 3 = 8 SPACES	ADDRESS: 5600 BROOKWOOD DRIVE
*REQUIRED PARKING (FOOD SERVICE): 1 SPACE/100 SF OF FLOORSPACE = 2400 SF/100 SF = 24 SPACES	PARCEL ID: 19115100080
TOTAL REQUIRED PARKING: 8 SPACES * 24 SPACES = 32 SPACES	TOTAL ACREAGE: 1.99 ACRES
TOTAL PROVIDED PARKING: 48 SPACES	EXISTING ZONING: R-20
*FOOD SERVICE REQUIRES HIGHEST INTENSITY PARKING; USE MAY BE RETAIL	EXISTING FUTURE LAND USE: LOW DENSITY RESIDENTIAL (LDR)
	PROPOSED ZONING: NEIGHBORHOOD RETAIL COMMERCIAL (NRC)
	PROPOSED FUTURE LAND USE: NEIGHBORHOOD ACTIVITY CENTER (NAC)
	MINIMUM LOT SIZE: 20,000 SF
	MINIMUM LOT WIDTH: 60 FT
	BUILDING SETBACKS:
	FRONT: 40' & 25' (SEE PLAN)
	SIDE: 15'
	REAR: 30'
	MAXIMUM BUILDING HEIGHT: 35'
	EXISTING IMPERVIOUS COVERAGE: 3710 SF (4.3%)
	PROPOSED IMPERVIOUS COVERAGE: 80,000 SF (88%)



BROOKWOOD C-STORE
 5600 BROOKWOOD DR
 LAWRENCEVILLE, GA 30043
 PARCEL: 19115100080

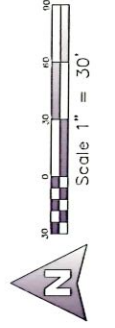
OWNER & APPLICANT
 MAWAMI'S GLOBAL, LLC
 2377 HUNTCREST WAY
 LAWRENCEVILLE, GA 30043

DATE	REVISION

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

**REZONE CONCEPT
 PLAN**

RZ1



ATTACHMENT H

PROPERTY WILL BE
SERVED WITH SEWER

ATTACHMENT I - STATEMENT OF
AGREEABLE ZONING CONDITIONS

NONE ARE PROPOSED AT THIS TIME

DATE: SEPTEMBER 17, 2025
SUBJECT: 5080 BROOKWOOD DR, MABLETON, GA 30126
RE: ATTACHMENT J -- ZONING ANALYSIS

ATTACHMENT J

(a) Suitability of the Use Based on Surrounding Development

The proposed commercial development, anchored by a convenience store with self-service fuel pumps and additional tenant units, is highly suitable in view of adjacent and nearby properties. The surrounding area includes a mix of residential, commercial, and institutional uses, with strong visibility and access from nearby thoroughfares. This development will enhance local convenience and retail options without introducing incompatible land use patterns.

(b) Impact on Adjacent or Nearby Property

The proposed zoning and use will not adversely affect the existing use or usability of adjacent or nearby properties. On the contrary, the project will likely increase surrounding property values by activating a currently underutilized site and improving access to essential services. Planned site design includes appropriate buffers, setbacks, and access control to ensure minimal impacts on nearby residential properties, if any.

(c) Reasonable Economic Use as Currently Zoned

Under the current zoning, the property is limited in its economic potential and underperforming relative to its location and market context. The rezone will allow for a use that better reflects the property's potential to add convenience and efficiency to citizen's everyday lives.

(d) Infrastructure Burden and Public Services

The proposed development will not place a burdensome demand on public infrastructure, transportation facilities, or schools. The convenience store and associated uses generate relatively low demand on public services, and a traffic impact analysis (if required) can demonstrate acceptable service levels. Water, sewer, and stormwater systems are either available or will be upgraded as needed to support the proposed use.

(e) Conformity with Land Use Plan

While the proposed zoning does not currently conform with the existing Future Land Use Plan designation for this site, a revision to the plan is both justified and appropriate given the site's location, context, and surrounding development patterns. The property is situated along a prominent roadway corridor in Mableton, and the introduction of a convenience store with fuel service and additional tenant spaces would meet a clear community need for local goods, fuel access, and small-scale retail.

Additionally, the proposed use aligns with broader planning goals such as:

- Encouraging infill development on underutilized parcels,
- Expanding access to neighborhood-scale commercial services, and
- Supporting job creation and local tax revenue growth without significantly impacting residential areas.

(f) Supporting or Changing Conditions

There are clear and ongoing changes in the surrounding area that support this zoning request. Population growth, increased traffic volumes, and commercial redevelopment trends in Mableton indicate a demand for additional retail and fuel services. This proposal responds to those trends and provides a well-planned, high-quality development that aligns with the area's growth trajectory.

E&A ENGINEERING, LLC
3675 Crestwood Pkwy, Suite 400
Duluth, GA 30096

October 17, 2025

Subject: Letter of Intent for 5080 Brookwood Drive Rezoning Application

Attn: City of Mableton, GA
6116 Mableton Parkway, Suite 144
Mableton, GA 30126

**Re: Brookwood C-Store
Rezoning Letter of Intent**

Dear Planning Director and Staff-

Malwani Global, LLC respectfully submits this Letter of Intent regarding its proposal to construct a new convenience store with multiple tenant units and self-service fuel pumps at 5080 Brookwood Drive, located at the corner of Clay Road and Brookwood Drive in the City of Mableton.

The proposed development is designed to serve both local residents and the significant number of motorists that travel along Clay Road each day. According to 2024 Georgia Department of Transportation traffic count data, approximately 10,000 vehicles traverse Clay Road daily. Despite this volume, nearly the entire five-mile stretch of Clay Road currently has only one small two-pump fueling station, located on the far eastern end near Floyd Road. The proposed facility will therefore fulfill a clear community and transportation need by offering convenient access to fuel, food, and essential goods and services to area residents, commuters, and workers.

From an environmental perspective, the subject property contains no streams, wetlands, or environmentally sensitive areas, and the proposed development will not generate any negative environmental impacts on the site or adjoining properties. All design and construction will adhere to applicable state and local environmental, stormwater quality, and development regulations.

Malwani Global, LLC is committed to developing this property responsibly, ensuring the project will provide a positive contribution to the local economy, generate new jobs, and enhance the commercial vitality of this area of Mableton. We appreciate your consideration of this proposal and look forward to working collaboratively with City staff and officials throughout the review process.

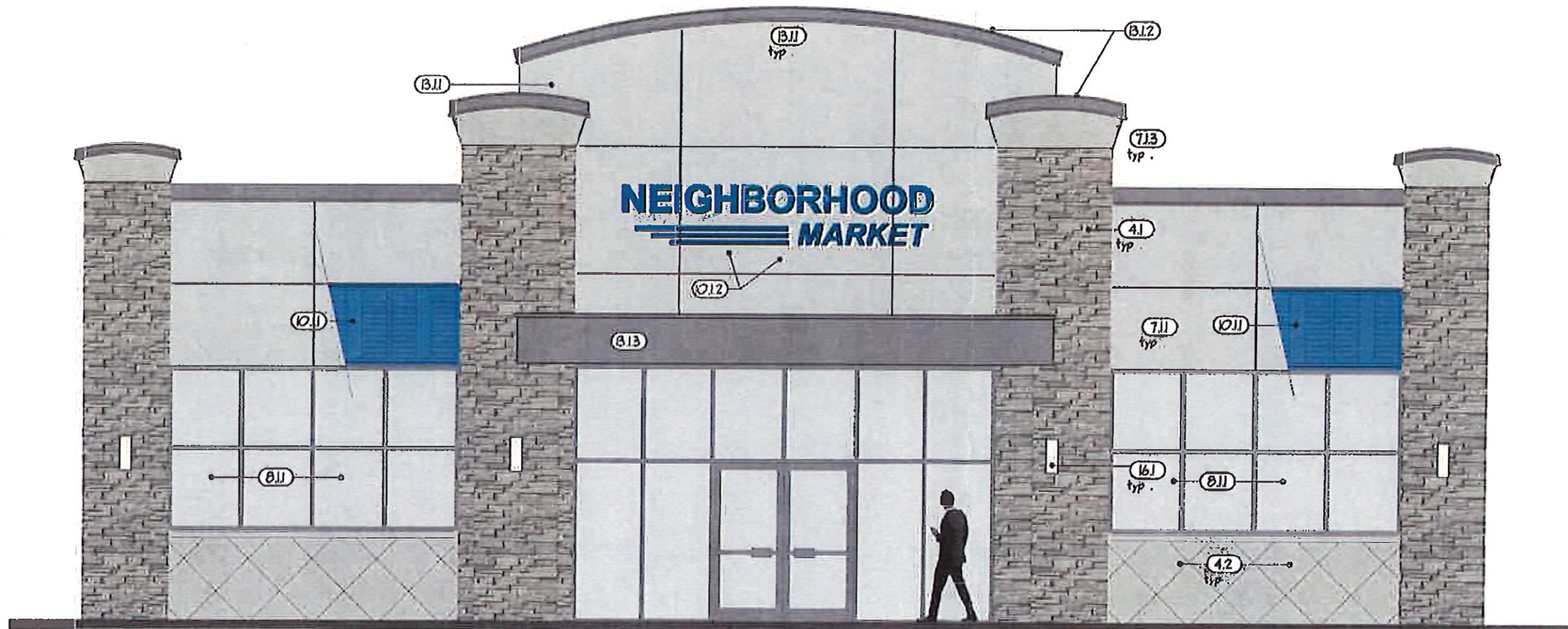
Sincerely,



Drew Wilson, P.E.
Principal
E&A Engineering, LLC
919-809-2213
Drew@E-Engineering.com

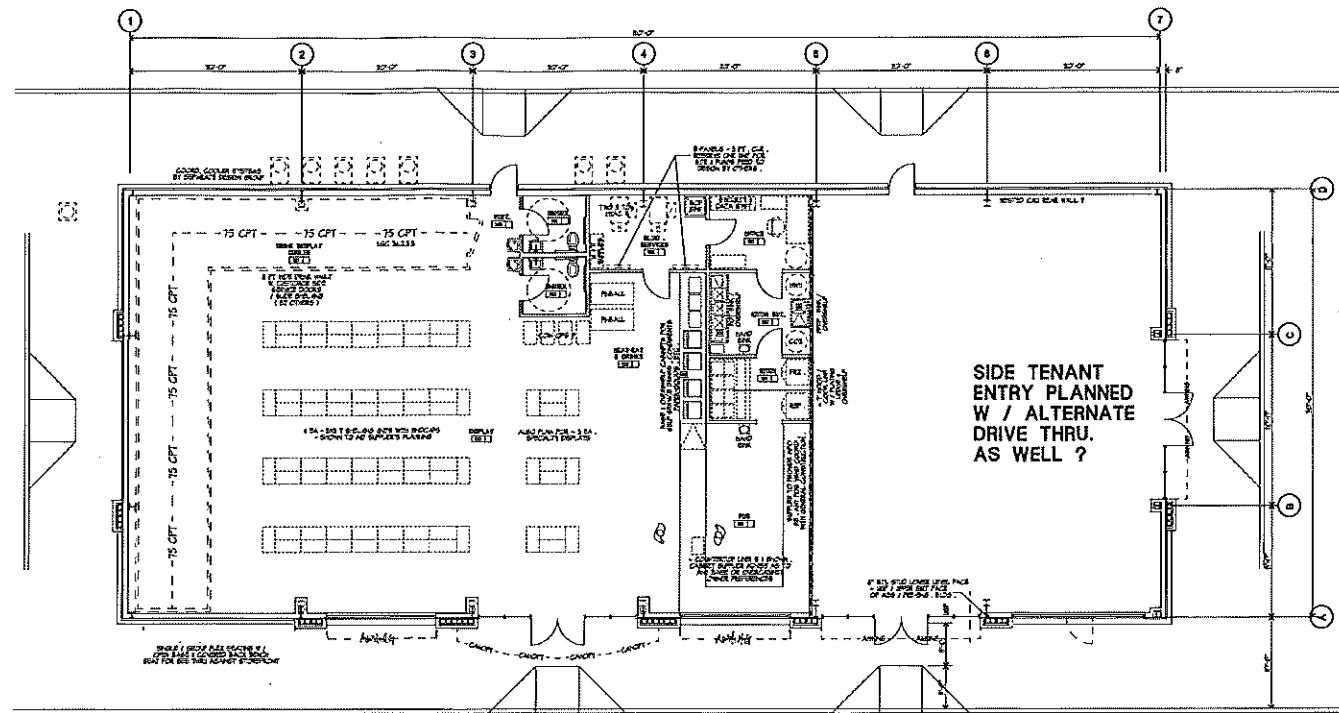
FACADE TREATMENTS LEGEND

- 4.1 STONE VENEER PLASTER W / MN . 2" DRAINAGE CAVITY ANCHORED BACK TO 8" CMU PLASTER WHICH MUST EXTEND UP & BE ANCHORED TO THE MBS BYPASS GRT PLANE ABOVE .
- 4.2 PROVIDE MASONRY KNEEWALLS OF CERAMIC TILES SET TO 6" CMU W / PRECAST ROWLOCK COMP . TO THAT MFD . BY CAST-STONE
- COORD . CONCEALED MN . 2" DRAINAGE CAVITY & DRP LOOP ANCHORS BACK TO INSULATED / SHEATHING FACED 6" STEEL STUD WALL
! AT REAR MASONRY KNEEWALL , DISCUSS W/ OWNER THE OPTION OF PROVIDING BRICK KNEEWALL COLOR COORDINATED WITH TILE .
- 7.1 MN . 2" THICK EPS SYSTEM WITH INTERNAL WATER PROOF PLANE & DRAINAGE MATT . WRAP & SEAL WATERPROOFING AT ALL EDGES , INCLUDING PARAPET & PLASTER CAPS . APPLICABLE SUBNOTES INCLUDE NEED TO :
1. ANCHOR EPS TO METAL STUD INFL BETWEEN MBS GRTS - WITH FACE PLANE CONTROL JONTS CENTERED IN PANELS SHOWN
! NOTE NEED TO COORDINATE CENTRAL / TALLER PARAPET STRUCTURE WITH MBS TREATMENT NOTES
2. COORDINATE EPS SYSTEM APPROVED SHAPE BACKER PROFILE FOR PARAPET CROWN .
- 8.1 ANODIZED ACCENT COLOR* ALUMINUM STOREFRONT W/ TINTED INSULATED GLAZING
1. COORDINATE HIGHER SILL HEIGHT AT THIS LOCATION - SO AS TO CLEAR CLEAR INTERIOR WORK COUNTER & ANY BACKSPASH & MATCH SAME AT OPP . SIDE OF ENTRY .
- 10.1 ANODIZED ACCENT COLOR(S) MBS . SPECIALTES 1. ALUMINUM AWNING / SEE THRU LOUVER . 2. CHANNEL MTD . BACKLIT LED SIGNAGE .
- 13.1 APPROX LINES OF MBS = METAL BUILDING SYSTEM - AKA PRE-ENGINEERED BLDG . APPLICABLE DD SUBNOTES INCLUDE NEED TO :
1. COORDINATE UPPER PLASTER CMU & ADJACENT PARAPET STUDS SECURED / BRACED TO MBS SYSTEM PROVIDING FOR A CANTILEVERED PARAPET ASSEMBLY .
2. PROVIDE ACCENT COLOR RAISED BEAM METAL ROOF SYSTEM FOR PLASTER CAP (S) W/ NOM . 6" DRP EDGE PROFILE (S) COORD . TO MATCH RUNNING CAP / UPTURNED ENDS CAP FLASHING FOR PARAPETS
3. PROVIDE CANTILEVER MBS ARMS SUPPORT TO A MAIN ENTRY METAL CANOPY FACED WITH MBS TRIM . COORD . OWNER DRAIN PREFERENCE .
4. PROVIDE PLASTER / PARAPET BACKSIDES AS MBS SYSTEM'S METAL SIDING .
5. PROVIDE ROOFING AS PER MBS SYSTEM CONTRACT WITH OWNER .
6. ASSURE SUFFICIENT CLEARANCE UNDER MBS BENTS TO ALLOW REQUIRED HVAC DUCT CLEARANCES
7. COORDINATE MBS DOWNSPOUTS TO FIT INTO A CAST IRON BOOT / CLEANOUT . ROUTE CONCEALED RAIN LEADER PER SITE DEV . DRAWINGS .
- 15.1 APPROX . LINES OF BOLLARD PROTECTED COOLING UNITS
- 16.1 UP-DOWN CYLINDER / PLASTER ACCENT LIGHTS

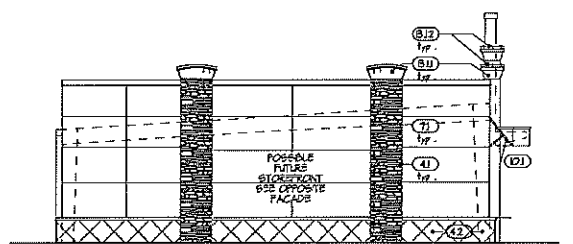


1 FRONT / STREET FACADE

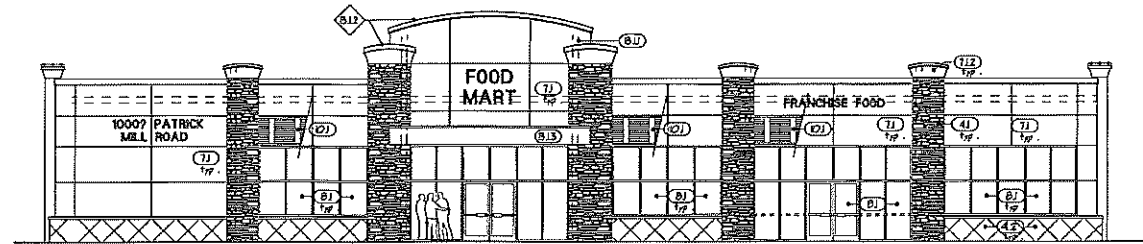
A-31 ORIG. SCALE: 1/4" = 1'-0"
[THIS PRINT IS ADJUSTED TO 75% SIZE
TO FIT REQD. 11 X 17 FORMAT]



1 FLOOR PLAN DIAGRAM
DD.01 SCALE: 1/8" = 1'-0"



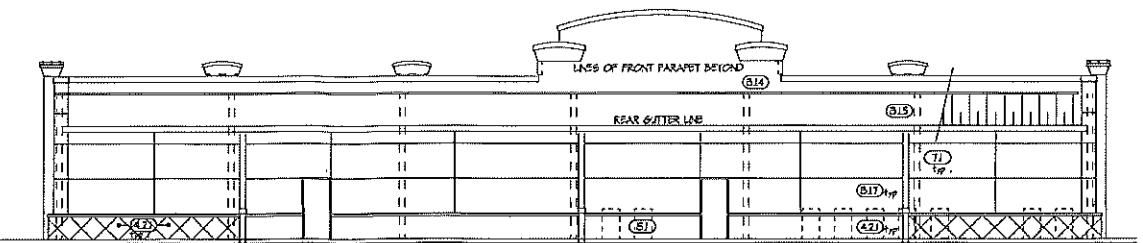
4 SIDE STREET FACADE
DD.01 SCALE: 1/8" = 1'-0"
AS SEEN FROM PATRICK MILL RD.



