



CITY OF MABLETON, GEORGIA
Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
February 11, 2026 at 6:30 PM

The Honorable Michael Owens, Mayor
The Honorable Ron Davis, Mayor Pro Tem, District 1 Councilmember
The Honorable Michael McNeely, District 2 Councilmember
The Honorable Keisha Jeffcoat, District 3 Councilmember
The Honorable Cassandra Brown, District 4 Councilmember
The Honorable TJ Ferguson, District 5 Councilmember
The Honorable Debora Herndon, District 6 Councilmember

CITY COUNCIL REGULAR MEETING AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. INVOCATION

4. PLEDGE OF ALLEGIANCE

5. APPROVAL OF AGENDA

6. PUBLIC HEARINGS

- a. **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. - Director Michael Hughes**

Staff recommends deferral of this item to the February 25, 2026 Public Hearing

7. PRESENTATIONS/ACKNOWLEDGEMENTS/PROCLAMATIONS

- a. **Proclamation Recognizing Arbor Day in Mableton 2026 - Mayor Michael Owens**
b. **Mentorship Academy (MAATH) Presentation - Kaniah Pearson & Mona-Deen Supria**

8. APPOINTMENTS

- a. **Appointment of Parks Director**
b. **Board Appointments**

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

10. CONSENT AGENDA

- a. **Ratification of Council member approved elevations - 601 Riverside Pkwy - PIN 18087200010.**
b. **A Resolution Updating the City of Mableton's Classification and Pay Plan and for**

Other lawful Purposes - Human Resources Director Jeanne Pope

- c. Approval of January 28, 2026 Work Session Minutes**
- d. Approval of January 28, 2026 Regular Meeting Minutes**
- e. Consideration and Approval of Concept Design and Project Management Agreement (Mablestone Municipal Buildings Concept Design)**

11. UNFINISHED BUSINESS

12. NEW BUSINESS

- a. Approval of a Recycling and Waste Diversion Grant Agreement Between the City of Mableton and the Environmental Protection Division of the Georgia Department of Natural Resources - Sustainability, Waste, and Beautification Director Emily Ryan**
- b. First Read - An Ordinance Updating Chapter 1, Article 1, General Provisions, of the City Code of Ordinances, Authorizing Interim Appointments to Boards, Commissions and Authorities; and for Other Purposes - City Attorney Emilia Walker-Ashby**
- c. Proposed 2028 Special Purpose Local Option Sales Tax (SPLOST) Project List - Community Development Director Michael Hughes**
- d. Resolution of Intent and Application to the National Flood Insurance Program - Community Development Deputy Director Tina Garver**
- e. Resolution of support for Livable Centers Initiative (LCI) application — Catalytic Study — Community Development Director Michael Hughes**
- f. SECOND READ — Amending an ordinance updating Chapter 8, Buildings and Construction of the City of Mableton Code of Ordinances and Other Lawful Purposes — Jerry Silver, Code Enforcement Director**
- g. Second Read - An Ordinance Amending Fiscal Year 2025-2026 Budget of the City of Mableton and for Other Lawful Purposes - Finance Director Karen Ellis**
- h. Consideration of Resolution Authorizing and Requesting the Local Legislative Delegation to Introduce Legislation for the Municipal Court of the City of Mableton to Assess a Technology Fee - City Attorney Emilia Walker-Ashby**
- i. First Read - An Ordinance to be Known as the Mableton Crown Act, Creating Article 3, Crown Act, of a New Chapter 15, General Offenses, of the City Code of Ordinances to Prohibit Discrimination Based on Protective and Cultural Hair Textures and Hairstyles and for Other Lawful Purposes - City Attorney Emilia Walker-Ashby**

13. OTHER BUSINESS/DISCUSSION

14. CITY MANAGER'S ANNOUNCEMENTS/COMMENTS

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

16. MAYOR AND COUNCIL ANNOUNCEMENTS/COMMENTS

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

18. ADJOURNMENT

Persons with special needs relating to handicapped accessibility, disability, or foreign language may contact the City Clerk at (404) 927-9502 or susan.hiott@mableton.gov at least three days prior to the meeting. The clerk can be located at the City of Mableton Administrative Offices, 1245 Veterans Memorial Highway, Mableton, Georgia 30126 during regular office hours.



AGENDA ITEM MEMORANDUM

MEETING OF: February 11, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE:

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. - Director Michael Hughes

Staff recommends deferral of this item to the February 25, 2026 Public Hearing

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. REZ2025-009 6671 Mableton PKWY Application
2. STAFF REPORT REZ-2025-009 PC REC
3. JAN MCC Power Point

#8050
free
application

Attachment A

Application for Rezoning Mableton, Georgia

Application No. DE2 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 NBC/commercial

(present zoning)

(proposed zoning)

For the Purpose of _____
(subdivision, restaurant, warehouse, apt., etc.)

Size of Tract 2.33 Acre(s)

Location 6671 Mableton Pkwy SW

(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 390

District(s) Cobb 18th / 2

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: _____

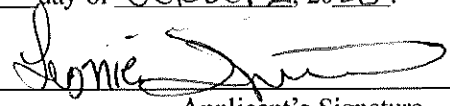
Does any member of the Mayor and Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is ten percent (10%) or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, 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

Deed Book 13713 Pg 1154

Building C - Records.

October 6, 2025.

#D

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 21 minutes 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...

AUGUSTA
Title

... 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



E602

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

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



C4
2025

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>

Account Number	Property ID Number	Acreage	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					

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).

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



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 Tendered: \$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

Printed: 10/01/2025 12:35:57 PM by JPJ
ReCo.custrcpt V1.1-050120



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 Tendered: \$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

Printed: 10/01/2025 12:44:00 PM by JPJ
ReCo.custrcpt V1.1-050120

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

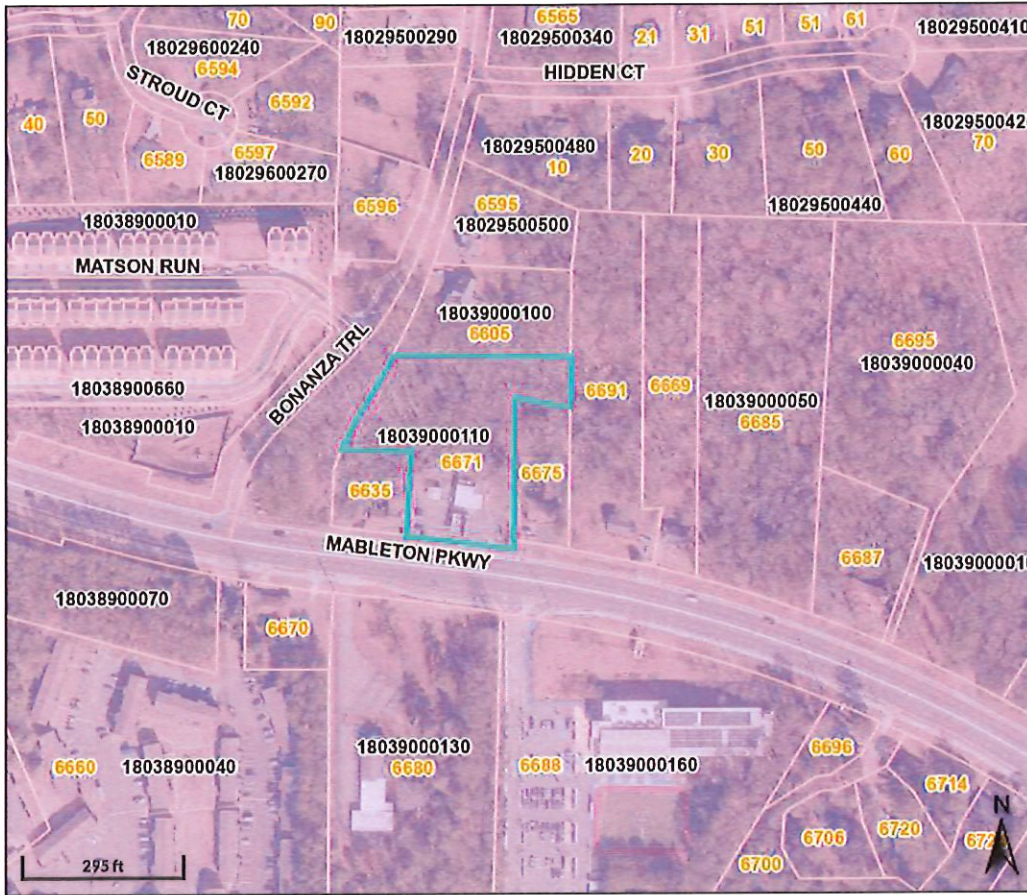
(16) Water Supply Intakes/Public Wells/Reservoirs/Treatment Facilities	New Facilities	Notification only (MNGWPD)	Notification only (MNGWPD)	Notification only (MNGWPD)	Notification only (MNGWPD)
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(17) Intermodal Terminals	New Facilities	New facilities	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

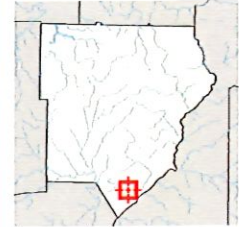
(applicant's signature)

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

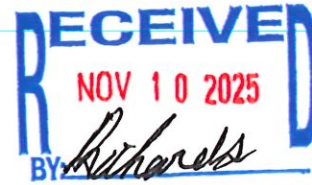
Parcel ID 18039000110
 Class Code C4 - Commercial Small Tracts
 Taxing District (M) MABLETON
 Acres 2.327

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 444
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

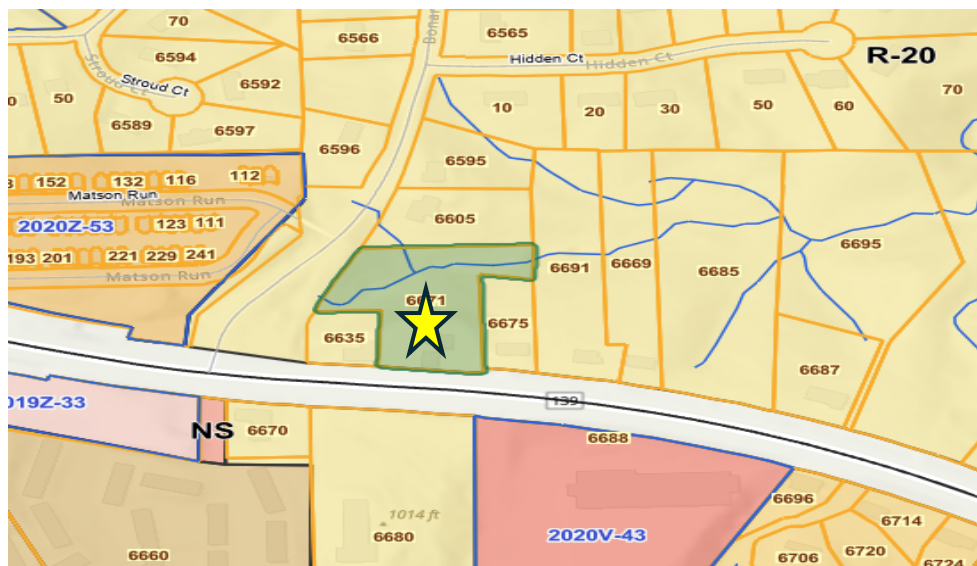
PARCEL ID: 18039000110

ACREAGE: 2.327

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

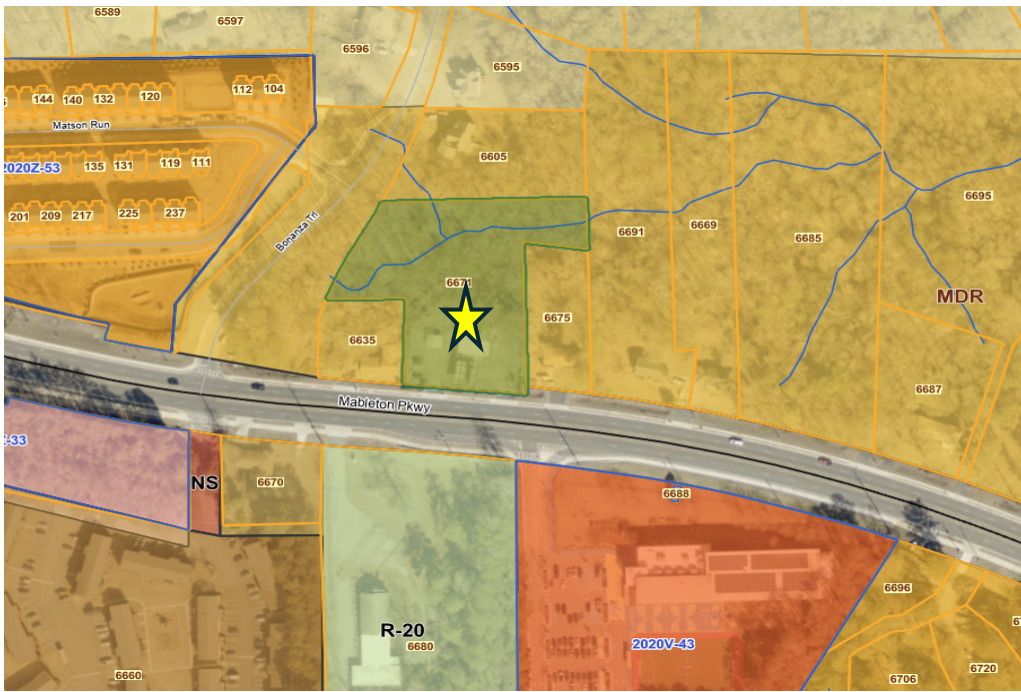
DISTRICT 2: Council member Michael McNeely

ZONING MAP (R-20 Zoning District)



Star: Location of Subject Property

FUTURE LAND USE MAP
(Medium Density Residential, MDR)



Star: Location of Subject Property

AERIAL MAP



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

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.

6. Planning Commission Recommendation:

On Thursday, January 8th, 2026 City of Mableton Planning Commission recommended approval of REZ2025-009 with the following stipulations.

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.

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.

12. Prohibited Automotive Uses: Used tire shops, automotive-related businesses, auto-emission stations, vehicle repair facilities, and vehicle sales.

13. Parking & Maintenance: Prohibition of overnight parking not directly associated with the on-site commercial businesses. Requirement that dumpster parking be restricted strictly to a designated area.

14. Retail Restrictions: Prohibition of tobacco and vape sales.

Please be advised that the **recommendations highlighted in bold** reflect the Planning Commission's official recommendations provided on January 8, 2026.

Appendix:









City of Mableton Mayor and City Council Meeting

JANUARY 28TH, 2026

135 RIVERSIDE PARKWAY, MABLETON, GA
30126

REZ2025-009 / 6671 MABLETON PARKWAY

CASE NUMBER: Z-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, 2026 / M & C : January 28th, 2026

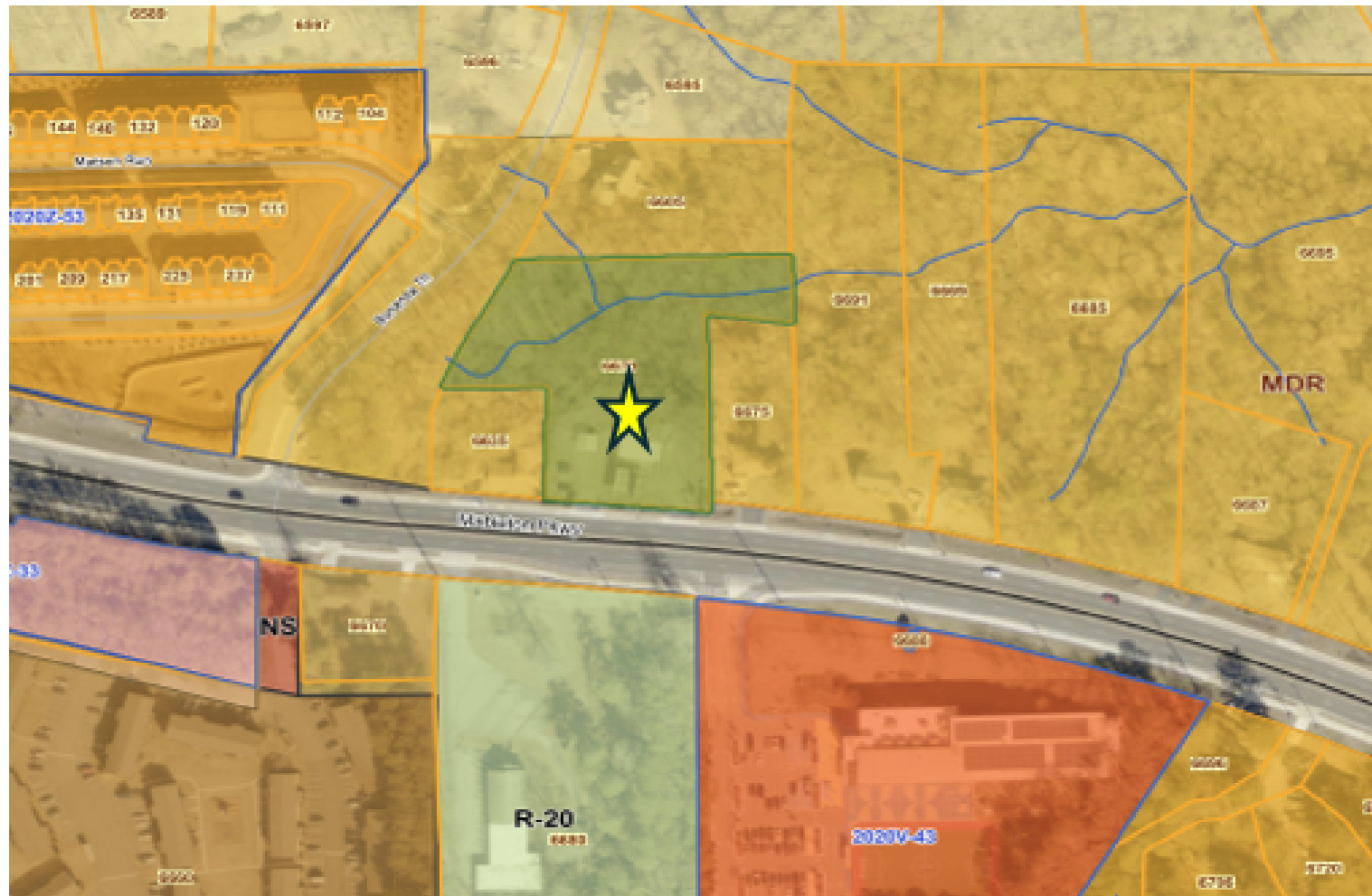
DISTRICT: 3 Council member Jeffcoat

ZONING MAP
(R-20 Zoning District)



Star: Location of Subject Property

FUTURE LAND USE MAP
(Medium Density Residential, MDR)



Star: Location of Subject Property

Aerial Site Imagery Photo



Site Imagery Photo(s)



Property was built as a commercial structure in 1975, tax class C4, but was always zoned R-20. 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.

Section 2.03 (3) a-e of the Zoning ordinance Criteria

1. Whether the zoning proposal is in conformity with the policy and intent of the land use plans.
2. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.
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.
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.
5. Community Impact: Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby properties.
6. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

PLANNING STAFF RECOMMENDATION/OPINION

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/ conditions are recommended to the Planning Commission for consideration and approval.

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), CBD items, gambling-related merchandise and vehicle repair facilities.
- 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.

Planning and Land Use Recommendations

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 compliance 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.

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.

Site Design and Mitigation Recommendations

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.

Planning Commission Motion to Amend Stipulations:

During the meeting, **Thursday January 5th, Planning Commission Meeting, the Mableton Planning Commissioner** moved to amend the project stipulations to prohibit several specific land uses and operational activities. This motion was further refined to include additional retail restrictions.

The additional proposed prohibitions are as follows:

- 1. Prohibited Automotive Uses:** Used tire shops, automotive-related businesses, auto-emission stations, vehicle repair facilities, CBD items, gambling-related merchandise, vehicle repair facilities, and vehicle sales.
- 2. Parking & Maintenance:** Prohibition of overnight parking not directly associated with the on-site commercial businesses. Any dumpster placed on the property shall be in an enclosure compliant with the development standards.
- 3. Retail Restrictions:** Prohibition of tobacco and vape sales.

REZ2025-010 / 3710 Cedar Drive SW

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 / MC& C : January 28th, 2026

DISTRICT: 6 Councilmember Herndon

**Applicant Request To Withdraw Without
Prejudice**

REZ2025-008 / 5080 Brookwood Drive

CASE NUMBER: REZ-2025-008

APPLICANT: MAWANIS GLOBAL LLC

REQUEST: Rezoning from Single Family Residential (R-20) to Neighborhood Retail Commercial (NRC) for the development of convenience store with fuel pumps.

PROPERTY LOCATION: 5080 Brookwood Drive, Mableton, Georgia 30126

PARCEL ID: 19115100080

ACREAGE: 1.9

P.C. HEARING DATE: January 8th, 2026 / MC& C : January 28th, 2026

DISTRICT: 5 Councilmember Ferguson

**Applicant Request To Withdraw Without
Prejudice**



AGENDA ITEM MEMORANDUM

MEETING OF: February 11, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Proclamation Recognizing Arbor Day in Mableton 2026 - Mayor Michael Owens

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. Arbor Day 2026 Proclamation



CITY OF MABLETON ARBOR DAY 2026

PROCLAMATION

WHEREAS, Arbor Day was first observed in 1872 to recognize the vital role trees play in sustaining communities, ecosystems, and quality of life, a tradition that continues to take root in the City of Mableton; and

WHEREAS, Arbor Day is celebrated nationwide and coincides with the ideal season for tree planting in Georgia, marking a time of renewal and reinvestment in Mableton’s neighborhoods, parks, and public spaces; and

WHEREAS, the City of Mableton is committed to environmental stewardship and sustainable growth, embracing a vision of remaining a “City in a Park” where natural resources are preserved, expanded, and integrated into daily life; and

WHEREAS, in March 2025, the Mableton City Council formally adopted the Willow Oak (*Quercus phellos*) as the official City Tree, reflecting the City’s environmental heritage, long-term growth, and dedication to thoughtful urban forestry; and

WHEREAS, trees are essential to the health and vitality of the community by providing wildlife habitat, improving air and water quality, reducing erosion, supporting public health, and strengthening the economic vitality of Mableton’s business corridors; and

WHEREAS, the Mayor and City Council have demonstrated continued leadership through sustainable urban planning, protection of natural assets, and policies that promote a healthy and resilient tree canopy; and

WHEREAS, the City of Mableton prioritizes tree education, strategic planting, and the expansion of green infrastructure, recognizing that environmental sustainability is foundational to community resilience and long-term prosperity; and

NOW, THEREFORE, I, **Michael Owens**, Mayor of the City of Mableton, Georgia, do hereby proclaim **February 20, 2026**, as

“ARBOR DAY 2026”

in the City of Mableton, and encourage all residents, businesses, schools, and community partners to join the City Council and my Administration in celebrating, protecting, and planting trees—strengthening our environment one tree at a time.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Mableton to be affixed this **11th day of February, 2026**.

Susan Hiott
City Clerk, City of Mableton

Michael Owens
Mayor, City of Mableton



AGENDA ITEM MEMORANDUM

MEETING OF: February 11, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Mentorship Academy (MAATII) Presentation - Kaniah Pearson & Mona-Deen Supria

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS: None



AGENDA ITEM MEMORANDUM

MEETING OF: February 11, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Appointment of Parks Director

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS: None



AGENDA ITEM MEMORANDUM

MEETING OF: February 11, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Board Appointments

BACKGROUND/SUMMARY: Councilmember Jeffcoat is appointing Gerard Geeter to the Planning Commission.

Councilmember Brown is reappointing Clyde Ward to the Alcohol License Review Board.

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS: None



AGENDA ITEM MEMORANDUM

MEETING OF: February 11, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Ratification of Council member approved elevations - 601 Riverside Pkwy - PIN 18087200010.

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

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

Deputy Director of Community Development met with Councilman Ron Davis on November 12, 2025 to review the elevations. Modifications were requested to those plans and the applicant has now submitted plans with a full brick frontage per the zoning stipulations. The approved plans are attached to this record.