2 FRONT / STREET FACADE
DD.01 SCALE: 1/8" = 1'-0"
AS SEEN FROM PATRICK MILL RD.



5 TENANT SIDE FACADE
DD.01 SCALE: 1/8" = 1'-0"
AS SEEN FROM PATRICK MILL RD.



3 REAR FACADE
DD.01 SCALE: 1/8" = 1'-0"
AS SEEN FROM PATRICK MILL RD.

MATERIALS LEGEND

- (41) STONE VENEER PLASTER W / MN. 2" DRAINAGE CAVITY ANCHORED BACK TO 8" CMU PLASTER WHICH MUST EXTEND IF I BE ANCHORED TO THE ASS BITASS GRK PLANS ABOVE.
- (42) PROVIDE MASONRY INFERNALS OF CRANIC TIES SET TO 4" CMU W / PRECAST BOWTIE COMP. TO THAT W/D. BY CAST STONE COORD. CONCEALED MN. 2" DRAINAGE CAVITY 1 DRP LOOP ANCHORS BACK TO INSULATED / BREATHING FACED 4" STED. STD WALL.
- (43) AT REAR MASONRY INFERNAL, DISCUSS W/ OWNER THE OPTION OF PROVIDING BRICK INFERNAL COLOR COORDINATED WITH T.S.
- (71) MN. 2" THICK EPS SYSTEM WITH INTERNAL WATER PROOF PLANE I DRAINAGE MATT. WRAP I SEAL WATERPROOFING AT ALL EDGES INCLUDES PARAPET I PLASTER CAPS APPLICABLE BRICKWORK SHOULD BE TO: 1. ANCHOR EPS TO METAL STD W/ 1" BETWEEN ASS GRKS - WITH FACE PLANS CONTROL JOINTS CENTERED IN PANELS SHOWN. 2. COORDINATE EPS SYSTEM APPROVED SHAVE BACKER PROFILE FOR PARAPET CROWN.
- (81) ANODIZED ACCENT COLOR ALUMINA SYSTEM W/ TINTED INSULATED GLAZES.
- (82) ANODIZED ACCENT COLOR(S) ALUMINA ANGLE-S - SEE THRU LOWER PREFERRED.
- (83) APPROX LINES OF ASS - METAL BUILDING SYSTEM - AKA PRE-ENGINEERED BLDG APPLICABLE DD E-NOTES INCLUDE NEED TO: 1. PROVIDE AFTER PLASTER CMU I ADJACENT PARAPET STIPS SECURED / BRACED TO ASS PROVIDED CANTILEVERED PARAPET SYSTEMS GRKS. 2. PROVIDE ACCENT COLOR BASED SEAM METAL ROOF SYSTEM FOR PLASTER CAN S I W/ 2" X 6" DRP BRGS PROVIDE S I COORD TO MATCH BRICKS CAP / OFFERED BNS CAN FLASHING FOR PARAPETS. 3. PROVIDE CANTILEVER ASS ARMS SUPPORT TO A MAN ENTRY METAL CANOPY FACED WITH ASS TRIM COORD. OWNER DEAN REFERENCE. 4. PROVIDE PLASTER / PARAPET BACKINGS AS ASS SYSTEMS METAL SEAMS. 5. PROVIDE ROOFING AS PER ASS SYSTEM CONTRACT WITH OWNER. 6. ASSURE EFFICIENT CLEARANCE UNDER ASS BONTS TO ALLOW REQUIRED WIND DIRT CLEARANCES. 7. COORDINATE ASS DOWNROPTS TO FIT INTO A CAST RUN BOOT / CLEANOUT ROUTE CONCEALED RAN LEADER PER STS DEV. DRAWINGS. 8. APPROX. LINES OF BOLLARD PROTECTED COOLING UNITS.

no stamp applied to progress print

BRAMLETT ASSOCIATES ARCHITECTURE
422 NORTH BROAD ST.
WINDER, GA. 30680
PH: (770) 967-4419
FAX: (770) 967-4419
planning, design & project management

GLORIOUS PROPERTIES
1408 HWY 124
HOUSTON, GA. 30548
PH: (770) 383-8241
E-MAIL: mavanit26@yahoo.com

CONVENIENCE STORE PATRICK MILL RD
77 PATRICK MILL RD.
WINDER, GA. 30680
CONSTRUCTION BY: ???
CONTACTS: ???

SHEET ISSUE DATES	

SHEET ISSUE DATES	
2/27/17	PLAN DIAGRAM / DEV. MAKE CHANGES
3/24/17	CONSTR. CONV. STORE RE-ORIENTATION
3/24/17	STONE PLASTER 01/06/06
4/10/17	DESIGN DEVELOPMENT - CENTRAL POS
4/20/17	DESIGN DEVELOPMENT - ORIGINAL POS

DESIGN DEVELOPMENT



*City of Mableton, Georgia
Temporary Land Use Permit Application and Instructions*

The City of Mableton strives to operate as a "paperless" organization. Please be advised that this application form, its required documents and any supporting information must be uploaded via the city's website and data portal.

All application information submitted is a public record and is subject to the Open Records Act. This information will be posted online. Do not include any sensitive or personal information on the application or in your submitted application packet.

The following items are required for submitting an application for temporary land use permit:

1. **Temporary Land Use Application.** (Attachment A) Original notarized signatures of titleholder(s) and applicant(s) and/or representative(s) are required
2. **Corporate Documentation.** If the titleholder(s) is a domestic or foreign corporation, then the following documentation shall also be required:

Written authentication with the presence of the corporate seal, or a facsimile thereof, attested by the secretary or assistant secretary of the corporation, or other officer to whom the bylaws or the directors have delegated the responsibility for authenticating records of the corporation, shall attest:
 - a) That the corporate seal or facsimile thereof affixed to the document is in fact the seal of the corporation of true facsimile thereof, as the case may be;
 - b) That any officer of the corporation executing the document does in fact occupy the official position indicated, that one in such position is duly authorized to execute such document on behalf of the corporation, and that the signature of such officer subscribed thereto is genuine; and
 - c) That the execution of the document on behalf of the corporation has been duly authorized.
3. **Temporary Land Use Permit Worksheet.** (Attachment B1 or B2. Either Worksheet B1 or B2 must be submitted with the application.
4. **Disclosure Form.** Temporary Land Use Disclosure forms (Attachments C1 and C2) must be completed.

5. **Warranty Deed.** A copy of the warranty deed that reflects the current owner(s) of the property. (Mark as Attachment D)
6. **Legal Description.** A current legal description of the subject property. If the application consists of several tracts, a legal description of each tract is required. A separate legal description of each zoning classification is also required, as well as an overall description of all tracts and/or classifications combined. No legal description should include more property than is included in the application for the Temporary Land Use Permit. (Mark as Attachment E)
7. **Tax Receipt.** A copy of the paid tax receipt for the subject property or a statement signed by an official in the Tax Commissioner's Office or other official document issued by the Tax Commissioner's Office indicating the taxes have been paid. Properties with delinquent taxes may be withdrawn by staff or may be delayed or denied by the Mayor and Council. (Mark as Attachment F)
8. **Site Plan.** A copy of current plot plan and current boundary survey drawn to scale and stamped by a registered engineer, architect, land planner, or land surveyor currently registered in accordance with applicable state laws. The plan must include the information listed below. If any item is inapplicable, please explain why. (Mark as Attachment G)
 - a) north arrow
 - b) land lot lines
 - c) district lines
 - d) lot lines
 - e) angles
 - f) total acreage
 - g) bearing and distances
 - h) adjoining street with right-of-way (present and proposed)
 - i) paving widths
 - j) the exact size (dimensions and square footage) and location of all buildings along with intended use
 - k) building setback
 - l) buffer areas
 - m) parking spaces
 - n) lakes and streams
 - o) utility easements
 - p) limits of the 100-year floodplain and acreage of floodplain
 - q) cemeteries
 - r) wetlands
 - s) access points
 - t) architectural or archeological landmarks
 - u) stormwater detention/retention areas
 - v) calculation of impervious surface before and after any proposed changes to the property
 - w) lot sizes (if the property will be subdivided)
 - x) stream buffers (minimum 50' buffer)
9. **Documentation from the Cobb County Health Department** if the property is or will be on a septic tank. (Attachment H)



(1) 992
512

ATTACHMENT A

Application for Temporary Land Use Permit Mableton, Georgia

Application No. _____

PC Hearing Date: _____

M&C Hearing Date: _____

Applicant Mableton Soccer League Phone # 470-382-2118 E-mail mbtsoccerleague@gmail.com

(representative's name, printed) Address _____

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

Signed, sealed and delivered in presence of:

(Notary Public)

My commission expires: _____

Titleholder PANNU GURSHARAN Phone # 678-994-5719 E-mail macky@mscinvestment.com

Signature _____ Address _____

(attach additional signature, if needed) Signed, sealed and delivered in presence of:

Notary Public

My commission expires: _____

Present Zoning Light Industrial

Type of Permit

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

Renewal - Yes No _____

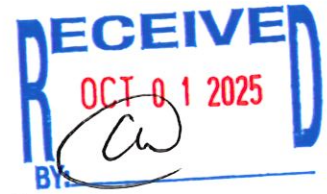
For the Purpose of Indoor Soccer League/Training

Location 740 Veterans Memorial Hwy Suite 104
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) _____ District _____

Size of Tract +/-6 Acre(s)

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



ATTACHMENT B1

**Application for
Temporary Land Use Permit**

Mableton, Georgia

Application #

PC Hearing Date

M&C Hearing Date

For Business Use or for a Use Not Permitted

1. Type of business or request? Indoor Sports Training
2. Number of employees? 15
3. Days of operation? Monday-Saturday
4. Hours of operation? 6pm-10pm
5. Number of clients, customers or salespersons coming to the property per day? 50 Per week? 250
6. Where do clients, customers and/or employees park? Driveway: _____ Street: Parking Lot Other (explain): Park around property in designated parking spot
7. Signs? No: Yes: _____ If Yes, then how many, size and location:

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

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

Signed by: Date: 9/26/2025
 Applicant Signature _____
 Applicant Name (printed) Reyes Hernandez



ATTACHMENT C1

PROPERTY/FINANCIAL DISCLOSURE REPORT¹ BY APPLICANT²

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

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

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

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

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

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

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

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

Signed by: [Signature]
Applicant's Signature

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

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



ATTACHMENT C2

CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

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

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

No

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

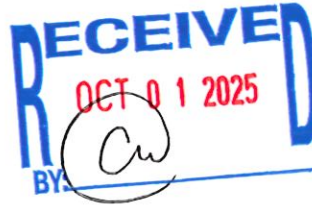
Please apply the following information that will be considered as the required disclosure:

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

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

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

I certify that the foregoing information is true and correct, this 26th day of



September _____, 20
2025 _____.

Signed by:


E40C112D308B487...

Applicant's Signature

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

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

RECEIVED
OCT 01 2025
BY: CW

ATTACHMENT A

Application for
Temporary Land Use Permit
Mableton, Georgia

Application No. _____

PC Hearing Date: _____

M&C Hearing Date: _____

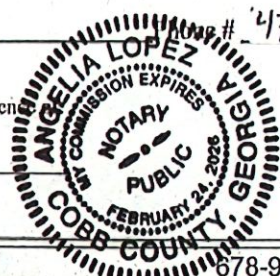
Applicant Mableton Soccer League Phone # 470-382-2118 E-mail mbtsoccerleague@gmail.com

Royes Hernandez Address 2389 Buckley Ct. Austell, GA 30106
(representative's name, printed)

[Signature] Phone # 470-382-2118 E-mail hernandezroyes129@gmail.com
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature]
(Notary Public)

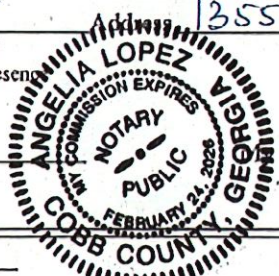


My commission expires: 02/24/2026

Titleholder PANNU GURSHARAN Phone # 678-994-5719 E-mail macky@mscinvestment.com

Signature [Signature] Address 1355 Buckener Rd Mableton GA 30126
(attach additional signature, if needed) Signed, sealed and delivered in presence of:

[Signature]
Notary Public



commission expires: 02/24/2026

Present Zoning Light Industrial

Type of Permit

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

Renewal - Yes No _____

For the Purpose of Indoor Soccer League/Training

Location 740 Veterans Memorial Hwy Suite 104
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) _____ District _____

Size of Tract +/-6 Acre(s)

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



2024 COBB COUNTY PROPERTY TAX BILL

Pay online at www.cobbtax.org or (866) 729-2622
See the back of this bill for more important information

PO Box 100127 • Marietta, GA 30061-7027
(770) 528-8600 • tax@cobbtax.org



CARLA JACKSON
TAX COMMISSIONER

HEATHER WALKER
CHIEF DEPUTY

Pay Online



A copy of your bill was sent to your mortgage company. See the **back of this bill** for more information about mortgage companies.

PAYMENT DUE: October 15, 2024

Payment must be received or **USPS Postmarked** by the due date. Metered or kiosk postmarks are not proof of timely mailing.

Property Owner(s)	Address	Due Date	Amount
740 VETERANS MEMORIAL LLC	740 VETERANS MEMORIAL HWY	10/15/2024	\$61,058.57

Parcel ID	Fair Market Value	Assessed Value	Acreage	Tax District	Homestead Exemption
18006900070	\$5,062,900	\$2,025,160	6.04	M	NONE

Taxing Authority	Assessed Value	Exemption	=	Net Assessment	x	Millage Rate	=	Taxes Due
SCHOOL	\$2,025,160	\$0		\$2,025,160		0.0187		\$37,870.49

- The adopted millage rate exceeds the estimated roll-back rate as stated in the annual notice of assessment that you previously received for this taxable year, which will result in an increase in the amount of property tax that you will owe.
- Cobb County Board of Education chose to opt out of property tax relief for homeowners related to HB 581 (2024). If you have concerns about that decision, please call (770) 426-3300.

Levied by the **Cobb County Board of Education** representing approximately 62.02% of your taxes due.

COUNTY GENERAL	\$2,025,160	\$0	\$2,025,160	0.00846	\$17,132.85
COUNTY BOND	\$2,025,160	\$0	\$2,025,160	0	\$0.00
COUNTY FIRE	\$2,025,160	\$0	\$2,025,160	0.00299	\$6,055.23

Levied by the **Board of Commissioners** representing approximately 37.98% of your taxes due.

Tax Year	Parcel ID	Due Date	Appeal Amount	Total Taxes Due
2024	18006900070	10/15/2024	Pay: N/A	or \$61,058.57

Payment must be received or **USPS Postmarked** by the due date. Metered or kiosk postmarks are not accepted as proof of timely mailing.

Tax Year	Parcel ID	Due Date	Appeal Amount	Total Taxes Due	Amount Enclosed
2024	18006900070	10/15/2024	Pay: N/A	or \$61,058.57	

Late fees apply after October 15, 2024
(See back)

2024 Cobb County Property Tax Bill

Internal Use

740 VETERANS MEMORIAL LLC

or Current Property Owner

740 VETERANS MEMORIAL HWY SE



MABLETON, GA 30126

IS YOUR INFORMATION UP TO DATE?

My mailing address has changed.

I no longer own this property.

Date Moved: _____

New Mailing Address:

Signature : _____

RECEIVED
OCT 01 2025

WARRANTY DEED

#12.00

mail

KEARNS & ASSOCIATES
3715 NORTHSIDE PKY, B-100, S-145
ATLANTA, GEORGIA 30327
(404) 262-1024

STATE OF GEORGIA
COUNTY OF FULTON

THIS INDENTURE, made this 23rd day of October in the
year of our Lord One Thousand Nine Hundred and NINETY SIX between
Jimmy R. Johnson

of the State of GEORGIA and County of COBB, hereinafter
referred to as GRANTOR, and
Gursharan S. Pannu and Parkash K. Pannu

of the State of GEORGIA and County of COBB, hereinafter
referred to as GRANTEE,

WITNESSETH: That the said GRANTOR, for and in consideration of the sum of TEN AND OTHER
GOOD AND VALUABLE CONSIDERATION----- (\$10.00--) DOLLARS
and other good and valuable consideration in hand paid, at and before the sealing and delivery of these presents, the
receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant,
bargain, sell and convey unto the said GRANTEE (the terms "GRANTOR" and "GRANTEE" include the respective heirs,
successors and assigns of each where the context requires or permits), the following described real property, to wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

\$ 167.00

Cobb County, Georgia Real Estate Transfer Tax
Paid 167.00
Date 11-6-96
Jay C. Stephenson
Clerk of Superior Court

FILED AND RECORDED
96 NOV -6 PM 2:14
Jay C. Stephenson
CLERK OF SUPERIOR COURT

Subject to easements and restrictions of record.
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances
thereof, to the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of the said
GRANTEE, forever, in FEE SIMPLE.
AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described property, unto
the said GRANTEE against the claims of all persons whomsoever.
IN WITNESS WHEREOF, GRANTOR has signed and sealed this deed the day and year above written.

Signed, sealed and delivered
in the presence of:

[Signature]
UNOFFICIAL WITNESS
Jimmy R. Johnson (SEAL)
Jimmy R. Johnson

[Signature]
NOTARY PUBLIC
FULTON COUNTY, GEORGIA (SEAL)

My Commission Expires at Large
October 17, 1998

BK09974PG328

RECEIVED
OCT 01 2025
BY: *(Signature)*

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lots 68 and 69 of the 18th District, 2nd Section of Cobb County, Georgia, and being more particularly described as follows:

Beginning at an iron pin found at the common corner of Land Lots 68, 69, 164, and 165, said district; running thence North 01 degrees 02 minutes 04 seconds East along the line dividing Land Lots 68 and 69 346.84 feet to an iron pin found; running thence North 70 degrees 12 minutes 53 seconds East 62.79 feet to a point on the Southwest right-of-way line of Bankhead Highway; running thence Northwesterly along the Southeast right-of-way line of Bankhead Highway 320.667 feet to a point; running thence South 48 degrees 32 minutes 38 seconds West 100.39 feet to an iron pin found; running thence South 50 degrees 29 minutes 16 seconds West 229.38 feet to a point; running thence South 31 degrees 35 minutes 48 seconds West 110.4 feet to a point; running thence South 59 degrees 28 minutes 20 seconds West 96.9 feet to a point; running thence South 54 degrees 02 minutes 00 seconds West 51.43 feet to a point; running thence South 20 degrees 02 minutes 40 seconds West 62 feet to a point; running thence South 11 degrees 21 minutes 20 seconds West 74.5 feet to a point; running thence South 31 degrees 30 minutes 00 seconds West 64.45 feet to an iron pin found on the South line of Land Lot 69; running thence North 89 degrees 20 minutes 15 seconds East along said South Land Lot line 692.98 feet to the point of beginning; being shown on plat of survey by Gulshan Sawhney, dated October 20, 1996, and containing 6.039 acres.

J R J

BK09974 PG329



Temporary Land Use Permit Process Requirements

1. **Signs.** Signs provided by the city must be posted on or near the right-of-way of the nearest public street thirty (30) days before the public hearing. Signs must be posted every 500 feet of public road frontage. Failure to post and maintain signs continuously may prohibit consideration of the application at any scheduled public hearing. It is the responsibility of the applicant to ensure that signs remain posted throughout the advertising period, including the day of the public hearings and to remain posted until the final decision by the Mayor and Council.

2. **Public Hearings.** Applicant, or representative for applicant, must attend the Zoning Hearings. Failure to attend may result in dismissal with prejudice, rejection of the application or continuance of the hearing at the Council's sole discretion.

3. **Application Fee.** The Application Fee is \$150.00 and must be paid by credit card or Venmo.

4. **Mailings.** Applicants are required to provide a Certificate of Mailing that demonstrates that all property owners adjacent to the subject property have been notified of the Temporary Land Use application. Applicants are encouraged to provide the letter to city staff for a cursory review prior to completing the Certificate of Mailing. The notice must be postmarked 30 calendar days prior to the Planning Commission Hearing. The applicant/representative is required to file with the Zoning Division proof of the mailing no later than 21 days prior to the Planning Commission Zoning Hearing for which the application is scheduled to be considered. Staff is authorized to continue any pending case in which the above requirements are not met. The notification must include:
 - a. A legible copy of the application and site plan
 - b. Phone numbers and email addresses for the applicant and the City zoning office.

5. **Public Contact.** Temporary Land Use Permit applications are public information and will be visible on the City website, advertised in the newspaper and otherwise disseminated to the general public. Applicants and their representatives should expect communication (phone calls, emails) from members of the public and should respond to their questions and concerns with complete, factual information and courtesy.

List of Attachments

- Attachment A – Temporary Land Use Application
 - Attachment B1 or B2 – Temporary Land Use Application Worksheet
 - Attachment C – Disclosure Statements (2)
 - Attachment D – Warranty Deed
 - Attachment E – Legal Description
 - Attachment F – Tax Receipt
 - Attachment G – Site Plan
 - Attachment H – Septic Tank Documentation (if applicable)
-

Transaction ID: 121303233212

10/21/2025 14:14:11 EDT

Amount: \$150.00 USD

Transaction Status: Success

Authorized Amount: \$150.00 USD

Transaction Type: Authorize & Capture

AVS Response: AVS Not Applicable (P)

Market Type: eCommerce

CAVV Result Status: Not Applicable

Recurring Billing Status: N

Partial Capture Status: Not Applicable

Name: Sacnite Garcias

Address: US

Invoice Number: TLUP-2025-03

Description: 740 Vet Mem Hwy - Mableton Soccer League

#8150m
free
application

Attachment A

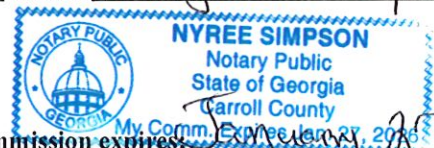
Application for Rezoning Mableton, Georgia

Application No. PE2 2025-009
PC Hearing Date: 1/8/26
M&C Hearing Date: 1/28/26

Applicant Rendell L. Johnson Phone# 404-550-8932
(applicant's name printed)
Address 6671 Mableton Pkwy SW E-mail leoniejohnson38@yahoo.com
Leonie Johnson Address 444 South Gordon Rd SW
(representative's name, printed)
[Signature] Phone# 41550-8932 E-mail leoniejohnson38@yahoo.com
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature]
Notary Public



My commission expires: January 27, 2026

Titleholder Leonie Johnson Phone# 41550-8932 E-mail leoniejohnson38@yahoo.com
(titleholder's name, printed)
Signature [Signature] Address 444 S. Gordon Rd Mableton GA 30126
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: January 27, 2026

Zoning Request From Residential to NRC/commercial
(present zoning) (proposed zoning)

For the Purpose of _____ Size of Tract 2.33 Acre(s)
(subdivision, restaurant, warehouse, apt., etc.)

Location 6671 Mableton Pkwy SW
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 390 District(s) Cobb 18th / 2 Mableton

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

[Signature]
(applicant's signature)

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

Attachment B

Application No. _____

Summary of Intent for Rezoning

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

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

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

- a) Proposed use(s): ~~Commercial - A~~ Commercial - N RC
- b) Proposed building architecture: Gas station
- c) Proposed hours/days of operation: _____
- d) List all requested variances: _____

Attachment C1

PROPERTY/FINANCIAL DISCLOSURE REPORT¹ BY APPLICANT²

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

Does any member of the Mayor and Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? Not to my Knowledge

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

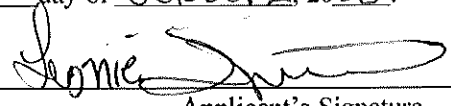
Does any member of the Mayor and Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is ten percent (10%) or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association,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

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

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

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

I certify that the foregoing information is true and correct, this _____ day of October 2, 2025.


Applicant's Signature

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

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

Attachment C2

CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

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

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

No

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

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

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

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

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

I certify that the foregoing information is true and correct, this 2nd day of October, 2025.



Applicant's Signature

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

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

Received from Cobb County Superior Court
Building C - Records.
#D October 6, 2025.

Agent File No. 24912

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 390 of the 18th District, 2nd Section of Cobb County, Georgia, as per survey by Carl A. Cochran, dated July 21, 1972, and being more particularly described as follows:

BEGINNING at an iron pin on the Northeast side of Gordon Road, 169.3 feet Southeasterly as measured along the Northeasterly side of Gordon Road from the intersection formed by the Northeasterly side of Gordon Road and the Southeasterly side of Bonanza Trail. (Said POINT OF BEGINNING also being at the Southeast corner of property now or formerly owned by Paul C. Cooper, as shown by Warranty Deed recorded in Deed Book 212, Page 290, Records of Cobb County, Georgia); thence North 0 degrees 6 minutes 33 seconds West along the Easterly line of the aforementioned Cooper property, a distance of 146.58 feet to an iron pin situated at the Northeast corner of said Cooper property; thence North 83 degrees 4 minutes 31 seconds West along the North line of said Cooper property, a distance of 132.62 feet to an iron pin situated on the Southeasterly side of Bonanza Trail; thence in a Northeasterly direction along the Southeasterly side of Bonanza Trail, a distance of 179 feet to an iron pin situated on the Southerly property line of property now or formerly owned by P. L. Rutherford, as shown by Warranty Deed recorded in Deed Book 213, Page 74, Records of Cobb County, Georgia; thence North 87 degrees 45 minutes 56 seconds East, a distance of 344.7 feet along the South line of said P.L. Rutherford property to an iron pin and corner; thence South 0 degrees 2 1minutes 31 seconds West, a distance of 127.68 feet to an iron pin situated at the Northeast corner of property now or formerly owned by Frances Catherine Goodwin, as shown by Warranty Deed recorded in Deed Book 611, Page 533, Records of Cobb County, Georgia; thence North 79 degrees 59 minutes 38 seconds West, along the Northerly line of said Goodwin property, a distance of 100 feet to an iron pin and corner; thence South 0 degrees 19 minutes 56 seconds West along the Westerly line of said Goodwin property, a distance of 250 feet to an iron pin situated on the Northeasterly side of Gordon Road; thence in a Northwesterly direction along the Northeasterly side of Gordon Road, a distance of 188.94 feet to an iron pin at the POINT OF BEGINNING.

EXCEPTING THEREFROM that portion of the premises conveyed to the Department of Transportation, Atlanta, Georgia, by Right-of-Way Deed, dated August 5, 1986, more particularly described as follows:

All that tract or parcel of land lying and being in Land Lot 390 of the 18th Land District of Cobb County, Georgia, being more particularly described as follows:

BEGINNING at a point, 50 feet right of and opposite Station 125+35.77 on the Construction Centerline of Georgia Highway Project PEM-9038(5) Ph.1; thence South 00 degrees 19 minutes 56 seconds West, a distance of 9.90 feet to a point; thence Northwesterly along the Northeastern existing Right-of-Way line of Gordon Road, an arc distance of 37.67 feet to a

EXHIBIT "A" CONTINUED...



... EXHIBIT "A" CONTINUED

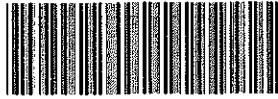
Agent File No. 24912

point; thence North 81 degrees 58 minutes 12 seconds West, a distance of 151.32 feet to a point; thence North 00 degrees 06 minutes 33 seconds West, a distance of 6.98 feet to a point; thence South 83 degrees 08 minutes 03 seconds East, a distance of 152.14 feet to a point; thence Southeasterly along a curved line parallel with the construction centerline of said project, an arc distance of 36.54 feet to back to the POINT OF BEGINNING.



**COBB COUNTY
BOARD OF TAX ASSESSORS**

P.O. Box 649
Marietta, GA 30061-0649
(770) 528-3100



Official Tax Matter - 2025 Tax Year

This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above.

Annual Assessment Notice Date: 05/23/2025

Last date to file a written appeal: 07/07/2025

***** This is not a tax bill - Do not send payment *****

County property records are available online at:
www.cobbassessor.org

#F

C4
2025

*****AUTO**5-DIGIT 30126 10 250 1922 1 AV 0.545

JOHNSON RENDELL L
444 S GORDON RD SW
MABLETON GA 30126-5160



E602

A The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

(1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
(2) Arbitration (value)
(3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 736 Whitlock Avenue, Suite 200, Marietta, GA 30064 and which may be contacted by telephone at: (770) 528-3100. Your staff contacts are Appraiser Cornelius and Christine Stinchcomb.

Additional information on the appeal process may be obtained at <http://dor.georgia.gov/property-tax-real-and-personal-property>

B

Account Number	Property ID Number	Acreege	Tax District	Covenant Year	Homestead
	18039000110	2.33	Mableton		NO
Property Description	C4 - COMMERCIAL SMALL TRACTS		NBHD - 23C		
Property Address	6671 MABLETON PKWY				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value		439,410	444,510		
40% Assessed Value		175,764	177,804		

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exemption Value".

Reasons for Assessment Notice

Land value adjusted to reflect current market value
Structure value adjusted to reflect current market

C

The following Taxing Authority provided a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment pursuant to O.C.G.A. 48-5-306(b)(1)(i)(i).

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Estimated Roll-Back Millage Rate
COUNTY GENERAL			177,804	0.0081318
SCHOOL GENERAL			177,804	0.01811

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.



Carla Jackson
 Cobb County Tax Commissioner
 PO Box 649
 Marietta, GA 30061-0649
 770 528-8600

#F

Receipt Number: 561
 Page: 1 of 1
 Entered: 10/01/2025 12:35:54 PM
 Date Received: 10/01/2025
 Business Date: 10/01/2025
 Cashier: JPJ JPJ
 Register: WS50 SOUTH-FC08

Amount Tended: \$2,000.00
 Less Change: \$0.00
 Amount Applied: \$2,000.00

Receipt Applied To:

Parcel ID	Year	Location	Amount	Description/Notes
18-0390-0-011-0	P25	6671 MABLETON PKWY	\$2,000.00	PART
			\$2,000.00	TOTAL NET APPLIED
=====				

Form of Payment	Amount	Reference	Payer
ELEC. DEPOSIT	\$2,000.00	1051	LEONIE A JOHNSON SOLE PROP
TOTAL:	\$2,000.00		
=====			

Thank you for your payment.

LEONIE A JOHNSON SOLE PROP
DBA A HEAD A TIME HAIR SALON 2
444 S GORDON RD SW
MABLETON GA 30126-5160



Carla Jackson
 Cobb County Tax Commissioner
 PO Box 649
 Marietta, GA 30061-0649
 770 528-8600

Receipt Number: 562
 Page: 1 of 1
 Entered: 10/01/2025 12:43:56 PM
 Date Received: 10/01/2025
 Business Date: 10/01/2025
 Cashier: JPJ JPJ
 Register: WS50 SOUTH-FC08

Amount Tended: \$3,357.23
 Less Change: \$0.00
 Amount Applied: \$3,357.23

Receipt Applied To:

Parcel ID	Year	Location	Amount	Description/Notes
18-0390-0-011-0	P25	6671 MABLETON PKWY	\$3,357.23	Current Year
			\$3,357.23	TOTAL NET APPLIED

=====

Form of Payment	Amount	Reference	Payer
CASH	\$3,357.23	CASH	JOHNSON RENDELL L

CURRENCY	QTY	AMOUNT
100.00	31	3,100.00
20.00	7	140.00
10.00	8	80.00
5.00	7	35.00
1.00	2	2.00
.10	2	.20
.01	3	.03

TOTAL: \$3,357.23
 =====

Thank you for your payment.

JOHNSON RENDELL L
 444 S GORDON RD
 MABLETON GA 30126

Cobb Sewer Line

Attachment H

STATEMENT OF AGREEABLE ZONING CONDITIONS

Attachment K

Developments of Regional Impact Development Thresholds					
Type of Development	Notification Only	Rural and Developing Rural	Maturing Neighborhoods, Established Suburbs, Developing Suburbs, and other places not mentioned in this table	Regional Centers, and Regional Employment Corridors	Region Core
(1) Office	400,000 gross square feet	400,000 gross square feet	500,000 gross square feet	600,000 gross square feet	700,000 gross square feet
(2) Commercial	Greater than 300,000 gross square feet	300,000 gross square feet	400,000 gross square feet	500,000 gross square feet	600,000 gross square feet
(3) Wholesale & Distribution	Greater than 500,000 gross square feet	500,000 gross square feet	500,000 gross square feet	500,000 gross square feet	500,000 gross square feet
(4) Hospitals and Health Care Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day	300 new beds	400 new beds	500 new beds	600 new beds
(5) Housing	Greater than 400 new lots or units	400 new lots or units	500 new lots or units	600 new lots or units	700 new lots or units
(6) Industrial	Greater than 500,000 gross square feet; or employing more than 1,600 workers; or covering more than 400 acres	500,000 SF or 1600 workers	500,000 SF or 1600 workers	500,000 SF or 1600 workers	500,000 SF or 1600 workers
(7) Hotels	Greater than 400 rooms	400 rooms	500 rooms	600 rooms	700 rooms
(8) Mixed Use	Gross square feet of 400,000 or more (with residential units calculated at either 1800 square feet per unit or, if applicable, the minimum square footage allowed by local development regulations); or covering more than 120 acres; or if any of the individual uses meets or exceeds a threshold as identified herein	400,000 gross square feet (with residential units calculated at 1800 square feet per unit, or the minimum allowed by the host local government)	500,000 gross square feet (with residential units calculated at 1500 square feet per unit, or the minimum allowed by the host local government)	600,000 gross square feet (with residential units calculated at 1000 square feet per unit, or the minimum allowed by the host local government)	700,000 gross square feet (with residential units calculated at 1000 square feet per unit, or the minimum allowed by the host local government)
(9) Airports	All new airports, runways and runway extensions	New airports and runway extensions of 500 ft. or more	New airports and runway extensions of 500 ft. or more	New airports and runway extensions of 500 ft. or more	New airports and runway extensions of 500 ft. or more

(10) Attractions & Recreational Facilities	Greater than 1,500 parking spaces or a seating capacity of more than 6,000	1,500, seating capacity of 6,000+	1,500, seating capacity of 6,000+	1,500, seating capacity of 6,000+	1,500, seating capacity of 6,000+
(11) Post-Secondary School	New school with a capacity of more than 2,400 students; or expansion by at least 25 percent of capacity	New school with 2,400 students or expansion of at least 25%	New school with 2,400 students or expansion of at least 25%	New school with 2,400 students or expansion of at least 25%	New school with 2,400 students or expansion of at least 25%
(12) Waste Handling Facilities	New facility or expansion of use of an existing facility by 50 percent or more	New facility within 1 mile of public facility (airport, school, reservoir, river, etc.), otherwise, notification only	New facility within 1 mile of public facility (airport, school, reservoir, river, ...), otherwise, notification only	New facility within 1 mile of public facility (airport, school, reservoir, river, ...), otherwise, notification only	New facility within 1 mile of public facility (airport, school, reservoir, river, ...), otherwise, notification only
(13) Quarries, Asphalt & Cement Plants	New facility or expansion of existing facility by more than 50 percent	New facility within 1 mile of public facility (airport, school, reservoir, river, ...), otherwise, notification only	New facility within 1 mile of public facility (airport, school, reservoir, river, ...), otherwise, notification only	New facility within 1 mile of public facility (airport, school, reservoir, river, ...), otherwise, notification only	New facility within 1 mile of public facility (airport, school, reservoir, river, ...), otherwise, notification only
(14) Wastewater Treatment Facilities	New major conventional treatment facility or expansion of existing facility by more than 50 percent; or community septic treatment facilities exceeding 150,000 gallons per day or serving a development project that meets or exceeds an applicable threshold as identified herein	Notification only (MNGWPD)	Notification only (MNGWPD)	Notification only (MNGWPD)	Notification only (MNGWPD)
(15) Petroleum Storage Facilities	Storage greater than 50,000 barrels if within 1,000 feet of any water supply; otherwise, storage capacity greater than 200,000 barrels	50,000 barrels if within 1,000 ft. of water supply	50,000 barrels if within 1,000 ft. of water supply	50,000 barrels if within 1,000 ft. of water supply	50,000 barrels if within 1,000 ft. of water supply