Riverside Logistics

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION: Approval of elevations

ATTACHMENTS:

1. 601 Riverside Pkwy Elevation



**RIVERSIDE LOGISTICS
601 RIVERSIDE PARKWAY
MABLETON, GEORGIA 301**

STORY ARCHITECTURAL SERVICES LLC

PO BOX 813264

SMYRNA GEORGIA 30081

RELEASED FOR CONSTRUCTION

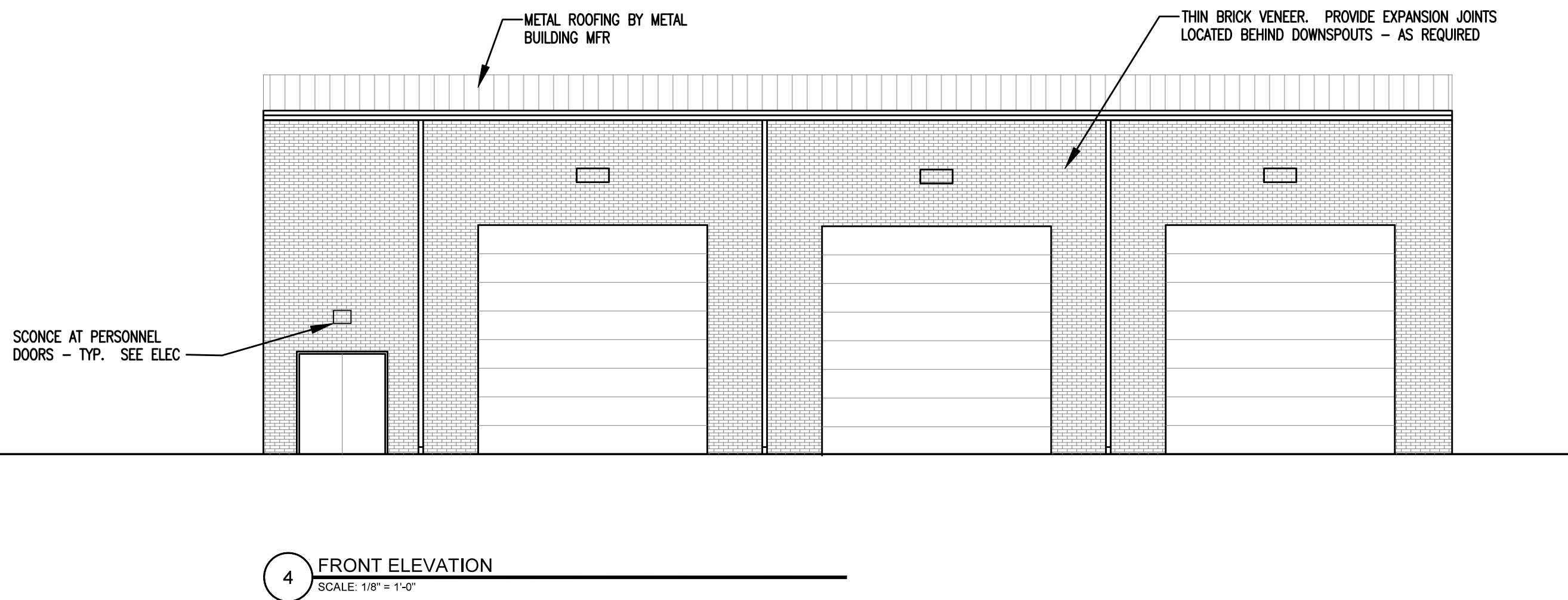
SHEET DATE
12/3/2025



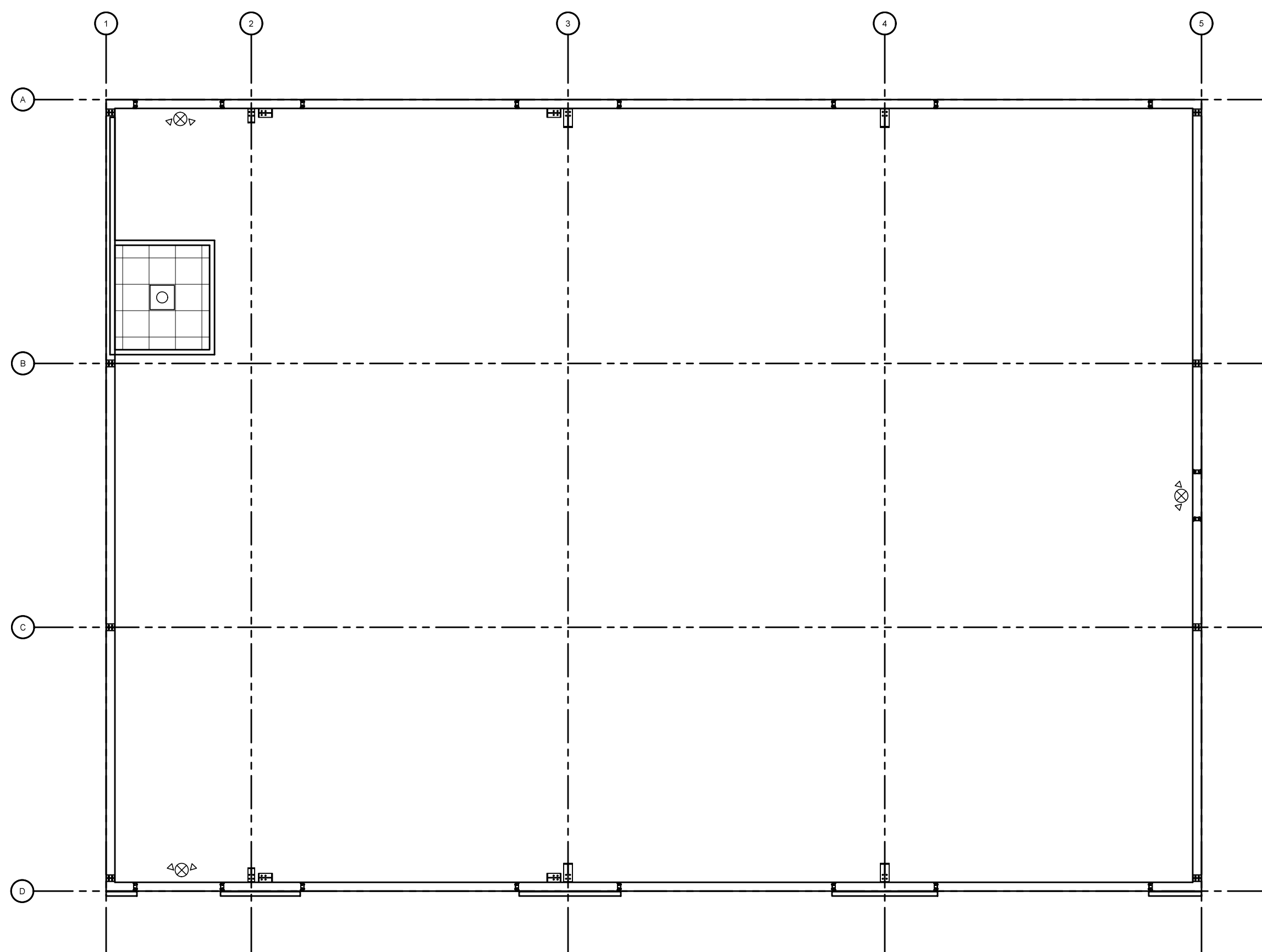
PLAN

A1

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing remains the property of the Architect and may not be used in any way without written permission.



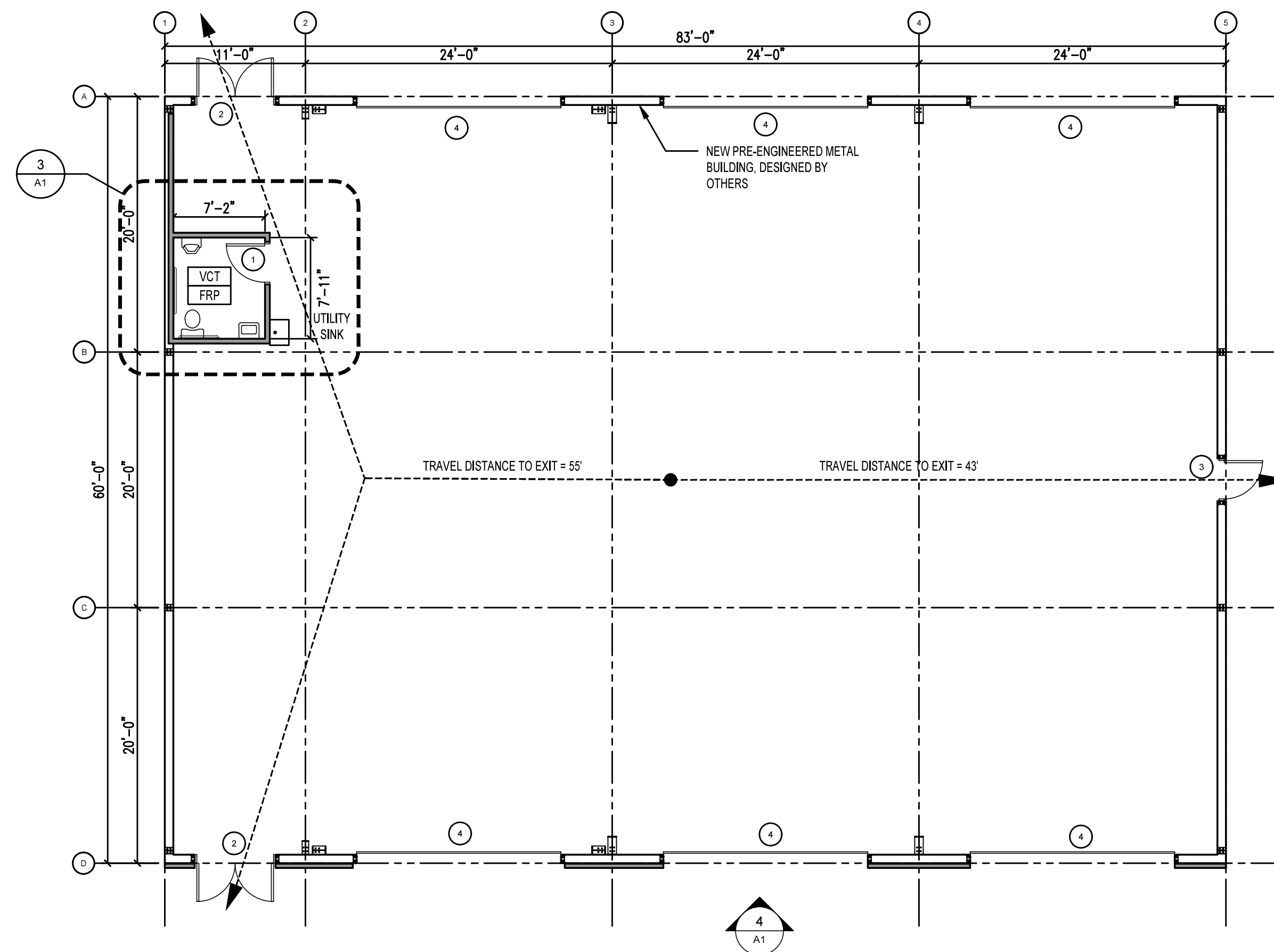
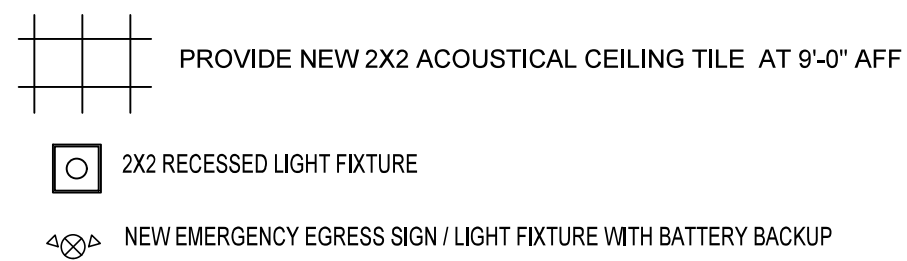
4 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 FIRST FLOOR - REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

OCCUPANT LOAD CALCS			
ROOM	SIZE	LOAD FACTOR	OCCUPANTS
WAREHOUSE	4,791	500	10
TOTAL			10

REFLECTED CEILING PLAN GENERAL NOTES AND LEGEND



1 FIRST FLOOR - PROPOSED PLAN / LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"

LEGEND

-  NEW WALL PER PARTITION TYPES
 EXISTING WALL
 FE
 WALL MOUNTED PORTABLE FIRE EXTINGUISHER

PARTITION TYPES

- 1 PROVIDE NEW WALL PER PARTITION TYPE 1, TYPICAL FOR ALL NEW WALLS U.O.N.