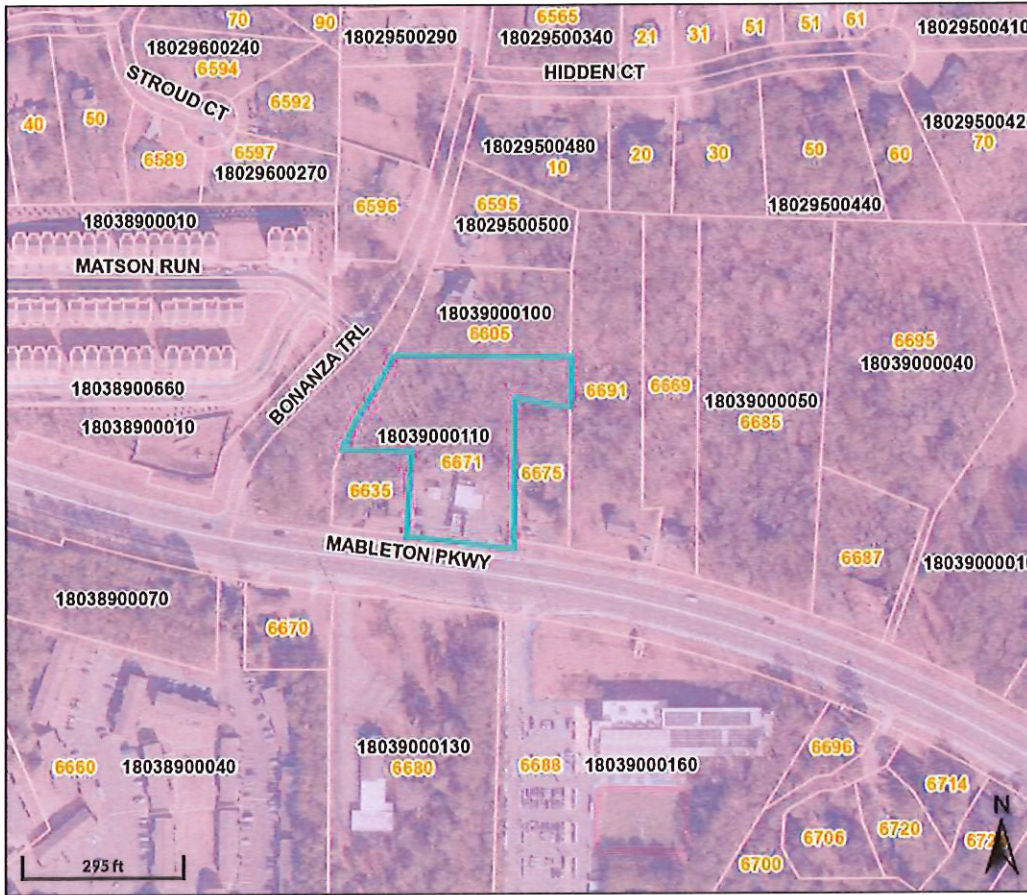
(16) Water Supply Intakes/Public Wells/Reservoirs/Treatment Facilities	New Facilities	Notification only (MNGWPL)	Notification only (MNGWPD)	Notification only (MNGWPD)	Notification only (MNGWPD)
--	----------------	----------------------------	----------------------------	----------------------------	----------------------------

(17) Intermodal Terminals	New Facilities	New facilities	New facilities	New facilities	New facilities
(18) Truck Stops	A new facility with more than three (3) diesel fuel pumps, or containing a half acre of truck parking or 10 truck parking spaces	10 or more diesel fuel pumps or 20 or more truck parking spaces	10 or more diesel fuel pumps or 20 or more truck parking spaces	10 or more diesel fuel pumps or 20 or more truck parking spaces	10 or more diesel fuel pumps or 20 or more truck parking spaces
(19) Correctional/ Detention Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips
(20) Any other development types not identified above (includes parking facilities)	1000 parking spaces or, if available, more than 5,000 daily trips generated	1000 spaces or 5,000 daily trips	1000 spaces or 5,000 daily trips	1000 spaces or 5,000 daily trips	1000 spaces or 5,000 daily trips

(applicant's signature)

of the proposed building(s) on the rezoning site, whichever fee is greater.

There is also a deposit fee of \$300.00 for sign(s), which will be refunded if the sign(s) are returned within thirty (30) days after the final decision by the Mayor and Council plus a non-refundable fee of \$15.00 per sign issued by Mableton Community Development Staff.



Overview



Legend

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

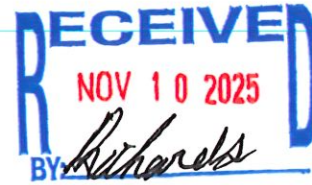
Parcel ID 18039000110
 Class Code C4 - Commercial Small Tracts
 Taxing District (M) MABLETON
 Acres 2.327

Physical Address 6671 MABLETON PKWY
 Owner JOHNSON RENDELL L
 444 S GORDON RD
 MABLETON GA 30126

Last 2 Sales		Reason	Qual
Date	Price		
3/28/2003	\$125000	VALID SALE	Q
n/a	0	n/a	n/a

Date created: 11/10/2025
 Last Data Uploaded: 11/8/2025 8:11:15 AM

Developed by SCHNEIDER
 GEOSPATIAL



Attachment L



REZONING FEE STRUCTURE

Acres/Square Footage	Single-Family Residential (R-80, R-40, R-30, R-20, R-15, CS)	Medium/High Density Residential (RD, RA-5, SC, RM-8, RSL, FST, RM-12, MHPS, MHP)	Commercial, Industrial, Office (LRO, NRC, LRC, OI, UVC, PVC, CRC, OMR, OS, PSC, TS, GC, LI, HI)
0 – 5 Acres	\$ 500	\$ 750	\$1,000
5 – 10 Acres	\$1,000	\$1,500	\$2,000
10 – 20 Acres	\$1,500	\$2,000	\$2,500
20 – 100 Acres	\$2,000	\$2,500	\$3,000
100 + Acres	\$2,500 + \$25 per acre	\$3,000 + \$25 per acre	\$3,500 + \$25 per acre
0 to 20,000 sq. ft.		\$ 700	\$ 900
20,001 to 50,000 sq. ft.		\$1,200	\$1,500
50,001 to 100,000 sq. ft.		\$1,500	\$1,800
100,001 to 500,000 sq. ft.		\$2,000	\$2,200
500,001 + sq. ft.		\$2,000 + \$90 per 100,000 sq. ft.	\$2,200 + \$115 per 100,000 sq. ft.

NOTE: The maximum fee for any rezoning application \$10,000. Fees must be paid by credit card or Venmo.

(Effective September 11, 2001) Any single-family residential rezoning application being filed for the sole purpose of changing the zoning classification to reflect the existing lot sizes(s) and/or lot configuration, that proposes no increase in density or additional development activities, will be charged an application fee of \$100.00 plus a refundable \$300.00 sign bond plus a non-refundable fee of \$15.00 per sign issued by Mableton Community Development Staff.

The fee for medium/high density residential, commercial, industrial, or office rezoning applications will be based on the total number of acres being rezoned or the total square footage



City of Mableton, Georgia Rezoning Application and Instructions

The City of Mableton strives to operate as a "paperless" organization. Please be advised that this application form, its required documents and any supporting information must be uploaded via the city's website and data portal.

All application information submitted is a public record and is subject to the Open Records Act. This information will be posted online. Do not include any sensitive or personal information on the application or in your submitted application packet.

The following items are required for submitting an application for rezoning:

- ✓ 1. **Rezoning Application.** (Attachment A) Original notarized signatures of titleholder(s) and representative(s) are required.
- ✓ 2. **Summary of Intent.** (Attachment B)
3. **Corporate Documentation.** If the titleholder(s) is a domestic or foreign corporation, then the following documentation shall also be required:
Written authentication with the presence of the corporate seal, or a facsimile thereof, attested by the secretary or assistant secretary of the corporation, or other officer to whom the bylaws or the directors have delegated the responsibility for authenticating records of the corporation, shall attest:
 - a) That the corporate seal or facsimile thereof affixed to the document is in fact the seal of the corporation of true facsimile thereof, as the case may be;
 - b) That any officer of the corporation executing the document does in fact occupy the official position indicated, that one in such position is duly authorized to execute such document on behalf of the corporation, and that the signature of such officer subscribed thereto is genuine; and
 - c) That the execution of the document on behalf of the corporation has been duly authorized.
- ✓ 4. **Disclosure Form.** Zoning Application Disclosure forms (Attachments C1 and C2) must be completed.
- ✓ 5. **Warranty Deed.** A copy of the warranty deed that reflects the current owner(s) of the property. Security deeds are not acceptable. (Mark as Attachment D)
- ✓ 6. **Legal Description.** A current legal description of the subject property. If the application consists of several tracts, a legal description of each tract is required. A separate legal description of each zoning classification is also required, as well as an overall description of all tracts and/or classifications combined. No legal description should include more property than is included in the application for rezoning. (Mark as Attachment E)

- 7 **Tax Receipt.** A copy of the paid tax receipt for the subject property or a statement signed by an official in the Tax Commissioner's Office or other official document issued by the Tax Commissioner's Office indicating the taxes have been paid. Properties with delinquent taxes may be withdrawn by the staff or may be delayed or denied by the Mayor and Council. (Mark as Attachment F)
8. **Site Plan.** A copy of current site plan and current boundary survey drawn to scale by a registered engineer, architect, land planner, or land surveyor currently registered in accordance with applicable state laws. The plan must be stamped by the applicable professional. The plan must include the information listed below. If any item below is inapplicable, please explain why. (Mark as Attachment G)
- a) north arrow,
 - b) land lot lines,
 - c) district lines,
 - d) lot lines,
 - e) angles,
 - f) total acreage,
 - g) bearing and distances,
 - h) adjoining street with right-of-way (present and proposed),
 - i) paving widths,
 - j) the exact size (dimensions and square footage) and location of all buildings along with intended use,
 - k) building setback.
 - l) Renderings or elevations illustrating all four sides of any building in .pdf or .jpg format in color and at a sufficient resolution for quality printing.
 - m) buffer areas,
 - n) parking spaces,
 - o) parking deck location,
 - p) lakes and streams,
 - q) utility easements,
 - r) limits of the 100-year flood plain and acreage of flood plain,
 - s) cemeteries,
 - t) wetlands,
 - u) access points,
 - v) architectural or archeological landmarks,
 - w) stormwater detention/retention areas,
 - x) percentage of impervious surface before and after changes are made to the property,
 - y) stream buffers with required width,
 - z) lot sizes (if property will be subdivided)
9. **Septic Tank Documentation.** If the property is or will be on septic tank, documentation of approval from the Cobb County Health Department (770-435-7815). (Mark as Attachment H)
10. **Statement of Agreeable Zoning Conditions.** List all the characteristics of the proposed development beyond the minimum requirements of the zoning category, including agreements reached with neighboring property owners and other community members and organizations. Attachment C may be used or the information may be on a form or letterhead used by the applicant or the applicant's representative. (Mark as Attachment I)

11. **Zoning Analysis.** A complete written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters. (Mark as Attachment J)
- (a) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;
 - (b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
 - (c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
 - (d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;
 - (e) Whether the zoning proposal is in conformity with the policy and intent of the land use plan; and
 - (f) Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal.

9. **Traffic Study.** Any application for a rezoning involving a request of more than 75 residential dwelling units or 50,000 square feet of non-residential building space, in single or multiple phases, shall be required to submit a traffic impact study (prepared in accordance with industry accepted standards, including at a minimum, level of service impacts for adjacent roadways and intersections) and mitigation package to address the cumulative effects from the project's impact. Said applicant shall also be required to coordinate and fund any recommended mitigation measures limited to project related improvements with applicable federal, state and local agencies including the Georgia Regional Transportation Authority and the Atlanta Regional Commission.

Any application for a rezoning involving a request of more than 150 residential dwelling units or 100,000 square feet of non-residential building space, in single or multiple phases, shall be required to submit a traffic impact study (prepared in accordance with industry accepted standards), the scope of which shall be determined by the Director of the Cobb County Department of Transportation or his/her designee and shall at a minimum address conditions and impacts resultant from the project within a 10 year scope. Said applicant shall also be required to coordinate and fund any recommended mitigation measures limited to project related improvements with applicable federal, state and local agencies including the Georgia Regional Transportation Authority and the Atlanta Regional Commission. (Mark the traffic study as Attachment K.)

These requirements shall not apply to a "Development of Regional Impact", as defined by the Georgia Department of Community Affairs or Georgia Regional Transportation Authority, as may be amended from time to time. (Attachment L)

10. Application fee for rezoning, please see attached Rezoning Fee Structure. (Attachment M) Fees must be paid by credit card or Venmo.

Rezoning Process Requirements

1. **Signs.** Signs provided by the City must be posted on or near the right-of-way of the nearest public street thirty (30) days before the public hearing. Both a zoning sign and pursuant sign must be posted for every 500 feet of public road frontage. Failure to post and maintain signs continuously may prohibit consideration of the application at any scheduled public hearing. It is the responsibility of the applicant to ensure that signs remain posted throughout the advertising period, including the day of the public hearings and to remain posted until the final decision by the Mayor and

Council.

2. **Mailings.** Applicants are required to provide a Certificate of Mailing that demonstrates that all property owners within a 1,000-foot radius of the subject property have been notified of the rezoning application. Applicants are encouraged to provide the letter to city staff for a cursory review prior to completing the Certificate of Mailing. The notice must be postmarked 30 calendar days prior to the Planning Commission Hearing. The applicant/representative is required to file with the Zoning Division proof of the mailing no later than 21 days prior to the Planning Commission Zoning Hearing for which the application is scheduled to be considered. Staff is authorized to continue any pending case in which the above requirements are not met. The notification must include:
 - a. A legible copy of the application and site plan
 - b. The date, time and location of the monthly public open house (see below)
 - c. Phone numbers and email addresses for the applicant and the City zoning office.
3. **Community Open House Meeting.** The applicant or their representative must attend the monthly Community Open House Meeting hosted by the City of Mableton, during which interested citizens can ask questions of both the applicant and city staff, about the application. If applications are held or continued, applicant must continue to attend the Community Open House Meetings until their application is approved or denied by the Mayor and Council. Applicants are encouraged to produce explanatory materials for these open houses. The dates, times and locations for these open houses will be updated quarterly and available for review on the city's website.
4. **Public Hearings.** The applicant or their representative must attend both the Planning Commission and Mayor and City Council zoning hearings. If the application is held or delayed by either body, there may be more than two hearings. Failure to appear at the hearing may result in denial of the application.
5. **Public Contact.** Rezoning applications are public information and will be visible on the City website, advertised in the newspaper and otherwise disseminated to the general public. Applicants and their representatives should expect communication (phone calls, emails) from members of the public and should respond to their questions and concerns with complete, factual information and courtesy.

List of Attachments

- Attachment A – Rezoning Application ✓
- Attachment B – Summary of Intent for Rezoning ✓
- Attachment C – Disclosure Statements (2) ✓
- Attachment D – Warranty Deed ✓
- Attachment E – Legal Description
- Attachment F – Tax Receipt ✓
- Attachment G – Site Plan
- Attachment H – Septic Tank Documentation
- Attachment I – Statement of Agreeable Conditions
- Attachment J – Zoning Analysis
- Attachment K – Traffic Study
- Attachment L – Development of Regional Impact Development Thresholds
- Attachment M – Rezoning Fee Structure



City of Mableton
 Community Development | Planning and Zoning Division
 6116 Mableton Parkway, Suite 44
 Mableton, GA 30126
 (470) 417-4220
 www.mableton.gov

PLANNING COMMISSION STAFF REPORT

GENERAL INFORMATION

CASE NUMBER: REZ 2025-009

APPLICANT: Rendell Johnson

REQUEST: Rezoning from Single Family Residential (R-20) to Neighborhood Retail Commercial (NRC) to retain its commercial characteristics and features.

PROPERTY LOCATION: 6671 Mableton Parkway

PARCEL ID: 18039000110

ACREAGE: 2.327

P.C. HEARING DATE: January 8th, 2025

DISTRICT 2: Council member Michael McNeely

**ZONING MAP
 (R-20 Zoning District)**



Star: Location of Subject Property

B. Stated Intent and Background Information

The purpose of the application is to **reestablish commercial operations** on a residentially zoned site. Cobb County Tax Assessor indicates that this property was developed with a commercial structure in 1996. The Cobb County Fire Marshal's office has provided a copy of the Certificate of Occupancy for the main building dated May 7, 1996, for a RS-M 5 construction type (Business Occupancy) for a hair salon. This business did not renew their license in 2023. In September 2024, a new applicant applied for a business license for a grocery store. Because of the zoning on the property, this application was denied. The Zoning Ordinance states that nonconforming use is considered abandoned after 12 months. The failure to renew the business license and vacancy of the building have resulted in the abandonment of the use and requires compliance with the zoning ordinance.

- **Proposed Uses:** The applicant has requested commercial uses to include, a hair salon, barber shop, car wash, mini-mart, nail shop, office space, beauty mart, or other compatible retail or service-oriented establishments. The existing architecture of the existing structure is noted as a "Gas station".

The property is historically a commercial-built structure and is still recognized as a **commercial property** by the Cobb County Tax Assessor's Office, Cobb County Water Department, and Cobb County Superior Court Records. The applicant has claimed that this inconsistency of residential zoning on a commercially taxed property results in ongoing financial strain and lost economic opportunities. The applicant is requesting that the zoning be updated to reflect the historical and commercial use to restore the property's operational and economic viability.

II. Property and Existing Conditions Analysis

A. Existing Site Infrastructure

The 2.327-acre property currently features a historically commercial-built environment, visually consistent with a former fueling station or convenience retail use. This site is located in the Mableton Parkway Design Guidelines area. The existing architecture, site layout and signage is not consistent with the Mableton Parkway Design Guidelines.



- **Structures:** There are three primary structures, including a main office building (approximately 1,824 sq ft), a front canopy (approximately 1,370 sq ft), and a side canopy (approximately 490 sq ft). There is an oversized roof sign on the canopy. Staff have not been able to confirm that a permit was issued for this sign. The city of Mableton zoning ordinance does not permit roof top signs.
- **Parking & Pavement:** The site includes a paved parking lot with 30 available parking spaces, including two designated accessible parking spaces.
- **Impervious Surface:** The current impervious surface coverage on the site is estimated at 24.10%.

B. Zoning District Intent (Neighborhood Retail Commercial - NRC)

The NRC district is designed to provide locations for **convenience shopping facilities** that are delineated within a neighborhood or community activity center.

- **Market Orientation:** NRC uses should have a **neighborhood-oriented market** and supply necessities that require frequent purchasing with a minimum of consumer travel.
- **Design Compatibility:** Properties developed within the NRC district should be architecturally compatible with other non-residential uses and the residential neighborhoods they serve.

III. Surrounding Land Use and Context

A. Comprehensive Plan

The property's Future Land Use Map (FLUM) designation is **Medium Density Residential (MDR)**.

- **MDR Intent:** The MDR designation is intended for areas suitable for moderate density housing, specifically between two and one-half (2.5) and five (5) dwelling units per acre.

B. Adjacent and Nearby Zoning

The site is located on Mableton Parkway (formerly Gordon Road) and is characterized by abutting residential zoning with a mix of residential and commercial uses in the surrounding area.

- **Immediate Boundaries:** The subject property is immediately bounded in the **West, North, and East** by the **Single Family Residential (R-20) District**. The land used in these directions is primarily single-family homes and undeveloped wooded areas.
- **Mableton Parkway Frontage (South):** The property fronts Mableton Parkway. While the parcel itself is R-20, surrounding properties within a 1-mile radius feature:
 - **NRC** (Neighborhood Retail Commercial)
 - **RM-12** (Multi-Family District)
 - **RM-8** (Multi-Family District)
 - **GC** (General Commercial)

- RA-4 and RA-5 (Single-Family Districts)
- LRO (Low-Rise Office)

View of Adjoining Zoning Districts



Star: Location of Subject Property

The immediate juxtaposition of the proposed NRC with R-20 on three sides necessitates robust buffering and conditions to mitigate potential negative impacts on the residential properties, a key consideration for the Planning Commission.

Boundary	Adjacent Zoning	Adjacent Land Use
South	NRC, GC (General Commercial), R-20, RA-5 (Single-family Residential)	Mableton Parkway (arterial roadway) and commercial/residential uses across the street

Boundary	Adjacent Zoning	Adjacent Land Use
West, North, East	Single Family Residential (R-20)	Single-family homes and undeveloped wooded land

2. Comprehensive Staff Analysis

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

1. Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The proposed NRC use may be **suitable** due to its location on a major corridor and its established commercial history. However, this area is surrounded by residential uses and is not planned for future commercial development. Should this use be approved, implementation of the recommended stipulations is strongly recommended.

2. Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property.

The rezoning will likely **adversely affect** the adjacent R-20 single-family properties and conflicts with the MDR Future Land Use designation, necessitating strict stipulations like enhanced buffers and the demolition of the canopy to mitigate negative impacts.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

The property at 6671 Mableton Parkway lacks reasonable economic use as currently zoned R-20, as it is historically a commercial-built structure and is currently taxed as commercial property (C4-Commercial Small Tracts) by Cobb County. Requiring residential development would necessitate the costly demolition of existing commercial infrastructure, leading to financial strain and lost economic viability for the owner. However, staff notes the property can be redeveloped as zoned.

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

The proposal to establish small, neighborhood-serving commercial businesses (NRC) on a 2.327-acre lot is generally unlikely to cause excessive or burdensome use of existing streets or utilities. Furthermore, the small scale of the commercial proposal, which does not involve a large subdivision or over 50,000 square feet of new non-residential space, exempts it from mandatory traffic studies, suggesting the impact on transportation facilities is not projected to be excessive.

5. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.

The zoning proposal directly conflicts with the Comprehensive Plan's Future Land Use Map (FLUM) designation of **Medium Density Residential (MDR)** for this property. However, the proposal aligns with the NRC district's intent to provide neighborhood-oriented services in activity centers, which is a component of the broader Comprehensive Plan policy.

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

Supporting grounds for approval exist because the property is a historically commercial structure facing significant financial hardship due to its conflicting R-20 zoning and C4-Commercial tax status. Conversely, a ground for disapproval is the direct abutment to R-20 single-family properties on three sides, which necessitates stringent mitigation stipulations to prevent adverse impacts on the adjacent residential uses.

4. Department Comments

Cobb County Water/Sewer

12/15/25

Water comments:

At development: YES NO

Fire flow test required: YES NO

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

Pkwy Additional water comments:

Sewer comments:

In the drainage basin: YES NO

At development: YES NO

Approximate distance to nearest sewer: On-site

Estimated waste generation (in G.P.D.): Average daily flow = 200

Peak flow = 500

Treatment plant: South Cobb WRF

Plant capacity: Yes NO

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

Off-site easement required: YES* NO

Line capacity study required: YES NO

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

Letter of allocation issued:

YES NO Septic tank recommended by this

department: YES NO Subject to Health

Department approval:

YES NO Additional sewer comments:

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

Cobb County Stormwater

At the time of this writing Cobb County Stormwater Comment was not available.

Cobb County Fire Department

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

FIRE DEPARTMENT ACCESS:

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

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

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

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

CERTIFICATE OF OCCUPANCY:

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

Cobb County Department of Transportation

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Recommended Min. R.O.W. requirements
Mableton Parkway / SR-139	Arterial	45	GDOT	100'

Roadway	Location	Average daily trips (VPD)	Level of service
Mableton Parkway / SR-139	West of Hunnicut Road	25,800	C

VPD = vehicles per day; Based on 2024 AADT counting data taken by GDOT, as published on their website, for Mableton Parkway.

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

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

Comments and observations

Mableton Parkway is classified as an arterial roadway and according to the available information the existing right-of-way does meet the recommended requirements for this classification.

In accordance with Cobb County Code 134-121, this development may require a traffic study submittal. As no detailed site plan or intended use has been provided, Cobb DOT recommends that the site require an Other Business application to approve the site plan when one is available. This site plan will be reviewed for whether a traffic study will be required at the time of the Other Business applications. Additionally, the following recommendations may be revised after a site plan or intended use is provided.

Recommendations

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

1. Recommend a future Other Business case be required for this case when a specific site plan is provided by the developer.
2. Recommend reconstructing driveway at Mableton Parkway to commercial standards. This recommendation is pursuant to Cobb County Development Standard 402.8, Non-Residential Driveways and Cobb County Development Standard Detail 116, Commercial Driveway Requirements.
3. Recommend development either have one two-way driveway or one-way paired driveways (one entering only, one existing only) as Mableton Parkway is an arterial roadway and there is less than 200' frontage. This recommendation is pursuant to Cobb County Development Standard 402.2, Access from Throughfare Streets.
4. Recommend replacing any disturbed curb, gutter, and sidewalk along the Mableton Parkway frontage to meet GDOT and Cobb DOT standards. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.
5. Recommend Mableton Parkway access points include a deceleration (right turn) lane to address safety because Mableton Parkway is an arterial roadway. This recommendation is pursuant to Cobb County Development Standard 402.9, Deceleration Lanes/Roadway Improvements Along Existing Streets, and Cobb County Development Standard Detail 401A, Deceleration Lanes.
6. Recommend extending Mableton Parkway driveway's uninterrupted access (distance to the first internal parking space or drive aisle) of a minimum of 50 feet from the edge of right-of-way line or 100 feet from the edge of travelled way, whichever is further. This recommendation is to allow for vehicle stacking and is pursuant to Cobb County standards (Development Standard 402.8, Non-Residential Driveways and Cobb County Development Standard Detail 116) and GDOT requirements, respectively.
7. All signage and landscaping should be installed off state right-of-way and where it will not impede the line of sight for the driveways or roadways.
8. Recommend applicants verify that minimum intersection sight distance is available for Mableton Parkway access and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirement. This recommendation is pursuant to Cobb County Development Standard Detail 401B, Intersection Sight Distance.

9. Cobb County DOT Airport Manager may require additional information from the developer as part of Plan Review. This requirement is triggered by having a building 40' or taller or is located within 4,000' of a runway for Cobb County International Airport-McCollum Field, Dobbin ARB, or Fulton County Airport – Brown Field.
10. Recommend any proposed or existing gates and all parts of be set back a minimum of 50' from the right-of-way and meet Cobb County Development Standards.
11. Recommend no parking on the right-of-way.
12. Recommend establishing a shared access easement between 6671 Mableton Parkway property and the 6635 Mableton Parkway and 6675 Mableton Parkway property for access unto Mableton Parkway, pursuant to Cobb County Code Section 134-289(a)(4)a.
13. Recommend GDOT permits for all work that encroaches upon State right-of-way.
14. Recommend applicants be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

5. Staff Recommended Stipulations for REZ 2023-009

The Planning and Zoning staff recommends **Denial** of the Rezoning Application. However, given the existing development characteristics of the site, staff recommends **Approval** of a Temporary Land Use Permit, subject to renewal every two (2) years. Based on the applicant's request and the need for appropriate mitigation, the following revised stipulations are recommended to the Planning Commission for consideration and approval.

I. Planning and Land Use Recommendations

1. Restrict Prohibited Uses: The development of an automobile-related business, gas station, fueling station, or similar automotive fuel-dispensing facility shall be expressly prohibited on the property, notwithstanding any reference to "Gas station" in the application materials.
2. Limitation of Commercial Use: Commercial uses shall be limited strictly to neighborhood-serving retail and service establishments as outlined in the Letter of Intent, which include, but are not limited to, a hair salon, barber shop, nail shop, beauty mart, office space (professional & administrative offices), or a mini-mart (non-alcohol sales).
3. Restriction on Intensive Uses: Uses that generate high traffic volume or operate with extended nighttime hours (e.g., bars, nightclubs, high-volume drive-thrus & car wash operations) shall be prohibited to protect the adjacent residential properties.
4. A detailed site plan shall be submitted for staff review and approval prior to the issuance of any land disturbance or building permit associated with any future development or renovation that results in an alteration to the existing impervious surface on the subject site. The site plan must clearly demonstrate compliance with all applicable dimensional and development standards, including parking, landscaping, and stormwater management requirements. Prior to the issuance of any new business license, the applicant shall demonstrate with parking requirements.
5. Preservation of Existing Structures (Interim): The existing structure shall be maintained to a high standard, in compliance with the R-20 district's intent for architectural compatibility with

neighborhood residences. Demolition and reconstruction of the main office building would require a new review for compatibility.

II. Site Design and Mitigation Recommendations

6. Demolition of Front and Rear Canopies / Removal of Existing Billboard (Time-Bound):

The applicant shall demolish the front canopy structures within **two (2) years** from the date the Temporary Land Use Permit (TLUP) is approved and adopted by the City Council. The billboard located atop the canopy and the metal canopy shall be removed within **six (6) months** from the date of City Council approval and adoption of the Temporary Land Use Permit (TLUP). Failure to complete the demolition, billboard removal, and disposal of all associated debris within the specified timeframes shall constitute a zoning violation and shall result in the automatic denial of any renewal of the Temporary Land Use Permit (TLUP).

7. Enhanced Buffering: A minimum **25-foot undisturbed vegetative buffer** shall be maintained or established along the entire western, northern, and eastern property lines where the parcel abuts R-20 Single-Family Residential zoning. The buffer shall be supplemented with opaque fencing (e.g., solid wood or masonry) and additional evergreen plantings to achieve a visual screen 6 feet in height, subject to staff approval.

8. Lighting Control: All exterior lighting shall be full cut-off type, directed downward and away from adjacent residential properties, and shall comply with the City's dark sky or shielding requirements to minimize light trespass.

9. Access and Circulation: The site shall utilize the existing access points from Mableton Parkway. Any modifications to site access or internal circulation shall be subject to review and approval by the County Transportation Department (Cobb County DOT) to ensure safe ingress and egress, especially concerning traffic on Mableton Parkway.

10. Hours of Operation: To minimize disruption to adjacent residential uses, the hours of operation for all businesses on the site shall be restricted to a maximum of 7:00 AM to 10:00 PM, Monday through Sunday, unless a specific use with different hours is approved by the Mayor and Council.

11. Signage Plan: A comprehensive signage plan shall be submitted to staff for review and approval, ensuring that all signage is proportional to the building, low-profile, and non-flashing, to be aesthetically compatible with the surrounding neighborhood.

Appendix:







Application for Rezoning Mableton, Georgia

REZ 2025-0010

Application No. _____

PC Hearing Date: 1/8/26

M&C Hearing Date: 1/28/26

Applicant Juscelio Cruz Phone# 678-287-6499

(applicant's name printed)

Address 860 Pickens Industrial Dr, Suite 7, Marietta, GA 30062 E-mail jpgroup@jpgroupc.com

Juscelio Cruz Address 860 Pickens Industrial Dr, Suite 7, Marietta, GA 30062

(representative's name, printed)

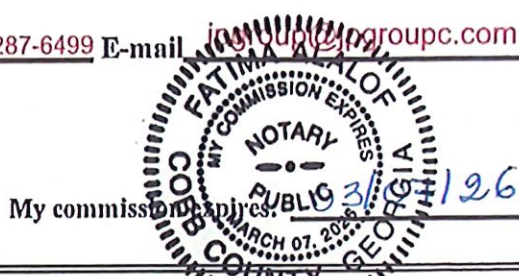
X [Signature] Phone# 678-287-6499 E-mail jpgroup@jpgroupc.com

(representative's signature)

Signed, sealed and delivered in presence of:

[Signature]

Notary Public



Titleholder Union Group Properties LLC Phone# 678-287-6499 E-mail jpgroup@jpgroupc.com

(titleholder's name, printed)

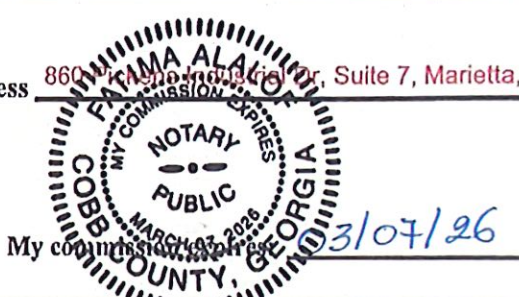
Signature X [Signature] Address 860 Pickens Industrial Dr, Suite 7, Marietta, GA 30062

(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

[Signature]

Notary Public



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

For the Purpose of Office Bldg Size of Tract 0.536 Acre(s)
(subdivision, restaurant, warehouse, apt., etc.)

Location 3710 Cedar Drive SW, Marietta, GA 30008
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 838 District(s) 19th

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

X [Signature]
(applicant's signature)

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

X [Signature]

Attachment B

Application No. _____

Summary of Intent for Rezoning

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

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

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

- a) Proposed use(s): Office
- b) Proposed building architecture: will match the character of the nearby properties on Powder Spring Road
- c) Proposed hours/days of operation: 6 AM - 8 PM - Monday thru Saturday
8 AM - 6 PM - Sunday
- d) List all requested variances: N/A

Attachment C1

PROPERTY/FINANCIAL DISCLOSURE REPORT¹ BY APPLICANT²

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

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

N/A

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

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

N/A

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

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

N/A

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

I certify that the foregoing information is true and correct, this 11 day of 05, 2025.

 _____
Applicant's Signature

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

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

Attachment C2

CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

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

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

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

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

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

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

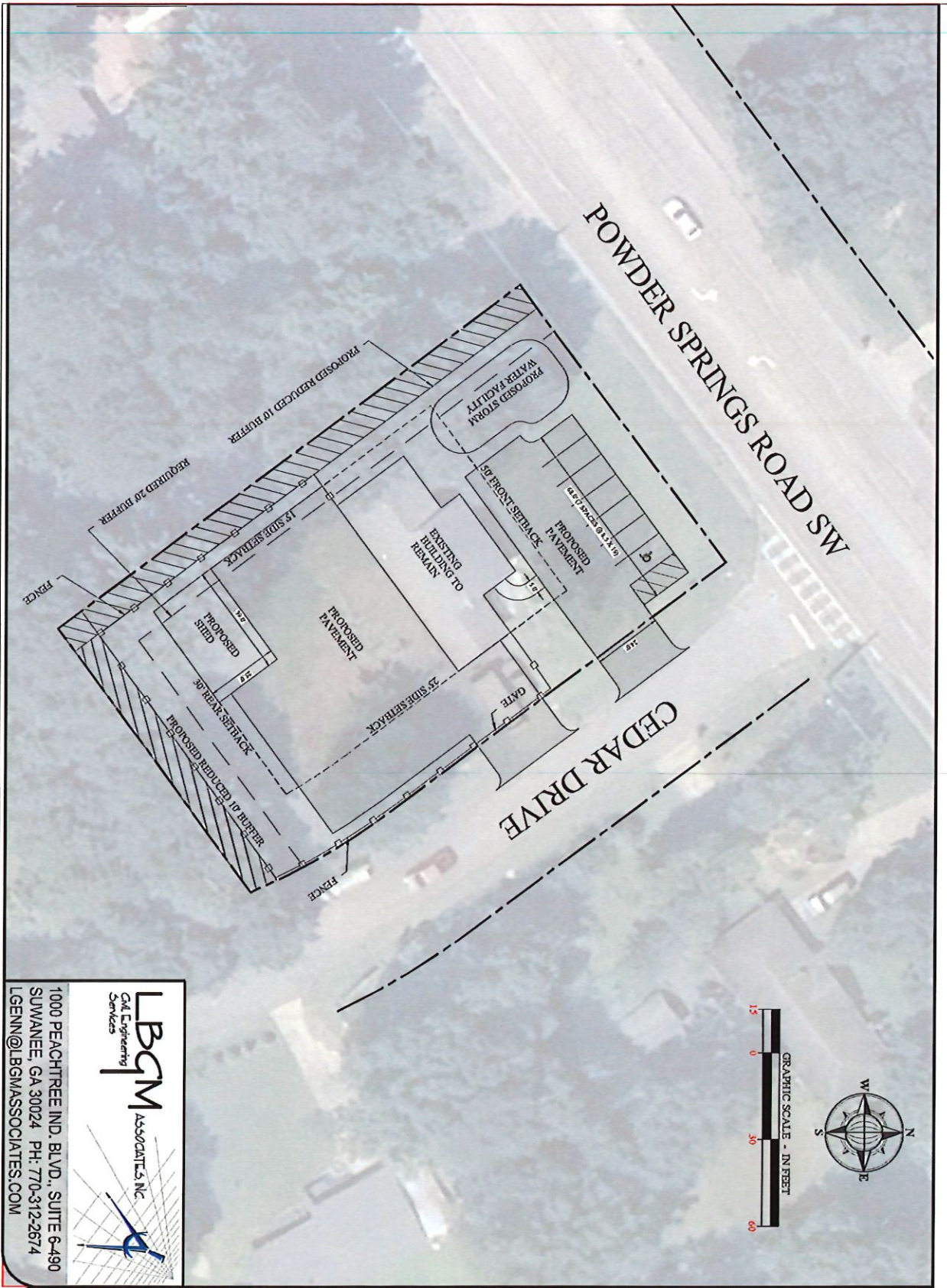
An enumeration and description of each gift having a value of two hundred fifty dollars (\$250.00) or more made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application: N/A

I certify that the foregoing information is true and correct, this 11 day of 05, 2025.