DOOR NOTES

- ① SOLID CORE WOOD DOOR AND HM FRAME - 3'-0" X 7'-0" - PRIVACY HARDWARE - FLOOR STOP
- ② HOLLOW METAL DOOR AND FRAME - 3'-0" X 7'-0" (PAIR) - EGRESS HARDWARE - CLOSERS
- ③ HOLLOW METAL DOOR AND FRAME - 3'-0" X 7'-0" - EGRESS HARDWARE - CLOSER
- ④ 16x16 MANUAL OVERHEAD DOOR

FINISH SCHEDULE

- | | |
|-----|-----------------------------------|
| VCT | NEW VCT FLOORING |
| FRP | FRP PANELS TO 48" AFF - ALL WALLS |



AGENDA ITEM MEMORANDUM

MEETING OF: February 11, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: A Resolution Updating the City of Mableton's Classification and Pay Plan and for Other lawful Purposes - Human Resources Director Jeanne Pope

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. Pay and Class February 2026 (2) (1) (4)

**A RESOLUTION UPDATING THE CITY OF MABLETON’S CLASSIFICATION AND
PAY PLAN AND FOR OTHER LAWFUL PURPOSES**

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

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

WHEREAS, City Council desires through this Resolution to update the City’s Classification and Pay Plan adopted on or about April 4, 2025; and

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

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

Section 1. Confirmation of Classification and Pay Plan. The following personnel positions and accompanying salaries parameters shall hereby constitute the City’s Classification and Pay Plan:

City of Mableton Classification and Pay Plan				
Job Title	Minimum	Maximum	Pay Basis	Positions
Public Safety Director	\$150,000	\$200,000	Annual	1
Economic Development Director	\$85,000	\$145,000	Annual	1
Program Manager	\$75,000	\$125,000	Annual	1
Chief of Staff	\$85,000	\$125,000	Annual	1
Public Relations Coordinator	\$55,000	\$85,000	Annual	1
Special Projects Manager	\$75,000	\$125,000	Annual	1
Administrative Supervisor	\$75,000	\$115,000	Annual	1
Executive Assistant	\$25	\$40	Hourly	1
City Clerk	\$78,841	\$118,262	Annual	1
Deputy City Clerk	\$65,000	\$95,000	Annual	1
Part-Time Admin Assistant	\$20	\$35	Hourly	0.5
Finance Director	\$105,559	\$168,894	Annual	1

Deputy Finance Director	\$85,000	\$135,000	Annual	1
Revenue Manager	\$75,000	125,000	Annual	1
Purchasing Manager	\$75,000	125,000	Annual	1
Revenue Analyst	\$65,000	95,000	Annual	1
Revenue Specialist	\$30	40	Hourly	1
Finance Analyst	\$52,000	\$104,000	Annual	2
Administrative Assistant	\$20	\$35	Hourly	1
Human Resources Director	\$85,000	\$145,000	Annual	1
Human Resources Manager	\$75,000	\$125,000	Annual	1
Human Resources Specialist	\$55,000	\$85,000	Annual	2
Community Development Director	\$97,094	\$154,145	Annual	1
Deputy Director of Community Development	\$85,000	\$145,000	Annual	1
Administrative Assistant	\$20	\$35	Hourly	1
Planning and Zoning Manager	\$85,000	\$125,000	Annual	1
Business License Supervisor	\$75,000	\$115,500	Annual	1
Senior Planner	\$75,000	\$115,000	Annual	2
Planners	\$55,000	\$85,000	Annual	2
Community Development Clerk	\$25	\$40	Hourly	4
Building Inspector	\$55,000	\$95,000	Annual	2
Chief Building Official	\$95,000	\$155,000	Annual	1
Building Inspector Supervisor	\$75,000	\$115,000	Annual	1
Code Enforcement Director	\$95,000	\$145,000	Annual	1
Administrative Assistant	\$20	\$35	Hourly	1
Code Enforcement Supervisor	\$75,000	\$115,000	Annual	2
Code Enforcement Officer	\$55,000	\$85,000	Annual	4
Municipal Court Administrator	\$85,000	\$145,000	Annual	1
Municipal Clerk of Court	\$75,000	\$115,000	Annual	1
Municipal Court Clerk	\$55,000	\$85,000	Annual	1
Deputy Clerk of Court	\$65,000	\$95,000	Annual	1
Deputy Municipal Court Clerk	\$25	\$35	Hourly	1
Municipal Court Administrative Assistant	\$20	\$35	Hourly	1

Sustainability, Greenspace & Beautification Director	\$95,000	\$135,000	Annual	1
Sustainability, Greenspace, and Beautification Manager	\$75,000	\$125,000	Annual	1
Sustainability Greenspace & Beautification Specialist	\$25	\$40	Annual	1
Administrative Assistant	\$20	\$35	Hourly	1
IT Director	\$91,457	\$161,852	Annual	1
IT Technician	\$25	\$40	Hourly	2
Data Analyst	\$25	\$40	Hourly	1
Communications Director	\$95,000	\$135,000	Annual	1
Administrative Assistant	\$20	\$35	Hourly	1
Communications Technician	\$65,000	\$95,000	Annual	1
Communications Coordinator	\$55,000	\$85,000	Annual	1
Parks and Recreation Director	\$97,094	\$161,852	Annual	1
Administrative Assistant	\$20	\$35	Hourly	1
Cultural Arts and Affairs Manager	\$75,000	\$115,000	Annual	1
Operations and Facilities Manager	\$65,000	\$95,000	Annual	1
Events Coordinator	\$25	\$40	Hourly	2
Volunteer Coordinator	\$25	\$40	Hourly	1
Seasonal Employees	\$15	\$20	Hourly	20

Section 2. Selection/Appointment. Appointed officers and directors authorized within the parameters of this Classification and Pay Plan shall be nominated by the Mayor with confirmation of appointment by at least three of the other members of the City Council, in accordance with Section 3.10(e) of the City Charter. The City Manager shall have the authority to approve all non-director and non-appointive positions authorized by this Classification and Pay Plan. The positions authorized under this Classification and Pay Plan may be secured as employees or independent contractors.

RES 2026-02-11

Section 3. It is hereby declared to be the intention of the City Council that:

- (a) All sections, paragraphs, sentences, clauses and phrases of this Resolution are or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.

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

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

Section 5. The effective date of this Resolution shall be the date of adoption, unless required otherwise by the City Charter, state and/or federal law.

BE IT SO RESOLVED, this _____ day of _____, 2026.

ATTEST:

CITY OF MABLETON, GEORGIA:

Susan D. Hiott, City Clerk

Michael Owens, Mayor

APPROVAL AS TO FORM:

Emilia Walker-Ashby, Interim City Attorney



AGENDA ITEM MEMORANDUM

MEETING OF: February 11, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Approval of January 28, 2026 Work Session Minutes

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. January 28, 2026 Work Session Minutes



CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
January 28, 2026 at 5:15 PM

The Honorable Michael Owens, Mayor
The Honorable Ron Davis, Mayor Pro Tem/District 1 Councilmember
The Honorable Michael McNeely, District 2 Councilmember
The Honorable Keisha Jeffcoat, District 3 Councilmember
The Honorable Cassandra Brown, District 4 Councilmember
The Honorable TJ Ferguson, District 5 Councilmember
The Honorable Debora Herndon, District 6 Councilmember

CITY COUNCIL WORK SESSION MINUTES

1. CALL TO ORDER

Mayor Pro Tem Davis called the meeting to order at 5:18 pm.

2. ROLL CALL

City Clerk Hiott conducted the roll call. Mayor Owens was not present. All others were present.

3. AGENDA ITEMS AND DISCUSSION

a. 2026 City Events Calendar - Dr. Ashlee Houston, Events Coordinator

The item was heard after Item b.

Mayor Pro Tem Davis recognized Dr. Houston who presented the 2026 Events Calendar. The presentation is available in the record.

Highlights of the presentation included:

- The goal of the combined 2026 City Events Calendar is to have an event scheduled each month for the community to enjoy. Dr. Houston addressed the dates, times, expenses and total costs.
- Mableton Movie Night Series were increased. There are movie theme nights.
 - March 20, 2026 - Women's History Month
 - September 11, 2026 - Hispanic Heritage Month
 - October 16, 2023 - Halloween (Family-Friendly)
 - October 23, 2026 - Horror (Adults Only)
 - December 11, 2026 Holiday
 - Projected Total \$22,500
- Living Legends Senior's Brunch - May 29, 2026 - Projected Total \$8,000.
- Mableton Day Festival - May 30, 2026 - Projected Total \$17,000. The fun run was not included because there was a low turn out last year and because of safety limitations and safety concerns.
- Food Truck Fridays - July 17, 2026 and July 31, 2026 - Projected Total \$7,700.
- Blues & BBQ, a new event - Projected Total \$12,000. Alcohol will be available.

- Fall Jazz Concert - high attendance last year - Projected Total \$12,000.
- Seniors Thanksgiving Luncheon - November 13, 2026 - Protected Total \$8,000.
- The Projected Total for all: \$87,000.

Questions followed.

- Councilmember Jeffcoat asked for information about how vendors register. Dr. Houston replied ashlee.houston@mableton.gov.
- Councilmember Jeffcoat asked if there could be events for the youth. Dr. Houston stated those events could be added if within budget and have enough staff members to assist.
- Councilmember Brown referenced the senior events and commented that many of the attendees did not live in Mableton. Dr. Houtson will ask vendors to access those within the City of Mableton. Councilmember Brown suggested asking for addresses to prioritize for Mableton seniors.
- Councilmember Brown suggested looking at ways to incorporate our Arts and Cultural students at Pebblebrook in the events.
- City Manager Tanks explained the presentation is for feedback from the Council. He noted there are formal senior organizations in the surrounding areas of Mableton. Mableton does not have a senior organization. The word went out to those organizations such as the Cobb Senior Organization. He noted Mayor Owens asked why the City was not having more food truck nights. Dr. Houston explained that some of the other scheduled events have food trucks.

City Manager Tanks encouraged Council to give their input. He stressed how staff needs to know Council's feedback. This is a presentation for asking how to proceed.

Councilmember Ferguson asked if the City was doing enough marketing for the events. Mr. Tanks explained at the time of the last run, there was not a communications department in place. Now, we have more staff and will have more improved marketing. Councilmember Ferguson recommended keeping the Fun Run. He suggested talking with other groups to see how to conduct the run. Mr. Tanks noted the City could use the Silver Comet Trail. He reminded that there was an injury last year. Dr. Houston pointed out she was setting up in the early morning for the Mableton Day Festival and asked how she could do the run at the same time. Mr. Tanks stated this could be looked at further and mentioned getting other-run companies.

Councilmember Herndon asked about the vetting process for event vendors. Dr. Houston stated that as long as items are appropriate for a family event, they will be approved. If not approved, the vendor gets their \$50 back. Dr. Houston reported she was getting a lot more food truck interest and food vendors now that the City has a communications department.

Councilmember Davis asked about the previous food truck events having a low turn out. Dr. Houston reported how there were vendors that dropped out.

City Manager Tanks renamed the Council's feedback: to make sure the event is for the Mableton seniors, look at using local talent, and continue the fun run. He asked if there

were additional concerns.

Councilmember Ferguson asked about the BBQ vendors. Dr. Houston explained how she would like to add a cook-off next year.

Councilmember Ferguson asked if the City could do other events such as on Juneteenth. City Manager Tanks explained how there are budget and staffing constraints. The Parks Director was coming next month. Currently, there is only one event coordinator operating off of volunteers. If the Council is interested, he will research and see how much the cost would be.

Mr. Tanks addressed the importance to stabilizing and perfecting the events that the City has now before taking on any more events.

Councilmember Michael McNeely commented about how he would rather have fewer well attended than more events without adequate participation. He addressed how the City should think about what is going on around other cities. i.e. Smryna has a large Juneteenth event. He suggested making sure the City knows what is going on outside Mableton.

b. Presentation of 2024-25 Audit Report - Finance Director Karen Ellis and Meredith Lipson of Mauldin & Jenkins

This item was heard before Item a.

Mayor Pro Tem Davis recognized Meredith Lipson, a partner in Mauldin & Jenkins. Ms. Lipson provided the City of Mableton Financial and Compliance Audit Report. Documents distributed to Council and staff included the Financial & Compliance Audit Summary and the Annual Financial Report for the Year Ended June 30, 2025. The documents are available in the record.

Ms. Lipson reported:

- The audit was completed and filed with the State Department of Audits by December 31, 2025.
- Mauldin & Jenkins have issued an unmodified "clean" opinion.
- The City total assets of approximately \$15,947,000 offset by liabilities of approximately \$7,234,000.
- This results in the City reported net position (equity) of approximately \$8,713,000.
- The City has two funds: General Fund and Hotel Motel Fund.
- General Fund Revenues include tax at \$8,083,837.
- The General Government Expenditures totaled \$4,817,772.
- As of June 30, 2025, the City reflected a fund balance of \$7,919,851 in the General Fund.
- Of the fund balance amount, \$2,787,697 is restricted for capital projects; \$2,989,468 is assigned for FY2026 expenditures and \$2,142,686 is unassigned and available for use.
- The City maintains a special revenue fund - Hotel/Motel Tax Fund, as well as a blended component unit - the Mableton URA. These funds account for revenues

derived from specific sources which are legally restricted to finance particular functions or activities.

- Typical governmental footnotes were named from pages 7 and 8 of the report.
- No Single Audit in accordance with the Uniform Guidance was required for the fiscal year ended June 30, 2025, as the City did not expend in excess of \$750,000 in federal grant funding (Page 8).
- The audit was conducted in accordance with auditing standards generally accepted in the United States and Government Auditing Standards issued by the Comptroller General of the United States (Page 9).
- The audit is conducted in accordance with Government Auditing Standards. The firm has performed tests of controls and compliance with laws and regulations that contribute to the evidence supporting its opinion on the financial statements.
- Accounting policies, management judgments and accounting estimates, and other standards were noted.
- All footnotes are important to the audit.
- There were some audit adjustments provided to the Finance Department.

Material Weaknesses Reported:

- Need for a comprehensive financial policies and procedures manual. It is not in place yet due to being a new city.
- Segregation of duties is a common practice. Due to small staff and starting the city makes it difficult for segregation of duties.
- State law requires local governments to operate under an approved annual budget for the General Fund and each special revenue fund.
- Actual expenditures should not exceed final amended budget balances.
- The City experience an excess of expenditures over appropriations in the Hotel Motel Special revenue Tax Fund.
- Failure to amend annual budgets for expenditures over appropriations will place the City in violation of state law.
- Recommendation for P-Card Disbursements - During the audit of disbursements made using P-cards, they noted two disbursements for which receipts were not available. They recommend all P-card disbursements be supported by a receipt or other supporting documentation.