Applicant's Signature

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

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LBM
 G&L Engineering
 Services
 ASSOCIATES, INC.
 1000 PEACHTREE IND. BLVD., SUITE 6-490
 SUWANEE, GA 30024 PH: 770-312-2674
 LGENN@LBMASSOCIATES.COM

Sheet Title:
1
 DEC 04, 2025

CEDAR DIVE
 ADDRESS: 3710 CEDAR DRIVE

TPIN: 19-0838-0-013-0

WARRANTY DEED

Oicardot & LaRose, P.C.
4 Lenox Pointe NB, Ste B
Atlanta GA 30324
25213

STATE OF GEORGIA
COUNTY OF FULTON

THIS INDENTURE, Made this the 10th day of June, 2025 between
MANSOUR BANILOHI AND MOHAMMAD REZA MAHMOUDI-POUSTY
as party or parties of the first part, hereinafter called Grantor, and
UNION GROUP PROPERTIES LLC
as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and
"Grantee" to include their respective heirs, successors and assigns where the context requires or
permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS
(\$10.00) and other good and valuable consideration in hand paid at and before the sealing and
delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained,
sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien,
convey and confirm unto the said Grantee,

SUBJECT PROPERTY KNOWN AS
3710 Cedar Dr SW, Marietta, GA (Cobb Co.) 30060
AND AS SHOWN ON EXHIBIT "A" HERETO WHICH IS INCORPORATED
HEREIN.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the
rights, members and appurtenances thereof, to the same being, belonging, or in anywise
appertaining, to the only proper use, benefit and behoove the said Grantee forever in **FEE**
SIMPLE.

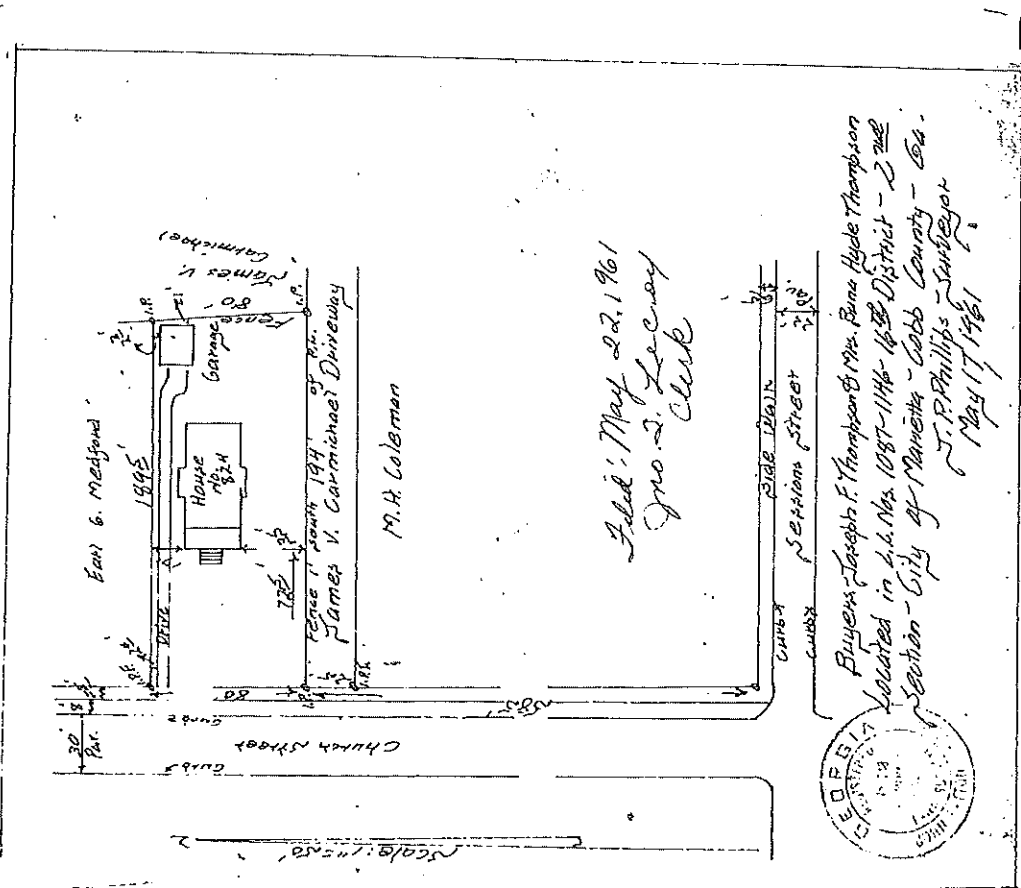
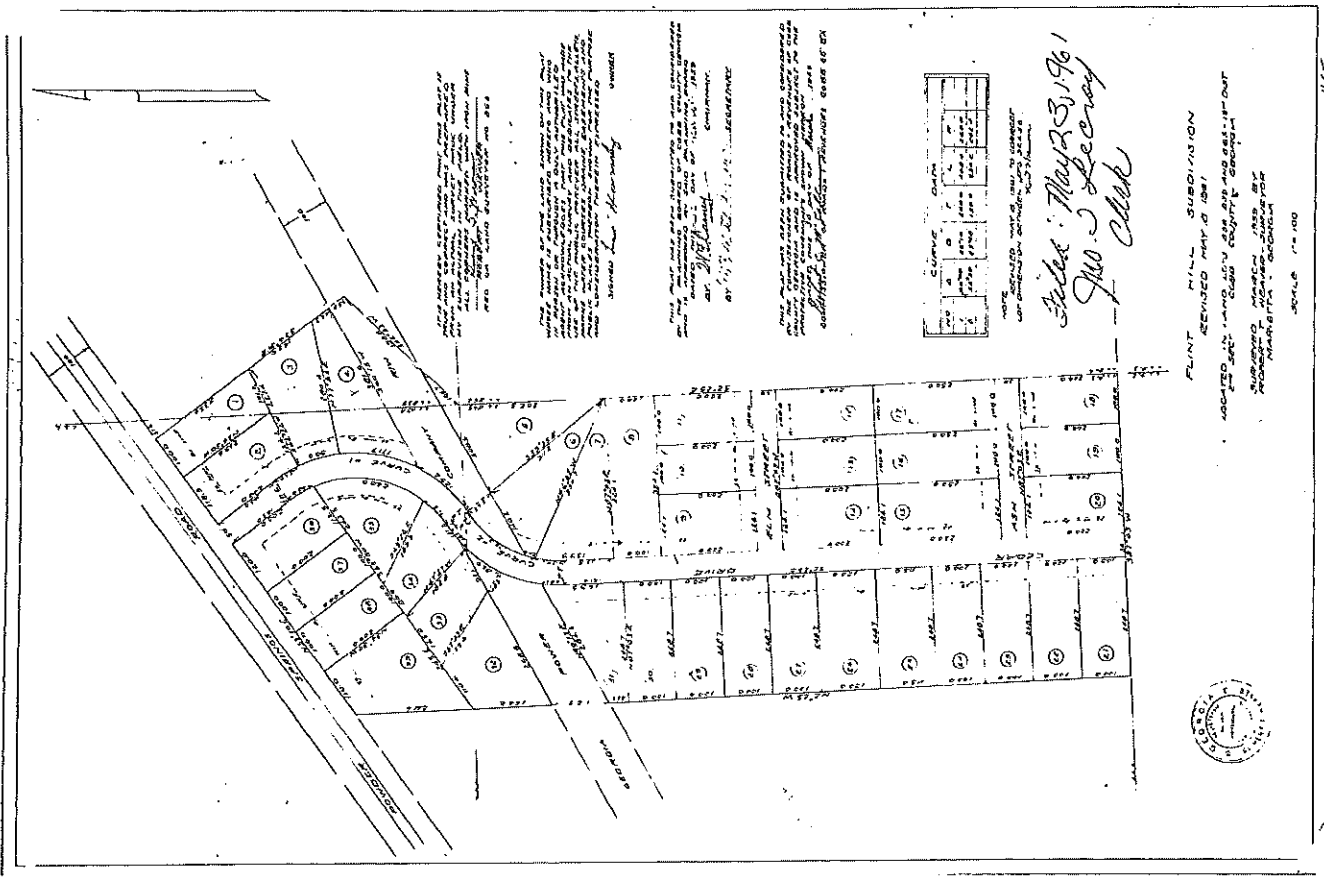
AND THE SAID Grantor will warrant and forever defend the right and title to the above
described property unto the said Grantee against the claims of all persons whomsoever.

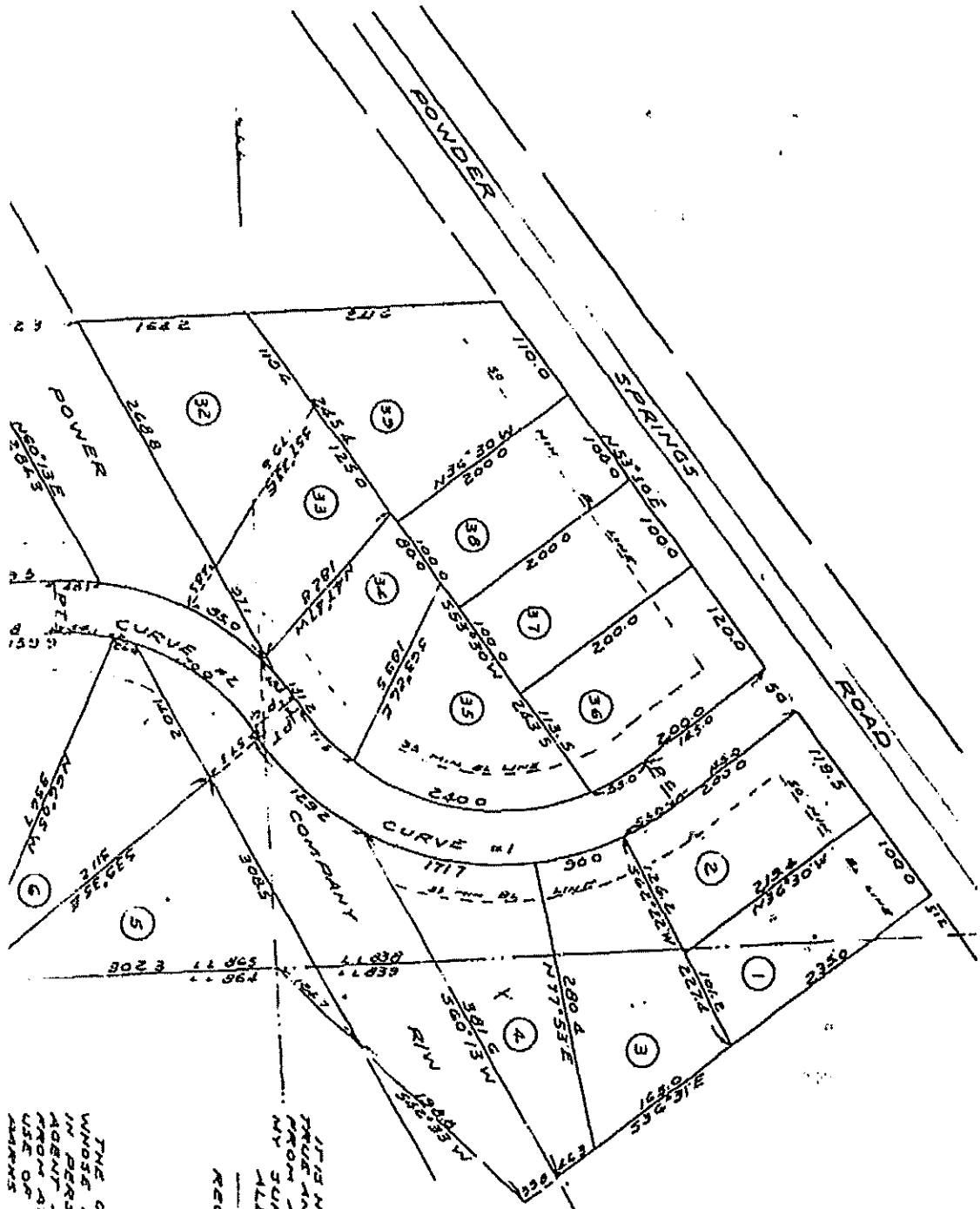
EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 838, 19th District, 2nd Section, Cobb County, Georgia, being Lot 36, Flint Hill Subdivision, as shown on plat recorded in Plat Book 22, Page 101, Cobb County, Georgia records, said plat being incorporated herein by reference.

Property being known as 3710 Cedar Dr SW, Marietta, GA 30060

Tax Parcel No.: 19-0838-0-013-0





THE OWNER OF THE LAND SHOWN ON THIS PLAT WHOSE NAME IS SUBSCRIBED HERETO AND WHO IN PERSON OR THROUGH A DULY AUTHORIZED AGENT ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC POWDER SPRINGS ROAD AND ADJACENT WATER COURSES, DRAINAGE DITCHES AND

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION IN THE FIELD. ALL CORNERS MARKED WITH IRON PINS.
ROBERT J. WEAVER
 REG. GA. LAND SURVEYOR NO. 855

Attachment H

STATEMENT OF AGREEABLE ZONING CONDITIONS

The property is/will be not on Septic Tank

Application for Rezoning

Parcel ID: 19083800130

Address: 3710 Cedar Drive SW

Attachment "I" Statement of Agreeable Zoning Conditions

The property is currently suitable for development under the LRO (Low Rise Office) zoning as requested by the applicant matching with the nearby office/commercial zoning on the Powder Spring Road.

Proposed development will meet or exceed minimum requirements of the proposed zoning LRO (Low Rise Office).

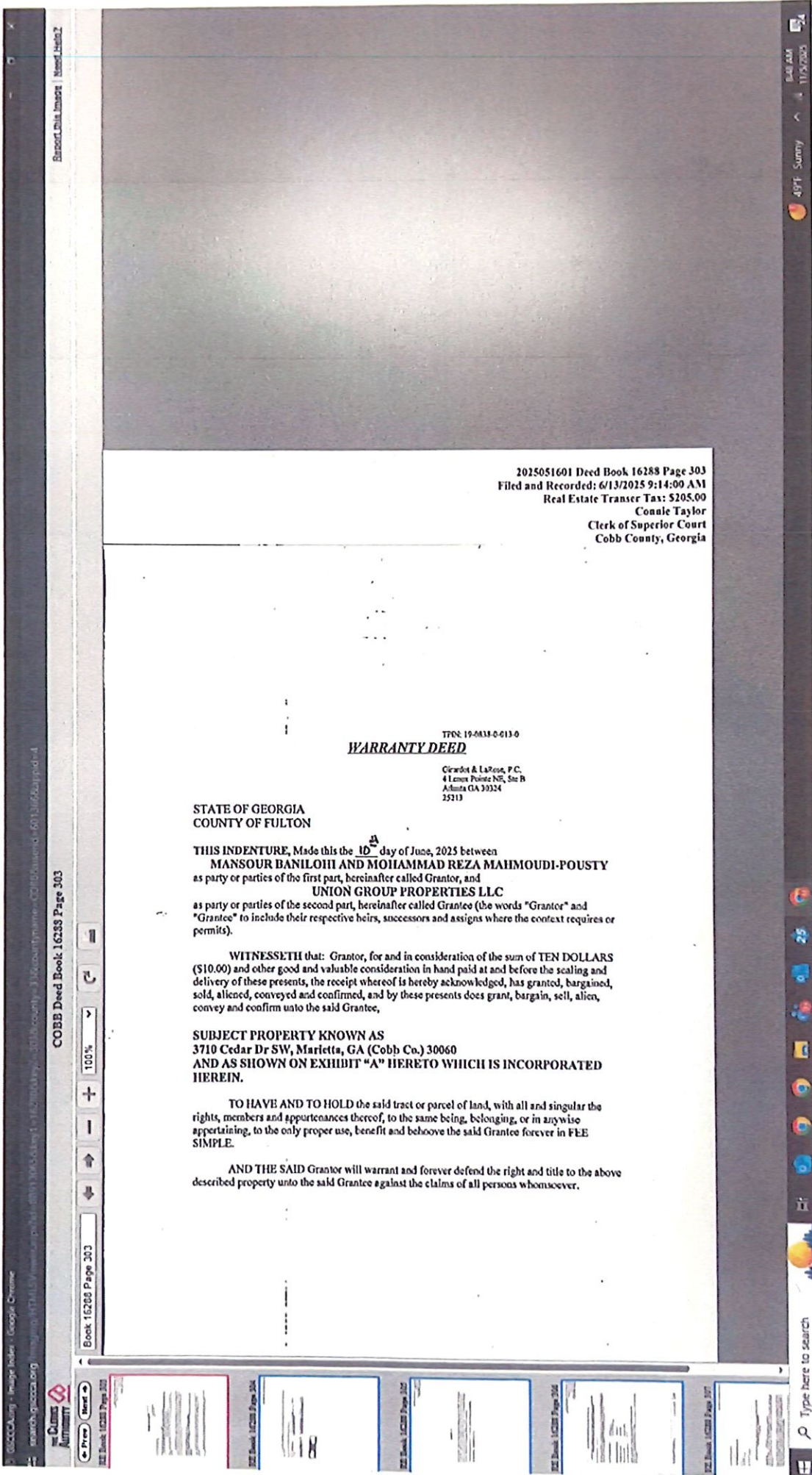
Application for Rezoning

Parcel ID: 19083800130

Address: 3710 Cedar Drive SW

Attachment "J" Zoning Analysis

- (a) Yes, approval of the proposed rezoning application will permit a use that is suitable in view of the use and development of nearby properties. The proposed office development is compatible with low-rise office/commercial character of the Powder Spring Road corridor and Cedar Drive
- (b) No, the proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby properties.
- (c) This parcel currently contains a single-family house, which will be repurposed as an office building.
- (d) No, the proposed zoning will not result in excessive or burdensome use of the existing streets, transportation facilities, utilities, or schools. The proposed development will complement the nearby office/commercial use on the Powder Spring Road.
- (e) Yes, the proposed zoning is in conformity with the policy and intent of the land use plan.
- (f) The quality of the proposed office will match the mixed use of zoning and character of the surrounding development on Powder Spring Road. Anticipated growth in the near future suggests a strong need for office/ commercial amenities as proposed.



2025051601 Deed Book 16288 Page 303
Filed and Recorded: 6/13/2025 9:14:00 AM
Real Estate Transfer Tax: \$205.00
Connie Taylor
Clerk of Superior Court
Cobb County, Georgia

TPN: 19-0438-0-013-0
WARRANTY DEED

Girardot & LaRose, P.C.
4 Lenox Pointe NE, Ste B
Atlanta GA 30324
25213

STATE OF GEORGIA
COUNTY OF FULTON

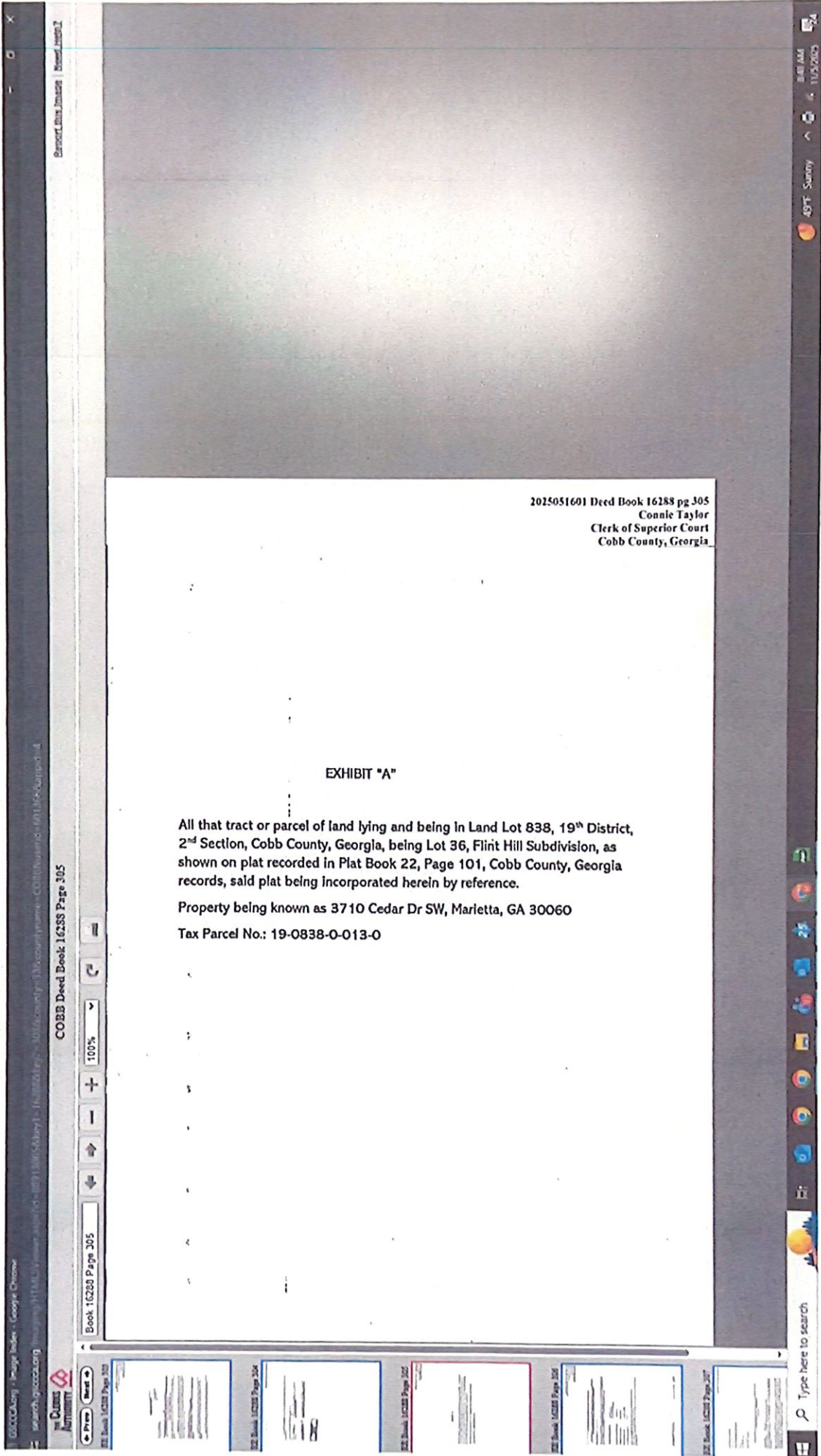
THIS INDENTURE, Made this the 10th day of June, 2025 between
MANSOUR BANILOHI AND MOHAMMAD REZA MAHMOUDI-POUSTY
as party or parties of the first part, hereinafter called Grantor, and
UNION GROUP PROPERTIES LLC
as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and
"Grantee" to include their respective heirs, successors and assigns where the context requires or
permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS
(\$10.00) and other good and valuable consideration in hand paid at and before the sealing and
delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained,
sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien,
convey and confirm unto the said Grantee,

SUBJECT PROPERTY KNOWN AS
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AND AS SHOWN ON EXHIBIT "A" HERETO WHICH IS INCORPORATED
HEREIN.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the
rights, members and appurtenances thereof, to the same being, belonging, or in anywise
appertaining, to the only proper use, benefit and behoove the said Grantee forever in FEE
SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above
described property unto the said Grantee against the claims of all persons whomsoever.



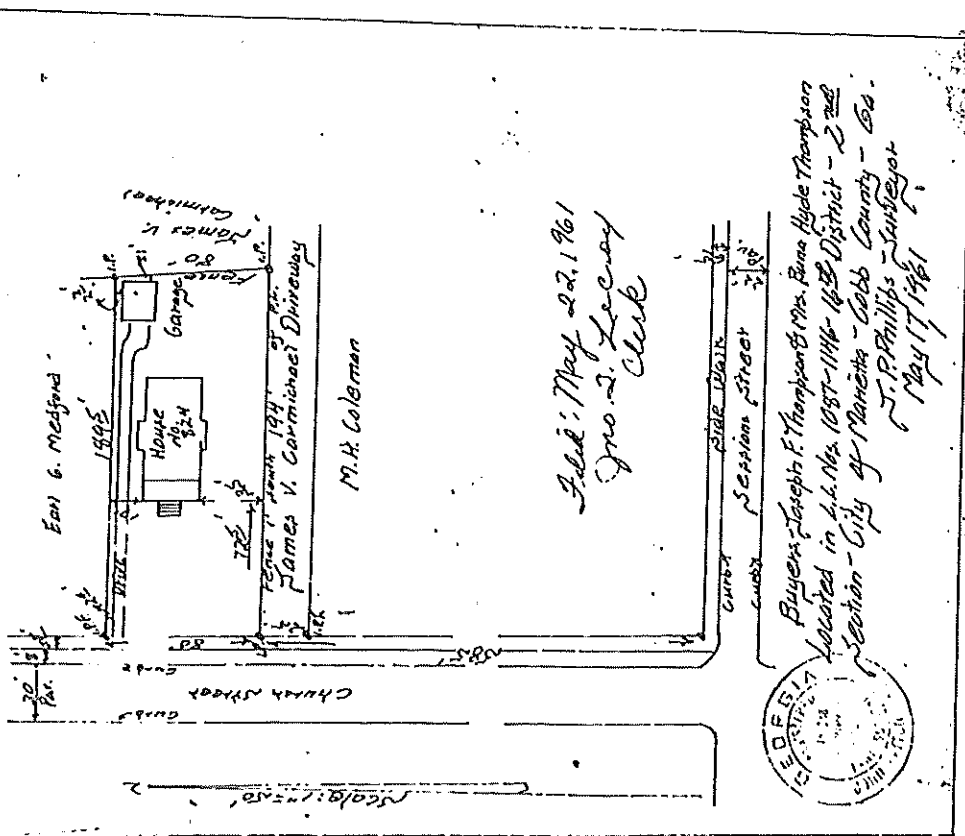
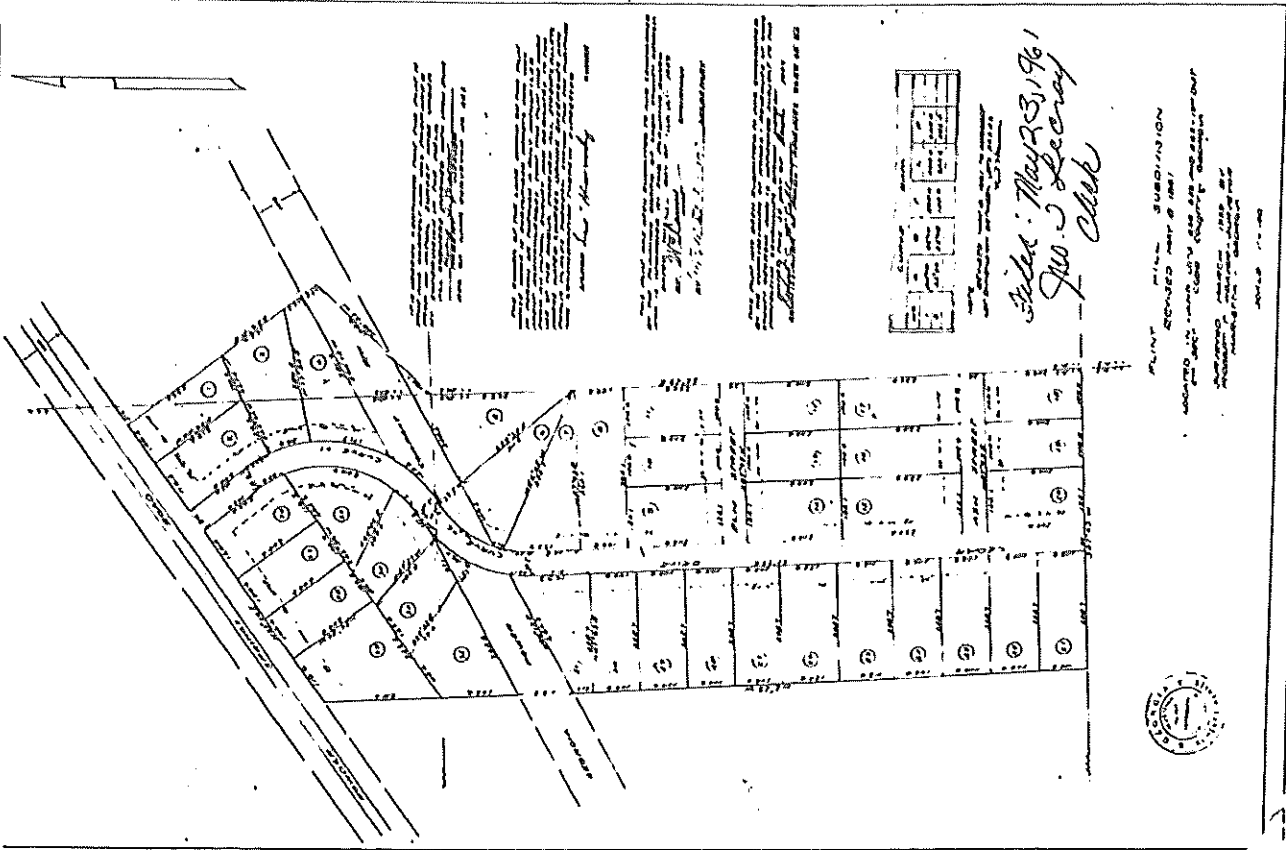
2015051601 Deed Book 16288 pg 305
Connie Taylor
Clerk of Superior Court
Cobb County, Georgia

EXHIBIT *A*

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State Index Searching - Final | Public - Cobb County, GA - | Web Public Inquiry | Timetree - Kompass (MS) | Tracing | UPS - United States | (15) Search & Jobs | LinkedIn | Research to update

Book Type: PT, Book:00022, Page:010 | PT-00022-0107

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Prev Document | Next Document | Close

THIS MAP WAS CERTIFIED TRUE BY THIS SURVEYOR IN 1868 AND CORRECT AND WAS MADE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION IN THE FIELD. ALL CORNERS PLACED WITH IRON PINS BY ROBERT J. WEAVER GEO. GA. LAND SURVEYOR NO. 868

THE OWNER OF THE LAND SHOWN ON THIS MAP WHOSE NAME IS NOT MENTIONED HEREIN IS TO BE KEPT INFORMED THROUGH A DAILY SURVEY TO BE MADE BY AN ACTUAL SURVEY AND DECIDES TO THE ABOVE MENTIONED SURVEY ALL INTERESTS AND RIGHTS WHICH COURSE THROUGH THE SAME.

POWERS ROAD
SPRINGS ROAD
CURVE #1
CURVE #2
1
2
3
4
5
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7
8
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10



Printed: 11/5/2025

Cobb County Online Tax Receipt

Thank you for your payment!

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

Payer:
Juscelio Cruz

UNION GROUP PROPERTIES LLC

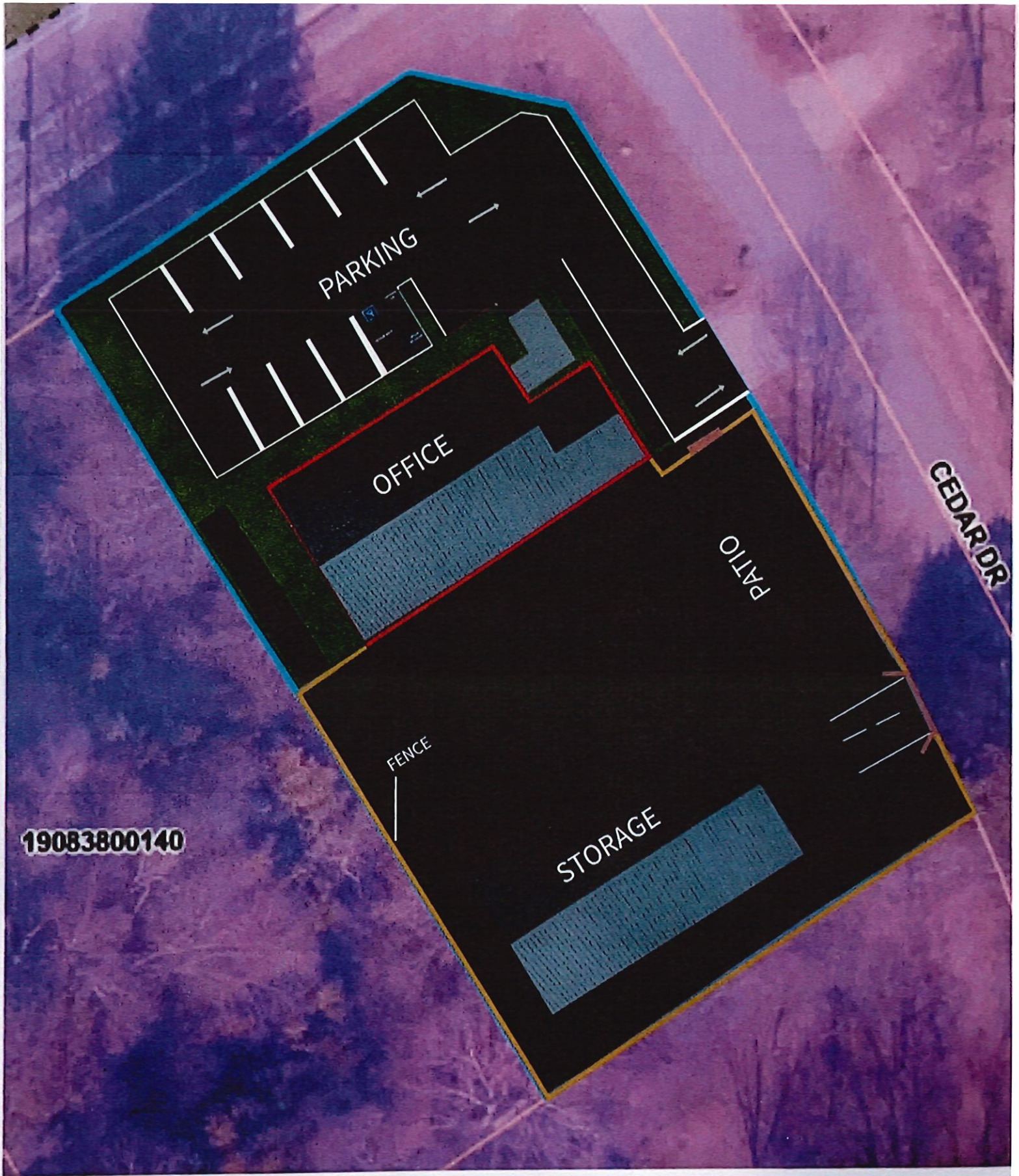
Payment Date: 10/10/2025

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2025	19083800130	10/15/2025	Pay:	N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$2,433.19	\$0.00