Ms. Lipson addressed the New Governmental Accounting Standards Board (GASB) Standards (Page 15-18). She pointed out that Mauldin and Jenkins offers free quarterly continuing education and newsletters for governmental clients.

Ms. Lipson mentioned other services offered by Mauldin & Jenkins.

Ms. Lipson expressed appreciation for the opportunity to work with the City of Mableton. She asked if there were any questions. Councilmember Jeffcoat asked how the City was doing health wise. Ms. Lipson stated the City had a strong fund balance. There is a fund balance unassigned to keep operations going. The City was in a good place ending June 30, 2025.

4. PRE REGULAR MEETING AGENDA REVIEW

Pre Regular Review:

Any questions or comments about the agenda. None.

City Clerk Hiott noted an agreement was added to the regular agenda, and she notified the media and residents of the addition. Mr. Tanks explained the contract was asked to be added that day to get Court Services started.

5. ANNOUNCEMENTS

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

City Manager Tanks asked for a brief Executive Session.

Motion made by Councilmember Ferguson and seconded by Councilmember McNeely to go into Executive Session for litigation, personnel, and real estate. The motion carried 6-0. Yeas: McNeely, Jeffcoat, Davis, Brown, Ferguson, and Herndon (6:09 pm)

Motion made to close Executive Session by Councilmember Herndon and seconded by Councilmember Brown. The motion passed 6-0. McNeely, Jeffcoat, Brown, Ferguson, and Herndon

7. ADJOURNMENT

Motion to adjourn the meeting by Councilmember Brown and seconded by Councilmember Ferguson. The motion passed 6-0.

Dr. Michael Owens, Mayor

Susan Hiott, City Clerk



AGENDA ITEM MEMORANDUM

MEETING OF: February 11, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Approval of January 28, 2026 Regular Meeting Minutes

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. January 28, 2026 Council Regular Meeting Minutes



CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
January 28, 2026 at 6:30 PM

The Honorable Michael Owens, Mayor
The Honorable Ron Davis, Mayor Pro Tem/District 1 Councilmember
The Honorable Michael McNeely, District 2 Councilmember
The Honorable Keisha Jeffcoat, District 3 Councilmember
The Honorable Cassandra Brown, District 4 Councilmember
The Honorable TJ Ferguson, District 5 Councilmember
The Honorable Debora Herndon, District 6 Councilmember

CITY COUNCIL REGULAR MEETING MINUTES

1. CALL TO ORDER

Mayor Pro Tem Davis called the meeting to order.

2. ROLL CALL

City Clerk Susan Hiott conducted the roll call. Mayor Owens was absent attending US Conference of Mayors. All others were present.

3. INVOCATION

Led by City Manager Tanks.

4. PLEDGE OF ALLEGIANCE

Led by Councilmember Jeffcoat.

5. APPROVAL OF AGENDA

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Ferguson to approve the agenda. The motion carried 6-0.

6. OATH OF OFFICE ADMINISTERED TO REELECTED DISTRICT 6 COUNCILWOMAN DEBORA HERNDON BY MABLETON MUNICIPAL COURT CHIEF JUDGE CHE A. KAREGA II

Municipal Court Chief Judge Che A. Krega II administered the Oath of Office to District 6 Councilwoman Debora Herndon.

7. PUBLIC HEARINGS

- a. **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. - Director Michael Hughes**

Open Public Hearing

Applicant and Speakers who are In Favor - 10 Minutes

Opposition - 10 Minutes
Close Public Hearing

Council Questions and Discussion

Mayor Pro Tem Davis announced the item and recognized Community Development Director Michael Hughes, who provided background information. He noted that the rezoning request seeks to change the zoning designation from R-20 (single-family residential) to NRC (neighborhood retail commercial). Mr. Hughes then introduced Senior Planner Sunday Odudu to present the details of the case.

Mr. Odudu reviewed the zoning case for 6671 Mableton Parkway and noted that the applicant was present. He presented the zoning map, future land use map (designated Medium Density Residential, MDR), aerial maps, and site photographs.

He provided a brief history of the property, noting that it was constructed in 1975 as a commercial structure (tax class C4) but has always been zoned R-20. A Certificate of Occupancy dated May 7, 1996, authorized business use as a hair salon. However, he stated the business did not renew its license in 2023. He noted that in September 2024, a new business license application for a grocery store was submitted and denied due to the R-20 zoning designation. Under the Zoning Ordinance, a nonconforming use is considered abandoned after 12 months.

He explained that the business was able to operate as a hair salon from 1996 through 2023 under grandfathered status. That status was lost when the business license was not renewed within 12 months, at which point the use was deemed nonconforming. Grandfathered status does not allow the transfer of a business license to a new applicant, resulting in the denial of the application.

Staff recommended denial of the rezoning request, as it does not align with the City's future land use designation. However, staff recommended approval of a temporary land use permit with conditions and recommendations, subject to renewal every two years as a means of mitigation. This case was presented to the planning commission for consideration, and their recommendations are included as well.

Councilmember Jeffcoat asked for clarity as to the reason for the suggestion of a temporary land use permit. Mr. Odudu explained that it was the most operable solution the staff could provide for the applicant. It will allow the applicant to continue to operate their business without changing the rezoning characteristics. She asked what would happen after the 2 years were exhausted. He explained that the applicant can request a renewal of the temp use permit.

The case was presented to the Planning Commission for consideration, and its recommendations were also included. Councilmember Jeffcoat requested clarification on the recommendation for a temporary land use permit. Mr. Odudu explained that it allowed the applicant to operate the business without altering the zoning designation.

Mr. Odudu presented the staff recommendations (details included in the presentation/record for reference):

1. **Restrict Prohibited Uses** – No automobile-related businesses or gas stations.
2. **Limitation of Commercial Use** – Use limited to neighborhood-serving retail.
3. **Restriction on Intensive Uses** – No high-traffic or extended night-hour operations.
4. **Detailed Site Plan** – Must be submitted for review and approval prior to any land disturbance or building permit and comply with all development standards.
5. **Preservation of Existing Structures (Interim)** – Structures shall be maintained to a high standard in compliance with applicable regulations.
6. **Demolition of Front and Rear Canopies / Removal of Existing Billboard (Time-Bound)** – Front canopy to be demolished within 2 years; billboard and metal canopy removed within 6 months of TLUP issuance. Failure to comply results in automatic denial of TLUP renewal.
7. **Enhanced Buffering** – Maintain or establish a minimum 25-foot undisturbed vegetative buffer along western, northern, and eastern property lines adjacent to R-20 zoning, supplemented with opaque fencing and additional evergreen plantings to achieve a 6-foot visual screen, subject to staff approval.
8. **Lighting Control** – All exterior lighting shall be full cut-off, directed downward and away from neighboring properties, in compliance with City lighting standards.
9. **Access and Circulation** – Utilize existing Mableton Parkway access points; modifications require Cobb DOT approval.
10. **Hours of Operation** – Restricted to 7:00 a.m. to 10:00 p.m., Monday through Sunday.
11. **Signage Plan** – Submit for review and approval; must be aesthetically compatible with surroundings.

Mr. Odudu also provided the Planning Commission with amended stipulations to include:

1. **Prohibited Automotive Uses** – No automotive-related businesses, CBD product sales, or gambling-related merchandise.
2. **Parking & Maintenance** – No overnight parking unrelated to the business; dumpster must be enclosed.
3. **Retail Restrictions** – No tobacco or vape sales.

Mayor Pro Tem Davis recognized the applicant and property owners, Mr. and Mrs. Rendell Johnson. Mrs. Johnson stated that they have operated a hair salon at the property since 1995, after purchasing it from Marathon Oil Company as a commercial property. She explained that she became aware of the R-20 zoning designation last year.

Mrs. Johnson further noted that her husband suffered a major accident, leaving her as his primary caregiver, which required the business to be placed on hold. She stated that she renewed her business license for 2022 and 2023, but not for 2024 because they entered into a contract. She explained that El Supo was the business entity that they entered into a contract with, and that their application for a business license was denied due to the R-20 zoning designation.

She emphasized that the business has always remained in compliance with Cobb County requirements. She stated that she is currently unable to operate the hair salon but fully intends to resume operations once her husband's health improves. She noted that she has been in Mableton since 1993 and wishes to remain part of the community and its growth. She also stated that they have already begun addressing several of the stipulations recommended by City staff and affirmed their intention to develop the property in a manner that contributes to the beautification of the City.

The following individuals spoke in favor:

Joyce Steele stated that the property is in limbo due to conflicting designations: city zoning is residential, while the County Tax Assessor, Water Department, and deed classify it as commercial. She requested that City zoning be returned to commercial to align with the deed, allow lawful use, and reconsider the revocation of the grandfather clause.

Theodore Bullard spoke about the significant financial burden being placed on family due to the stipulations in place. He expressed concern for the businesses that have been operating in this area for years.

Ingrid Wells stated that the owners have operated the business for over 20 years without issue and expressed frustration with the requirement to renew the land use permit every two years. She requested that permanent commercial use be granted.

Motion was made by Councilmember Ferguson and seconded by Councilmember Brown to extend speaking time on both sides by 5 minutes. The motion carried 6-0.

Denny Wilson indicated that she moved here in 1981 and remembers when the location was a Starving Marvin under commercial use. She encouraged the applicant to research when and why the zoning designation was changed. She also expressed her concerns about the vague board NRC designation.

Alana Freeman spoke in support of the owners, noting their positive contributions to the community, and asked Council to consider granting permanent commercial use. She also highlighted the financial burden of the proposed stipulations and the risk of future denial when seeking renewal.

Shelia Edwards stated that business owners should be able to operate as needed, provided their actions align with the intent and character of the community. She also expressed concern that the existing billboard should conform to the community's intended appearance.

Another resident stated she was unsure how the zoning misunderstanding occurred and spoke in favor of permanent commercial rezoning to avoid a two-year renewal requirement.

Roosevelt Duncan spoke in support and suggested permanent commercial rezoning, emphasizing that efforts should work with the owners, not against them.

No additional comments were made in support.

The following individuals spoke in opposition:

Steve Young spoke on behalf of the Mableton Improvement Coalition Zoning Committee in support of the Planning Commission's recommendations. He acknowledged that the applicant's proposed use is appropriate and has served the community well. However, he emphasized that zoning is determined by the property, not the applicant, and expressed concern about potential future ownership. He described neighborhood retail commercial (NRC) zoning as an intensive land use designation and stated that a temporary land use permit (TLUP) would be easier to track and manage per applicant. He ultimately encouraged adoption of the Planning Commission's recommendations.

Scott Starowicz, Founder and CFO of The SAE School located across the street, spoke on behalf of 400 families in support of the recommendations of the Planning Commission and the Mableton Improvement Coalition (MIC). He expressed support for denying the request for permanent rezoning while approving the Temporary Land Use Permit (TLUP) with conditions. He stated that his primary concern is the safety of the children and cited traffic flow along Mableton Parkway as a significant issue.

No additional comments were made in opposition. The floor was opened for Council comments.

Items brought up for discussion by the Council were as follows:

Councilmember McNeely stated that he has spoken with the applicant, residents, and school representatives. He emphasized that zoning decisions should be based on land use, not the applicant. He noted that the NRC designation is broad and expressed concerns about future ownership changes and the loss of City control once zoning is permanently changed.

He also acknowledged the potential burden of renewing the TLUP every two years with the uncertainty of approval as well as the associated financial requirements of the recommendations. He asked for clarification regarding the deed, and Mr. Odudu stated that under Georgia law, a deed cannot override a zoning classification or ordinance.

Councilmember Jeffcoat asked about the history of the property's R-20 zoning. Director Hughes explained that the property has been zoned R-20 since 1975 and that the zoning did not change after the City was established. He clarified that the C-3 or C-4 classifications mentioned are used by the County tax assessor's office and do not determine the property's land-use zoning.

Councilmembers Jeffcoat and Ferguson asked how previous commercial properties have been able to operate under R-20 zoning. They raised concerns about the time-lapse and the

expectation that owners will complete costly stipulations while unable to operate. Mr. Odudu clarified that owners have been given a compliance timeline of six months to two years, including billboard removal within six months and canopy removal within two years.

Councilmember Ferguson asked who operates and updates the billboard. Mr. Odudu and the owner stated that the owner owns and rents it out. Councilmember Herndon asked how the zoning conflict could be resolved, why a two-year renewal period was chosen, and whether continued commercial use could be allowed for the current owner while rezoning applies to future owners.

Mr. Odudu and City Manager Tanks explained that staff recommendations are based on the future land use map, zoning code, and adopted ordinances. City Manager Tanks noted that the Planning Commission often provides a more human-centered perspective in its recommendations. He emphasized that changes must be made at the Council level, not by staff, and that while staff can recommend a TLUP, rezoning is solely at Council's discretion.