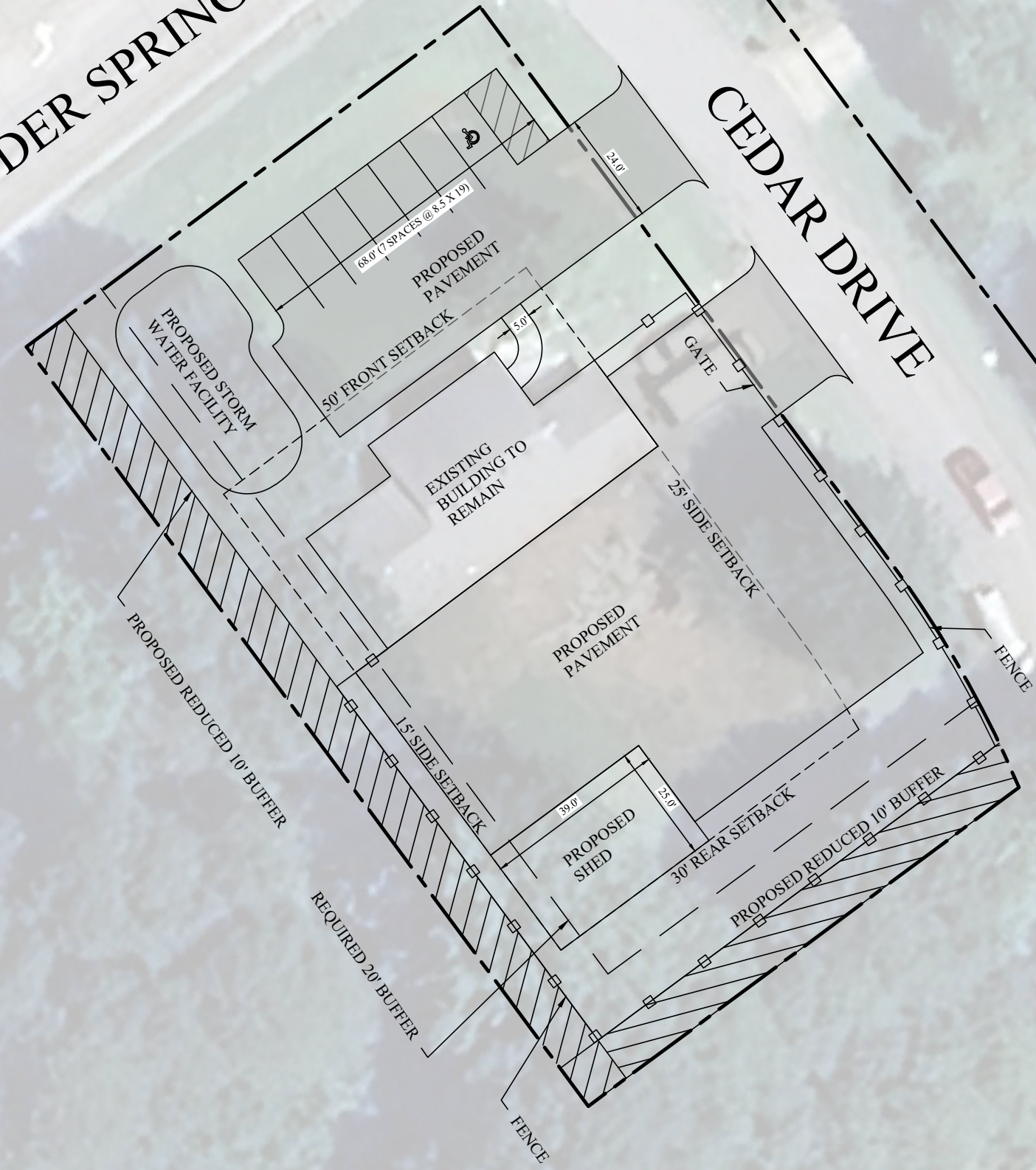
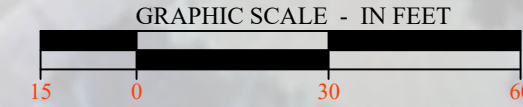
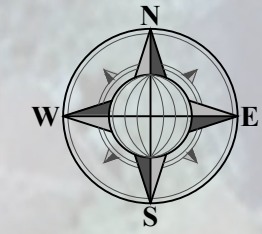
Scan this code with your mobile phone to view this bill!



19083800140

POWDER SPRINGS ROAD SW

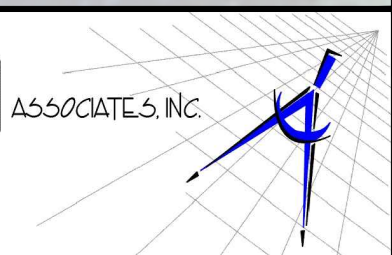
CEDAR DRIVE



CEDAR DIVE

ADDRESS: 3710 CEDAR DRIVE

LBGCM ASSOCIATES, INC.
Civil Engineering
Services



1000 PEACHTREE IND. BLVD., SUITE 6-490
SUWANEE, GA 30024 PH: 770-312-2674
LGENN@LBGMASSOCIATES.COM

Sheet Title:

1

DEC 04, 2025



City of Mableton
 Community Development | Planning and Zoning Division
 6116 Mableton Parkway, Suite 444
 Mableton, GA 30126
 (470) 417-4220
 www.mableton.gov

PLANNING COMMISSION STAFF REPORT

GENERAL INFORMATION

CASE NUMBER: Z-2025-010

APPLICANT: Juscelio Cruz

REQUEST: Rezoning from Single Family Residential (R-20) to Low Rise Office (LRO) for the development of an office building

PROPERTY LOCATION: 3710 Cedar Drive SW, Mableton, Georgia 30126

PARCEL ID: 19083800130

ACREAGE: 0.536

P.C. HEARING DATE: January 8th, 2026

DISTRICT: 2 Councilwoman Herndon

ZONING MAP



Star = Location of Subject Property

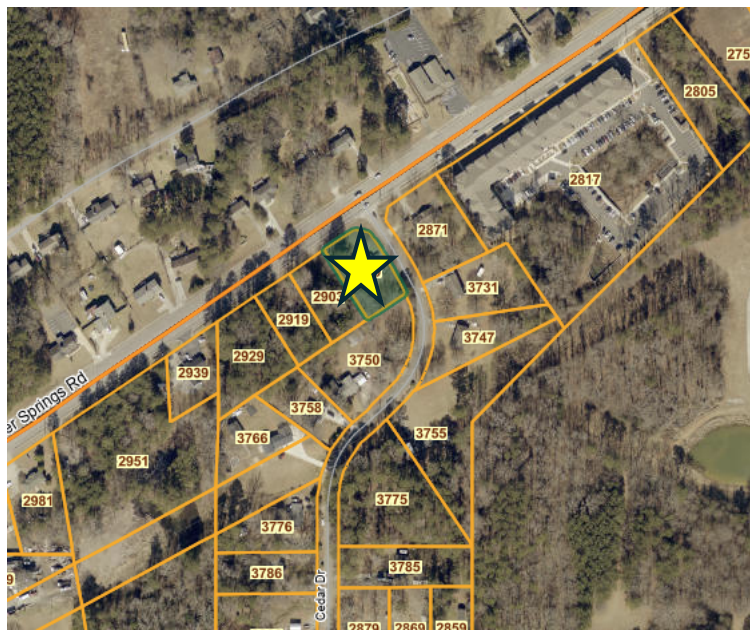
FLU MAP



**Light Blue= Priority Industrial/ Pink=NAC (Neighborhood Activity)/White=Low Density
Red=Community Activity Center**

Star = Location of Subject Property

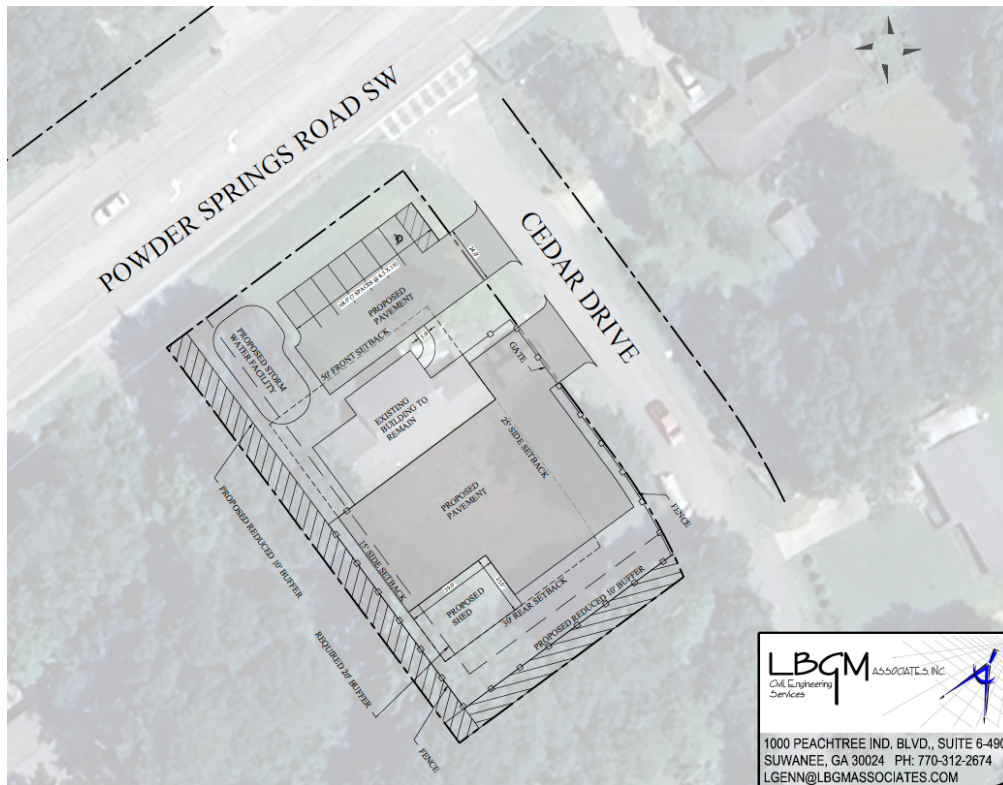
AERIAL MAP



Star = Location of Subject Property

I. Purpose of Request

PROPOSED CONCEPT/SITE PLAN



Request Zoning District for the property

The applicant is seeking to repurpose a single-family residential home for office use. The existing 1,407 square foot will not have any exterior modifications. The subject property will have site improvements on it, as the applicant intends to add additional parking at the front of the property adjacent to Powder Springs Road and a detention pond. Additional curb cuts along Cedar Drive will need to be approved by Cobb County DOT and do not appear to meet code requirements. The applicant has not submitted a variance request; the current iteration of the concept plan does not meet the code requirements at this time.

Purpose and intent. The LRO district is established to provide locations for low-scale professional offices and other nonretail commercial uses, such as offices and nursery schools, which are on properties delineated within or on the edge of a neighborhood activity center or community activity center, as defined and shown on the Comprehensive Plan. When located on the edge of a neighborhood activity center node as defined by the comprehensive plan, the LRO district should provide for office uses that are low in intensity to ensure compatibility with

adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter

The Future Land Use Character Area for this property is Neighborhood Activity Center. Neighborhood Activity Centers provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

II. Property Description & Surrounding Land Use

Topographically, the site is evenly flat throughout the site. The site has a mixture of hardwoods and evergreens, and a 1,407 square foot ranch home built in 1959 on the site as well. The property is not located within the Veteran Memorial Highway/Mableton Highway Design Guidelines nor the Austell Road Design Guidelines.

The surrounding uses and zoning classifications are mostly residential in nature. To the north west and east of the subject property are residentially zoned properties with single family-detached homes. To the south of the subject property are residential zoned properties and general commercial zoned properties.

ADJACENT ZONING AND CURRENT LAND USE			
Direction	Address	Current Zoning	Existing Land Use
North	2890 Powder Springs Rd (Cobb County)	Residential Single Family Zoning (R-20) District	Single Family Home
South	3750 Cedar Dr SW	Residential Single Family Zoning (R-20) District	Single Family Home
West	2903 Powder Springs Rd	Residential Single Family Zoning (R-20) District	Single Family Home
East	2871 Powder Springs Rd	Residential Single-Family Zoning (R-20) District	Single Family Home

Non-Residential Criteria *(Provided by applicant submission)*

- **Proposed # Building:** One (1)

- **Proposed Stories:** One (1)
- **Total Square footage of development:** 1,407
- **Floor area ratio:** 0.5
- **Square footage per acre:** N/A
- **Required parking spaces** – 1 space per 285 square feet
- **Acres in floodplain or wetlands :** none
- **Impervious surface shown:** 70% for properties located in CAC and NAC

Zoning Development Standard			
Standard	Required	Proposed	Meets Standard
Minimum Lot Size	20,000 square feet	22,000 Square feet	Yes
Minimum Lot Width	70/50	70	Yes
*Setbacks			
Fronts	50/40 ft	50/25 ft	NO
Rear	30 ft	30 ft	Yes
Side	15 ft	15 ft	Yes
Units Per Acre	n/a	n/a	Yes
Min and Max Acreage	n/a	n/a	Yes
Impervious Amt	70 % - CAC and NAC areas	56 %	Yes
FAR	0.5	0.06	Yes
Buffers	20 ft	10 ft	No *Variance will be needed.
Parking Space	1 space per 285 sqft = 5 spaces	7 spaces	Yes
Driveway Spacing	50 ft	15 ft	No

III. Analysis

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

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

The Future Land Use Map designates the subject property within a Neighborhood Activity Center, which generally supports a mix of limited commercial, office, and residential uses intended to serve nearby neighborhoods. From a strictly land use designation standpoint, the proposed LRO zoning is consistent with the broad intent of allowing low-intensity nonresidential uses in appropriate locations.

However, while the future land use designation supports office-type uses in general, the land use plan also emphasizes context-sensitive development, compatibility with surrounding neighborhoods, and the avoidance of isolated nonresidential zoning within established residential areas. The subject property is located entirely within a platted single-family subdivision that is uniformly zoned R-20 and developed with detached residential homes.

Therefore, although the request aligns with the general land use category, it does not fully conform to the implementation intent of the land use plan, which seeks to transition nonresidential uses in a cohesive and coordinated manner rather than through isolated rezonings.

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

The immediate and surrounding area is characterized by single-family residential uses developed under the R-20 zoning district. Adjacent and nearby properties are used exclusively for residential purposes, and there is no existing office or commercial development within the subdivision, therefore staff finds that the proposed zoning would not be suitable in view of the existing use and development of adjacent and nearby properties.

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

There are no significant changing conditions in the immediate area that would necessitate or justify a departure from the existing residential zoning pattern. The subdivision remains stable and residential in character, with no evidence of encroaching commercial

or office development, therefore staff does not find that conditions have changed to such an extent that rezoning a single parcel to LRO would be warranted at this time.

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

Office uses permitted under LRO zoning would likely generate higher daily traffic volumes, different peak-hour traffic patterns, and increased service and delivery activity compared to single-family residential uses. The local street network within the subdivision was designed to accommodate residential traffic and may not be suited for nonresidential traffic demands. Therefore, the rezoning proposal could result in an increased burden on existing transportation facilities not designed for nonresidential use.

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

Approval of the rezoning request would introduce a nonresidential zoning district within a cohesive residential subdivision, which staff believes constitutes spot zoning. The proposed LRO zoning would be inconsistent with the surrounding R-20 zoning pattern and could adversely affect the use, enjoyment, and marketability of nearby residential properties. Staff notes that the concept plan provided appears to include an area for outdoor storage. The concept plan provided does not meet the requirements of the code and would not be compatible with surrounding properties.

6. **Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**

The subject property has reasonable economic use under its current R-20 zoning. The existing zoning allows for low-density residential development consistent with the surrounding area. The rezoning request does not appear to be necessary to achieve reasonable economic use of the property, but rather to increase development intensity beyond what is currently permitted and beyond what is typical of the surrounding area.

IV. Department Comments

Cobb County Water/Sewer

12/15/25

Water comments:

At development: YES NO

Fire flow test required: YES NO

Size and location of existing water main(s): 16" on Clay Rd

Additional water comments:

Sewer comments:

In the drainage basin: YES NO

At development: YES NO

Approximate distance to nearest sewer: 100' west of the development in Clay

Rd ROW Estimated waste generation (in G.P.D.): Average daily flow = 800

Peak flow = 2,000

Treatment plant: South Cobb WRF

Plant capacity: Yes NO

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

Off-site easement required: YES* NO

Line capacity study required: YES NO

Letter of allocation issued:
YES NO Septic tank recommended by this

department: YES NO Subject to Health

Department approval:

YES NO Additional sewer comments:

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

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

Cobb County Stormwater

At this time of writing, Cobb County Stormwater has not provided comments.

Cobb County Fire Department

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

FIRE DEPARTMENT ACCESS:

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

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

CERTIFICATE OF OCCUPANCY:

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

FIRE HYDRANT:

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

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

Cobb County DOT

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
Powder Springs Road	Arterial	45	Cobb County	100'
Cedar Drive	Local	25	Cobb County	50'

Roadway	Location	Average daily trips (vpd)	Level of service
Powder Springs Road	West of Hopkins Road	31,100	E
Cedar Drive	NA	NA	NA

vpd = vehicles per day,

Based on 2024 AADT counting data taken by GDOT, as published on their website, for Powder Springs Road

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

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

ITE Land Use	Description	Expected Size	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	Total (vph)	In (vph)	Out (vph)	Total (vph)	
712	Small Office	1.4 KSF	2	0	2	1	2	3	20

vph = vehicles per hour, KSF = 1,000 square feet

Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 11th edition and on site-specific data as provided by applicant.

Comments and observations

Powder Springs Road is classified as an arterial roadway and according to the available information, the existing right-of-way does meet the minimum requirements for this classification.

Cedar Drive is classified as a local roadway and according to the available information, the existing right-of-way does meet the minimum requirements for this classification.

The proposed second driveway location on Cedar Drive does not meet the current Cobb County Development Standard spacing requirement from another driveway or from the adjacent arterial roadway.

In accordance with Cobb County Code 134-121 and based on site plan dated December 04, 2025, this development does not require a traffic impact study.

V. Staff Recommendation

The planning and zoning staff recommends *Denial* of REZ2025-010.