Councilmember Jeffcoat suggested deferring the item to allow for further discussion. Director Hughes requested specific direction during the deferral, and Councilmember Jeffcoat explained it would allow review of the property's zoning history. Councilmember Davis agreed that a deeper discussion was appropriate.

Councilmember McNeely requested a clearer description of the NRC rezoning. Mr. Odudu explained.

Councilmember Brown confirmed that the property is zoned residential but taxed as commercial by the County. Mr. Odudu explained that all properties in the area, commercial or residential, are taxed as C-4. When asked about exceptions, he confirmed that none are on record.

City Attorney Walker-Ashby noted that under Section 5.03(3) of the zoning code, the Mayor and Council can grant a TLUP for any period. She recommended approval for four years to allow staff time for research, and the Council agreed this was reasonable,

City Attorney Walker-Ashby recommended a motion to approve staff's recommendation, modifying the renewal from two to four years. Councilmember Herndon asked for additional comments from the applicant, who stated that she has a 2003 deed restricting the property to commercial/industrial use and prohibiting residential use. She requested that Council look into the matter deeper and explained that the property is intended to remain a legacy in her family.

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Ferguson to defer this item to the next meeting. The motion carried 6-0.

- b. 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. Applicant requests to withdraw. - Director Michael Hughes**

Mayor Pro Tem Davis announced the item and recognized staff. Senior Planner Sunday

Odudu stated the applicant requests to withdraw without prejudice.

Motion to accept withdrawal by Councilmember Brown and seconded by Councilmember McNeely seconded the motion. The motion was approved 6-0.

- c. **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 - Applicant is requesting Withdrawal without Prejudice - Director Michael Hughes**

Mayor Pro Tem Davis announced the item and recognized staff. Senior Planner Sunday Odudu stated the applicant requests to withdraw without prejudice.

Councilmember Ferguson asked why the words "without prejudice" were on the agenda. Community Development Director Hughes explained that was the request, but Council does not have to approve the words and the words could be removed. Councilmember Ferguson asked to amend the original motion to remove the language "without prejudice."

Motion as amended, Councilmember McNeely moved to accept the withdrawal (removing language "without prejudice" and was seconded by Councilmember Brown. The motion was approved 6-0.

- d. **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 / Staff Hold - Director Michael Hughes**

Mayor Pro Tem Davis recognized Community Development Director Michael Hughes who explained that the item is being held for advertising and other requirements.

Motion made by Councilmember Ferguson and seconded by Councilmember Brown to hold the item to a later date. The motion passed 6-0.

- e. **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. - Applicant request to deferral / Planning Commission Recommend Deferral - Director Michael Hughes**

Community Development Director Michael Hughes announced the application was deferred by the Planning Commission.

Motion made by Councilmember Ferguson to defer to a later date. Councilmember Herndon seconded the motion. The motion carried 6-0.

8. PRESENTATIONS/ACKNOWLEDGEMENTS/PROCLAMATIONS

9. APPOINTMENTS

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

Those who spoke were:

- **Patriia Burns** stated she was from Minnesota and she was grieving the shooting deaths of Renee Good and Alix Pretti, a VA nurse. She asked Mableton to pass a resolution to keep ICE out of our community in support of immigrant friends and neighbors.
- **Monica Delancy** of We Thrive Riverside Association congratulated Councilmember Herndon on her reelection. She commented about the wonderful town hall meeting. She reported on the District 2 apartment complexes 50 evictions. She addressed how the apartments are sold over and over again and not keeping apartments up to code. She referenced negotiations from previous Commissioner Mike Boyce.
- **Denny Wilson** expressed her concern for the homeless. She has been checking on them. She provided samples of warming blankets and sleeping bags and announced prices. She encouraged people to scan a QR Code for family life restoration to buy more blankets and sleeping bags.
- **Phil Barnett** referenced his invitation to people to join him last night to sleep outside. He spoke about how the Family Life Restoration Center was taking care of the homeless. He referenced Denny Wilson telling what to do to help. There is an opportunity to speak with Family Life Restoration Center. He advised to take care of folks. Taxpayers run the show. District One is Pathway to success.
- **Michele Perry Walthour** stated she had been a resident of Cobb for over 30 years now. She asked when the Johnsons went to get their paperwork, the County deemed commercial. He was in awe. He asked staff to produce something that shows it has always been that. If there was a rezoning at 6671, where she came from, they post yellow zoning notices, and take pictures of them. She asked was that done in that area.
- **Jo Lohman**, South Cobb Regional Library Manager, provided announcements and updates on the South Cobb Library and other Cobb County programs.
- **Shelia Edwards** raised a concern about the City of Mableton lacking adequate policies and procedures for contract compliance, oversight, and accountability of public funds. She referenced to the Comp Plan contract with Grive Consulting Group.

11. CONSENT AGENDA

Mayor Pro Tem Davis announced the items on the Consent Agenda.

Motion made by Councilmember Ferguson and seconded by Councilmember Brown to approve the Consent Agenda. The motion passed 6-0.

- To review a summary of the appeal hearing conducted on December 9, 2025 for Plaza Package 2.0 d/b/a Plaza Liquor 2.0**
- Consideration and Approval of Addendum to Agreement to Vacate 780 Concord Road, Silver Comet Parcel) between Greg Totherow and City of Mableton**
- Approval of January 6, 2026 Minutes**

12. UNFINISHED BUSINESS

None.

13. NEW BUSINESS

- a. Consideration and Approval for Cobb County to Proceed with Recommendations for No Parking Zones along Both Sides of Alderman Trace and Installation of Street Light Districts for Avenbrook, Caldwell Park - City Manager Bill Tanks and Cobb County Department of Transportation Director, Drew Raessler, P.E.**

Mayor Pro Tem Davis announced the item and recognized City Manager Bill Tanks who provided background information. Mr. Tanks stressed that Ward Mills Farm was not in the city limits of Mableton. He reported that the County was requesting approval to proceed to place No Parking Zones along both sides of Alderman Trace and street lights for Avenbrook and Caldwell Park. City Manager Tanks instructed the Council to not include Ward Mills Farm wording in the motion.

Motion made by Councilmember McNeely to approve the placement of No Parking Zones (signage per packet info) along both sides of Alderman Trace and street lights for Avenbrook and Caldwell Park. Councilmember Brown seconded the motion. The motion passed 6-0.

- b. Consideration of Resolution to Pause Issuance of Alcohol Server Permits Pending Agreement or Alternative Lawful Use - Business License Supervisor LaMaya Edmonds**

Mayor Pro Tem Davis recognized Business License Supervisor LaMaya Edmonds. Ms. Edmonds provided background.

Ms. Edmonds explained the reason for the request for a temporary pause on the issuance of alcohol server permits in order to allow time for the City to evaluate and establish an appropriate agreement or identify an alternative lawful use consistent with City ordinances. The Community Development department has established a process to issue server permits utilizing the Georgia Applicant Processing Service (GAPS) process for background checks. This process, while compliant with the ordinance, has become cumbersome for staff and applicants. The pause would remain in effect until an agreement is formally established, or an alternative lawful solution is identified and approved, at which time the Mayor and Council may direct staff to resume permit issuance or take further action as necessary.

Mayor Pro Tem Davis asked for questions. Councilmember Brown asked what the solution would be and affirmed that it would take too long to go through the current process.

Councilmember Ferguson asked for clarification of the wording if the resolution, "until or unless an agreement is established with a police department or alternative solution is found." Ms. Edmonds stated the goal is to find a solution. Staff are working with the city attorney to find the best service. The City wants to make sure the best service is provided. Councilmember Ferguson clarified that people would still be able to operate even though they don't have the background check.

City Attorney Walker-Ashby explained that multiple jurisdictions exempt the server permit. The intent is not to exempt but to temporarily suspend the process. The reason is that the City was still in Service Delivery Strategy negotiations with the County. It is in limbo whether the County will provide the service or whether the City will pursue its own form of

law enforcement and marshals to facilitate it. Until the City confirms the logistics, the request is to temporarily pause the requirement. There are multiple jurisdictions that do not require this, so it is not uncommon for this not to be a requirement.

Ms. Edmonds added that the licensees are responsible for compliant operations. They have been and will be responsible for that.

Per Councilmember Ferguson's question for clarification, City Manager Tanks and Ms. Edmonds confirmed that the licensee will be issued their licenses. The background check requirement for an employee's pouring permit is requested to be temporarily suspended. Mr. Tanks and Ms. Edmonds reported there are now 101 licenses issued to establishments. City Attorney Walker-Ashby clarified that the individuals are still responsible for handling requirements by the State of Georgia.

Motion made by Councilmember Herndon to approve the Resolution to Pause Issuance of Alcohol Server Permits Pending Agreement or Alternative Lawful Use. The motion was seconded by Councilmember McNeely. The motion passed 6-0.

c. FIRST READ — Amending an ordinance updating Chapter 8, Buildings and Construction of the City of Mableton Code of Ordinances and Other Lawful Purposes — Jerry Silver, Code Enforcement Director

Mayor Pro Tem Davis announced the First Read Ordinance Amending Chapter 8, Buildings and Construction and recognized Code Enforcement Director Jerry Silver who provided background.

Comments by Mr. Silver included:

- Adoption of the International Property Maintenance Code (IPMC) I will give the same strength as the Building Code and Residential Code gives to new construction.
- Instead of adopting six different codes, the International Maintenance Code will provide uniformity.
- The IPMC will bring residential as well as existing commercial properties to the standards that the City of Mableton wants.
- The intent of the IPMC is to protect the public health, safety, and welfare of the City.
- The goal is that all buildings and properties are safe and sanitary.
- It will also maintain property values and addresses dilapidated buildings and reduce crime throughout the city.
- Tenants will have knowledge of the codes, so it will be in layman's terms.

Mr. Silver continued to summarize the ordinance. He stated two add-ons by amendments for the code is that staff was looking to change are how high the grass can grow in the city and how all of the heating units thought apartment complexes and rental properties must maintain a minimum of 68 degrees.

Councilmember Ferguson inquired about where was the sanitary environments code. That is within the IPMC. It requires owners must treat for rodents, sewer must work, windows

must work, etc. He asked why the ordinance specifically pulled out the weed and heat. Mr. Silver stated that was left up to the jurisdiction to adopt and amend.

Mayor Pro Tem Davis commented about conversations about the term "habitability" where there is no clear definition. Mr. Silver named items that must work at a property that must be safe and are working and habitual.

Questions and discussion followed about when Code Enforcement Officers can go into a property. If someone lives in a property, Code Enforcement can not go inside unless invited. If a property is vacant, Code Enforcement can go inside and can abate, make owners board up, require repair or tear down.

d. Consideration and Approval of Mayor to Negotiate and Execute in Substantial Form an Agreement between City of Mableton and CSC General Contractors, Inc. for Municipal Court Interior Renovation, 1245 Veterans Memorial Highway SW, Suite 30 - City Manager Bill Tanks and Chad Kastner of AEI

Mayor Pro Tem Davis announced the item and recognized City Manager Tanks. Mr. Tanks explained the reason for expediting the agreement and the urgency to getting the Municipal Court underway. City Attorney Walker-Ashby stated there were some additional matters to be worked out.

Mr. Chad Kaster of AEI stated he received two quotes from the builder's owner and CSC quote came in \$100,000 less than the other two bidders. Councilmember Herndon asked if there were areas for further negotiations. Mr. Tanks explained how the City was going back and forth with this build-out need for a few months. Procurement got involved and screened for final details. There should not be anything major to negotiate. The bid award for CSC is the lowest and most responsive. City Attorney Walker-Ashby asked the motion could include Mayor Pro Tem also for execution in substantial form.

Motion made by Councilmember Ferguson to approve that the Mayor and Mayor Pro Tem negotiate and execute in substantial form an agreement between City of Mableton and CSC General Contractors, Inc. for Municipal Court Interior Renovation, 1245 Veterans Memorial Highway SW, Suite 30. (Clerk's Note: The price in agenda packet's draft contract - \$721,089.17) Councilmember Brown seconded the motion.

Mayor Pro Tem asked if there was any discussion. There was none.

The motion passed 6-0.

14. OTHER BUSINESS/DISCUSSION

15. CITY MANAGER'S ANNOUNCEMENTS/COMMENTS

City Manager Tanks expressed congratulations to reelected Councilmember Herndon.

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

None.

17. MAYOR AND COUNCIL ANNOUNCEMENTS/COMMENTS

Mayor and Council thanked everyone for attending and encouraged residents to sign up for council's newsletters.

Other Council announcements and comments included:

- Councilmember McNeely thanked Councilmember Davis for collaborating for the first town hall of the year the previous night. There was great participation and feedback. He spoke about the speakers and the information that was provided. He thanked Mayor, City Manager, and staff that attended.
- Councilmember Jeffcoat had a point report, and it is available in the record. She addressed pedestrian safety and encouraged residents to slow down and to share Mableton as shared community space. She addressed the need for calming traffic measures. She reported on the virtual listing sessions. There will be another one on February 10, 2026.
- Councilmember Jeffcoat announced Litter Cleanup Days and spoke about caring for the community and recognized those that are assisting to clean up the community.
- Councilmember Jeffcoat announced details of a new housing development, the upcoming Mableton Day at the Capitol, the 2026 SPLOST renewal engagement meetings, and the upcoming joint town hall meeting on February 4th.
- Councilmember Jeffcoat encouraged residents to subscribe to District 3 newsletter. She thanked the Family Life Restoration Center for their work and encouraged residents to support non-profit organizations.
- Councilmember Brown announced details about the upcoming East West Connector Open House on January 29, 2025. She announced information about the Zoom call at 6:00 pm. by Department of Georgia Resources about the Compass Chemical Plant located at the corner of Buckner and Oakdale Road.
- Councilmember Brown commented further about our non-profit community partners doing important work and asked everyone to provide donations to those organizations.
- Councilmember Ferguson expressed excitement about the non-profit Cobb Collaborative wellness walk. The Discovery Park was getting some really cool murals focused on mental health. The wellness walk will be February 7th at 10:00 a.m. The Sustainability, Waste and Beautification Department can provide additional information. He too gave a shout out to Family Life Restoration Center and encouraged donations.
- Councilmember Herndon thanked those for watching the meeting online. She thanked Judge Che A. Karega for swearing her into office. She recognized her daughter who attended. She, too, reminded everyone of the Cobb D.O. T. meeting about East West improvements to be held at Connection Point Fellowship Hall tomorrow from 5:00 pm to 7:00 pm. She reminded everyone of the joint town hall on February 4th. She thanked all who voted for her.
- Mayor Po Tem Ron Davis gave a shout-out to Family Life Resources. He encouraged the community to support their efforts. He congratulated Councilwoman Herndon. He commented about the homeless crisis and how complicated the situation is. He remains hopeful that it is something that can be fixed. It takes the will, the vision, imagination, collaboration, and cooperation. He encouraged everyone to stay hopeful, and keep neighbors lifted in prayer. He

wished everyone a great night, stay warm, and to keep the faith.

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

None.

19. ADJOURNMENT

Motion made by Councilmember Jeffcoat and seconded by Councilmember McNeely to adjourn. The motion passed 6-0. There being no further business, Mayor Pro Tem Davis adjourned the meeting.

Dr. Michael Owens, Mayor

Susan Hiott, City Clerk



AGENDA ITEM MEMORANDUM

MEETING OF: February 11, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Consideration and Approval of Concept Design and Project Management Agreement (Mablestone Municipal Buildings Concept Design)

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. Mablestone Bldg(s) Concept Design Project Mngt Agreement Rev. 2.5.26

CONCEPT DESIGN AND PROJECT MANAGEMENT AGREEMENT
(Mablestone Municipal Buildings Concept Design)

This Agreement (referred to herein as “Agreement”) is made by and between **American Engineers, Inc. dba STV Services** (referred to herein as “Contractor”) and the **City of Mableton, Georgia** (referred to herein as the “City”) (both parties collective referred to herein as the “Parties”).

WITNESSETH:

WHEREAS, this Agreement is issued pursuant to the City of Mableton’s competitively awarded On-Call Engineering Services RFQ (“RFQ 25-02”) and is subject to all terms, conditions, and limitations therein;

WHEREAS, Contractor is willing and able to render and perform such services for the City as set forth herein; and

NOW, THEREFORE, in consideration of the mutual terms, conditions and covenants set forth herein, the Parties hereto agree as follows:

1. **Services.** Contractor hereby agrees to render concept design and project management services (“Services”) for the City’s property located at and/or about Mableton Pkwy, Wood Valley Rd. and Glore Circle, as set forth in the document titled “Scope of Services” attached hereto as “Exhibit A” and incorporated herein by reference. Said Services shall include Contractor’s completion of all deliverables mentioned in the Scope of Services.

2. **Compensation.**

a. *Fee.* As consideration for the Services, the City shall pay Contractor for actual Services performed, as follows:

Amount Due	Due
\$20,650	Upon Contractor’s completion of Phase 1 - Programming
\$20,650	Upon Contractor’s completion of Phase 2 – Conceptual Planning
\$28,150	Upon Contractor’s completion of Phase 3 – Cost Estimating (includes \$7,500 cost estimating fee)
\$20,650	Upon Contractor’s completion of Phase 4 - Conceptual Renderings
\$90,100	TOTAL AMOUNT DUE

b. *Manner of Payment.* Contractor shall prepare and submit to the City an invoice upon Contractor’s full and satisfactory completion of each phase above. Such invoices shall

be submitted together with such supporting documentation as may be required by the City. Compliant invoice shall be paid within thirty (30) days after the City's receipt.

3. Relationship of Parties.

- a. Independent Contractor. Nothing contained herein shall be deemed to create any relationship other than that of independent contractor between the City and Contractor. This Agreement shall not constitute, create, or otherwise imply an employment, joint venture, partnership, agency or similar arrangement between the City and Contractor. It is expressly agreed that Contractor is acting as an independent contractor and not as an employee in providing the Services under this Agreement.
- b. Non-Employee. Contractor shall not be eligible for any benefit available to employees of the City including, but not limited to, workers' compensation insurance, state disability insurance, unemployment insurance, group health and life insurance, vacation pay, sick pay, severance pay, bonus plans, pension plans, or savings plans.
- c. Payroll Taxes. No income, social security, state disability or other federal or state payroll tax will be deducted from payments made to Contractor under this Agreement. Contractor shall be responsible for all FICA, federal and state withholding taxes and workers' compensation coverage for any individuals assigned to perform the Services for the City.

4. **Term.** This Agreement shall become effective ("Effective Date") as of the date of its execution by both the City's Mayor and Contractor, shall continue in effect until termination of the Agreement as set forth herein, or upon completion of the Services, whichever occurs sooner. Time is of the essence. As such, Contractor shall begin the performance of Services under this Agreement immediately upon the Effective Date of this Agreement.

5. **Termination.** The City may terminate this Contract, with or without cause, by giving written notice at least ten days (10) days prior to the effective date of termination. The City's Mayor and/or City Manager may also issue a temporary stop work order at any time during this Contract, upon which Contractor shall stop all work and Services until advised otherwise by the City's Mayor and/or Manager, in writing. If this Contract is terminated, Contractor shall be exclusively limited to receiving only prorated compensation for Services performed and appropriately documented up to and including the termination date. Additionally, pursuant to O.C.G.A. § 36-60-13, the Contract shall terminate immediately and absolutely at such time as appropriated and otherwise unobligated funds are no longer available to satisfy the obligations of the City under the Contract. Such termination shall be without prejudice to any City's rights or remedies provide by law.

6. **Return of Property.** Upon the expiration or termination of this Agreement, Contractor shall immediately terminate the Services hereunder and shall deliver promptly to the City all City property relating to the Services and any Work Product (as defined below), patents or copyrights covered by this Agreement. Work Product shall include, but not be limited to, all hardware and software, written, graphical, and recorded material, and any copies, abstracts or summaries thereof.

7. **Standard of Performance and Compliance with Applicable Laws.** Contractor warrants and represents that it possesses the special skill, professional competence, expertise and experience to undertake the Services and the obligations imposed by this Agreement. Contractor agrees to perform the Services required by this Agreement in a diligent, efficient, competent and skillful manner commensurate with the highest standards of its industry. Contractor further warrants and represents that it will, at all times under this Agreement, observe and comply with all applicable federal, state and local ordinances, rules and regulations. Additionally, Contractor shall comply with and shall require its Subcontractors to comply with the regulations for compliance with Title VI of the Civil Rights Act of 1964 and 23 CFR 200, as may be amended.
8. **Conflicts of Interest.** Contractor warrants and represents that:
- a. The Services to be performed hereunder will not create an actual or apparent conflict of interest with any other work it is currently performing;
 - b. Contractor is not presently subject to any agreement with a competitor or with any other party that will prevent Contractor from performing in full accord with this Agreement;
 - c. Contractor is not subject to any statute, regulation, ordinance or rule that will limit its ability to perform its obligations under this Agreement; and
 - d. Contractor shall be free to accept other work during the term hereof; provided, however, that such other work shall not interfere with the provision of Services hereunder.
9. **Proprietary Information.** Contractor acknowledges that it may have access to and become acquainted with confidential and other information proprietary to the City including, but not limited to, information concerning the City's operations, customers, citizens, business and financial condition, as well as information to which Contractor has an obligation to maintain confidentiality (collectively referred to herein as "Proprietary Information"). Contractor agrees not to disclose, directly or indirectly, to anyone or to use or to allow others to use, for any purpose whatsoever, any Proprietary Information of any type, whether or not designated confidential or proprietary, acquired in the course of performing under this Agreement. The obligations of Contractor under this section shall survive the termination of this Agreement. Plans, drawings and specification or other writings or documents prepared or provided by Contractor hereunder are prepared for the City's use only, but may be used by Contractor for purposes of illustrating the scope and nature of Contractor's project involvement. Contractor shall provide city with a reproducible set of drawings and specifications for its records.
10. **Insurance.**
- (A) Contractor and its Subconsultants shall procure and maintain insurance from companies authorized to do business in Georgia, except for policies issued on behalf of underwriters at Lloyds of London, assigned an A.M. Best's rating of no less than A-(IX), with the coverages set forth below. Contractor and its Subconsultants shall name the City as additional insured on any applicable general liability insurance policy and automobile liability insurance policy carried by Contractor and its Subconsultants. Coverage shall be

as follows:

- i. Commercial general liability (ISO Form CG 0001 11/85 or its equivalent), with combined single limits of not less than \$1,000,000 per occurrence and \$2,000,000 in the aggregate;
 - ii. Commercial automobile liability (owned, non-owned and hired) (ISO Form CA 0001 12/90 or its equivalent, with limits of not less than \$1,000,000 per occurrence;
 - iii. Worker's Compensation Insurance with statutory limits, as required by the state in which the work is to be performed. (D) Employer's Liability Insurance of not less than \$1,000,000 policy limit; and (E) Professional Liability Insurance (including environmental liability coverage) of not less than \$1,000,000 per claim and \$1,000,000 in the aggregate.
- (B) Prior to commencing work under this Agreement, Contractor shall provide City with Certificates of Insurance evidencing compliance with the foregoing requirements, accompanied by copies of the required endorsements. Certificates shall reference the Project Name on the certificates. Certificates of Insurance for commercial general liability automobile liability, workers' compensation/ employer's liability, and professional liability insurance shall specify that the insurer shall give the Contractor an unqualified (30) day's advance written notice prior of any cancellation the policy (except in the event of non-payment of premium, in which case ten (10) day's notice shall be given).
- (C) All coverages required hereunder shall be kept in full force and effect for the term of this Agreement. Professional liability insurance shall be maintained for an additional, uninterrupted period of at least three (3) years after completion of the work. Certificates of Insurance shall be provided within thirty (30) days of the execution of this agreement, and shall be provided within ten (10) days of the expiration of any policy, evidencing renewal of the required coverages at any time during the period such policy is required to be maintained by Contractor hereunder.

11. **Indemnification.** Contractor agrees to indemnify and hold harmless the City, to the extent allowed by applicable law, from and against any and all claims, losses, liabilities or expenses (including, without limitation, attorneys' fees) which may arise, in whole or in part, out of the negligent act or omission by Contractor in the performance of the Services under this Agreement. In performing Services under this Agreement, Contractor shall have no responsibility for the discovery, presence, handling, removal, disposal or exposure of persons to hazardous materials in any form at the project site, including but not limited to asbestos, asbestos products, mold, polychlorinated biphenyl (PCB) or other toxic substances.

12. **Assignment.** Contractor shall not assign this Agreement or the rights and obligations created herein without the prior express written consent of the City. Any attempted assignment by Contractor without the prior express written approval of the City may, at the City' sole option, result in the termination of this Agreement without any notice to Contractor of such termination.

13. **Notices.** All notices or other communications required to be given under this Agreement shall be in writing and shall be deemed to have been duly given when emailed and delivered personally in hand, or when emailed and mailed by certified U.S. mail, to the following:

If to the City:

City of Mableton
c/o William Bill Tanks, City Manager
1400 Veterans Memorial Hwy SE, Suite 134-200
Mableton, Georgia 30126

With email copy to:

william.tanks@mableton.gov
artie.jones@mableton.gov

If to Contractor:

STV Services
c/o Chad Kastner
5160 Acworth Landing Drive
Acworth, GA 30101

With email copy to:

Chad.Kastner@stvinc.com

14. Copyright, Trademark and Patent Indemnification. Contractor warrants it has the rights to use and license all products, software and services offered and/or provided by Contractor under this Agreement. Contractor agrees to defend and save harmless the City against any claims brought by a third party including, without limitation, reasonable attorneys' fees and costs, arising out of and/or in connection with a claim that products, software and services offered and/or provided by Contractor under this Agreement violated a third party's trademark, copyright and/or patent. Indemnification under this Agreement shall survive the termination, cancellation or expiration of this Agreement.

15. Governing Law and Consent to Jurisdiction. This Agreement is made and entered into in the State of Georgia and this Agreement and the rights and obligations of the Parties hereto shall be governed by and construed according to the laws of the State of Georgia without giving effect to the principles of conflicts of laws. Venue for the purpose of any disputes arising from this Agreement shall be with the courts of Cobb County, Georgia.

16. Waiver of Breach. The waiver by either party of a breach or violation of any provision of this Agreement shall not operate or be construed to constitute a waiver of any subsequent breach or violation of the same or other provision thereof.

17. Disputes. No civil action with respect to any dispute, claim or controversy arising out of or relating to this Contract may be commenced without first giving thirty (30) calendar day's written notice to the City of the claim and the intent to initiate a civil action.

18. Severability. If any provision of this Agreement is held to be unenforceable for any reason,

the unenforceability thereof shall not affect the remainder of the Agreement, which shall remain in full force and effect, and enforceable in accordance with its terms.

19. Entire Agreement. This Agreement contains the entire agreement and understanding of the Parties with respect to the subject matter hereof, and supersedes and replaces any and all prior discussions, representations and understandings, whether oral or written.

20. Heading. This Agreement shall not be interpreted by reference to any of the titles or headings to the sections or paragraphs of this Agreement, which have been inserted for convenience purposes only and are not deemed a part hereof.

21. Interpretation of Exhibits and Exclusion of External References. The provisions of the main body of this Agreement shall govern the relationship between the City and the Contractor. In the event of conflicts or inconsistencies between this Agreement and its exhibits and attachments, including, but not limited to, those provided by Contractor, the provisions of the main body of this Agreement shall control. Website links inserted by the Contractor into exhibits or attachments to this Agreement shall not govern, alter, control or otherwise affect the provisions of this Agreement and shall be of no force or effect in the construction and/or interpretation of this Agreement.

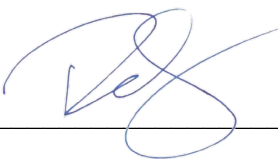
22. Counterparts. This Agreement may be executed in one or more counterparts, all of which together shall be deemed to constitute one and the same instrument.

IN WITNESS WHEREOF, the Parties have executed and entered into this Addendum, by and through the signature of their duly authorized representatives appearing below:

BY CITY OF MABLETON:

BY CONTRACTOR:

Michael Owens, Mayor



This _____ day of _____, 2026.

This 5th day of February, 2026.

ATTEST:

Susan D. Hiott, City Clerk

APPROVAL AS TO FORM:

Exhibit A

SCOPE OF SERVICES

- Project Management and Design Documents
 1. Contractor will conduct project management to take the project through the concept phase, and provide additional architectural services to take this project through programming, concept, and 50% schematic design documents. This will include the delivery of all deliverables to the City of Mableton, and overall management and overseeing of the concept, architectural services, cost estimator and everything described in this Scope of Services.
- Project Outline:
 1. Phase 1 – Programming
 1. Kick-off meeting with leadership
 2. Development of a questionnaire to be sent out to an established group of stakeholders
 3. (2) Stakeholder meetings to develop the overall program
 4. Deliverable – A program matrix and summary
 5. Duration – 5 weeks
 - 4 weeks for programming
 - 1 week for review and approval
 2. Phase 2 – Conceptual Planning
 1. Development of (2) floor & site plan options
 2. (1) Stakeholder workshop
 3. (1) Approval workshop
 4. Deliverable – Approved conceptual floor plan and site plan layout
 5. Duration – 5 weeks
 - 3 weeks for programming
 - 2 weeks for review and approval
 3. Phase 3 – Cost Estimating
 1. Contractor will cause for the conceptual plans to undergo cost estimating on the programming and schematic design documents prepared by Contractor to give the City accurate cost information

for the project. This includes reconciliation for the schematic design documents

2. There will be coordination between Contractor's cost estimator and design team
3. Deliverable – Contractor will provide and deliver to City such construction costs to the conceptual design
4. Duration – 2 weeks

4. Phase 4 – Conceptual Renderings

1. Contractor's design team will prepare elevations and 3D renderings of the City approved plan
2. Deliverables
 - (4) 2D Elevations
 - (1) 3D Exterior Rendering
 - (1) 3D Interior Rendering
3. Duration – 4 Weeks
 - 3 weeks for design
 - 1 week for City review and approval



AGENDA ITEM MEMORANDUM

MEETING OF: February 11, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Approval of a Recycling and Waste Diversion Grant Agreement Between the City of Mableton and the Environmental Protection Division of the Georgia Department of Natural Resources - Sustainability, Waste, and Beautification Director Emily Ryan

BACKGROUND/SUMMARY: In September 2025, the Mayor and City Council approved a Resolution to apply for a Recycling and Waste Diversion Grant from Georgia's Solid Waste Trust Fund. Staff submitted a project proposal to request funding for a household hazardous waste (HHW) collection event.

In January 2026, staff was notified that the City of Mableton was selected for funding. A Grant Agreement is required to formally accept the funding.

BUDGETED/FINANCIAL IMPACT – FUND: Staff proposed an in-kind match of \$5,000, which will be met through existing staff time and volunteer resources. The grant award amount is \$50,000.

RECOMMENDATION: Staff recommends approval of the Grant Agreement.

ATTACHMENTS:

1. 26-RWD-033-02 City of Mableton Agreement Rev. 2.6.26 (1)

GRANT AGREEMENT

WITH

CITY OF MABLETON

FY 2026 RECYCLING AND WASTE DIVERSION GRANT

PROJECT: 26-RWD-033-02

This agreement (“Agreement”) is made and entered into as of the date of the last signature hereunder (the “Effective Date”), by and between the Environmental Protection Division of the Georgia Department of Natural Resources, an agency of the State of Georgia (“Division”), and **City of Mableton** (“Grantee”). Grantee and the Division are collectively referred to herein as the “Parties.”

WHEREAS, the Division is interested in reducing solid waste in Georgia and recovering valuable materials through recycling, waste reduction, and/or diversion; and

WHEREAS, pursuant to the Georgia Comprehensive Solid Waste Management Act, O.C.G.A. § 12-8-20 *et seq.* (“Act”) and the rules promulgated in support the Division is authorized to assist eligible Georgia government entities with grants for the purposes as described in the Act; and

WHEREAS, Grantee represents to the Division that Grantee is duly created and existing under the laws of the State of Georgia and has the authority to expend the monies described herein for the purposes set forth herein; and

NOW, THEREFORE, for and in consideration of the valuable and mutual benefits flowing to each party as hereinafter appear below, the Parties mutually agree as follows:

1. **Project.** The Grantee shall conduct the work described in the scope of services identified in the attached Appendix A and by this reference made a part hereof (hereinafter, the “Project”).
2. **Term; Time of Performance.**
 - a. The term (“Term”) of this Agreement shall commence upon the Effective Date and shall terminate upon the completion of the tasks in the Project, not to exceed 24 months from the Effective Date, unless earlier terminated by the Division in accordance with the provisions of Paragraph 6 of this Agreement.
 - b. Grantee must commence performance of the Project within 30 days of the Effective Date and must complete the Project in accordance with the timeline described therein.
 - c. The Division may elect to extend the Term of this Agreement, in which case the Parties will execute an amendment to this Agreement.
3. **Grant and Acceptance.**
 - a. The Division hereby makes and Grantee hereby accepts this grant for the Project

(“Grant”) in the amount of **fifty thousand, (\$50,000)** (“Grant Amount”) to carry out the Project in accordance with the terms and conditions of this Agreement.

- i. Notwithstanding any other provision of this Agreement, the Grantee acknowledges that the Division, as an agency of the State of Georgia, is prohibited from pledging the State’s credit.
 - ii. Grantee must expend or contractually obligate the full amount of the Grant Amount on or before the expiration of the Term; after expiration of the Term Grantee may not expend or obligate contractually the unencumbered Grant Amount.
 - iii. The Grantee will contribute a minimum of **0%** of the total project cost in in-kind services and a minimum cash contribution of **five thousand, (\$5,000)** (“Match”) toward the Project.
 - iv. Grantee has already obtained or otherwise received commitments for the Match funding for the Project.
 - b. The Grantee agrees that the Grant Amount will be spent pursuant to the breakdown set forth in the Project and pursuant to the terms of this Agreement and will not be used for expenses already incurred or paid for by Grantee before the Effective Date, unless such expenses are expressly authorized in advance and in writing by the Division.
 - c. The budget for the Project is set forth in Appendix A. Grantee must notify the Division within 15 days of any changes to the budget for the Project that may result in the reduction and/or elimination of some or all of the Match or the Grant Amount.
4. **Method of Disbursement.** Division will disburse the Grant Amount to Grantee not to exceed the amount described in Paragraph 3, and in accordance with the terms described in this Paragraph:
- a. Disbursement will only be made to Grantee to reimburse Grantee for expenditures made for the Project as described in Appendix A: Scope of Work; and
 - b. No disbursement will be made to Grantee for any work completed prior to the Effective Date, even if in furtherance of the Project; and
 - c. Grantee must submit a disbursement request on forms as provided by the Division along with invoices and proof of payment made by Grantee for the Project and identification of any Match used. Disbursement request forms may be submitted as needed, provided, however, that they may not be submitted more than once every thirty (30) days; and
 - d. The Grantee shall certify in writing the accuracy of each disbursement request. Each disbursement request shall constitute a representation and warranty by the Grantee to the Division that the covenants and warranties made by Grantee in this Agreement are true and accurate on the date of the disbursement request. All invoices submitted by the Grantee must show detailed line items referencing the

costs of labor, materials, property, equipment, installation, services, incidentals, etc. All disbursement requests should be signed and dated by authorized personnel as evidence of review and approval prior to submission to the Division; and

- e. The Division will review any disbursement request within forty-five (45) days of receipt. Disbursement will be made upon determination by the Division that the Project elements described and invoices included with the disbursement request are sufficient. If the Division, in its sole discretion, determines that all or part of a disbursement request cannot be made in accordance with the terms of this Agreement, such request or portion of the request shall not be reimbursed.
5. **Grant Funding.** If the Division determines that the source of funding for the Grant or Grant Amount no longer exists or is insufficient with respect to the Project, the Division shall terminate this Agreement in accordance with the provisions of Paragraph 6.
- a. The determination of the Division that the funding for the Grant is no longer available or sufficient shall be conclusive.
 - b. The Division shall provide notice in writing to Grantee as soon as practicable after the Division determines that the source of payment no longer exists or is insufficient with respect to the Project.
 - c. In the event of such termination, the Division shall remain obligated to reimburse the Grantee for eligible Project expenses performed or incurred and accepted by the Division prior to such termination.
6. **Termination of Agreement.**
- a. **For Cause.** If, through any cause other than force majeure, the Grantee shall fail to perform its obligations under this Agreement, or if the Grantee shall violate any of the covenants, agreements, or stipulations of this Agreement, the Division may terminate this Agreement specifying the effective date. If this Agreement is terminated as provided herein, the Grantee may be disbursed from the Grant Amount for all Project work performed on or before the date of termination and for which a disbursement request is submitted pursuant to Paragraph 4.
 - b. **For Convenience.** Either Party may terminate this Agreement at any time for good reason by giving at least thirty (30) days written notice to the other Party of such termination and specifying the effective date. If this Agreement is terminated as provided herein, the Grantee may be disbursed from the Grant Amount for all Project work performed on or before the date of termination and for which a disbursement request is submitted pursuant to Paragraph 4.
7. **Copyrights and Documents.** Grantee shall be the original and sole owner of all rights, including without limitation copyright, in and to all documents, maps, photographs, drawings and other materials produced or derived in whole or in part under this Agreement and paid for solely by Grantee (“Materials”).
- a. Grantee hereby grants Division a perpetual, irrevocable, world- wide, royalty-free, fully paid-up, non-exclusive license under any copyrights and know- how, data,

findings, results and discoveries concerning the Materials so as to allow Division to conduct further research, apply for and obtain further funding and to publish or otherwise disclose the results of the Project and the Material through customary regulatory and scholarly outlets.

- b. Division shall have the right to use the Materials resulting from Grantee's efforts on this Agreement. Division acknowledges that the reuse of any such Materials by Division on any extension of this project or any other project shall, except for the obligations of Grantee, be at Division's sole risk unless otherwise agreed to in writing by all Parties.
- c. Any reports, maps, signage or other documents completed as a part of this Agreement shall include recognition and carry the following notation on a conspicuous sign or the front cover or a title page (or in the case of maps, in the same block):

"The preparation of this report, map, document, project, etc., was financed through a grant from the Georgia Environmental Protection Division."

- d. Division's said license and rights and Grantee's said rights shall not be affected or revoked by the termination provisions of Paragraph 6 of this Agreement.

8. **Grantee's Warranties and Covenants.** The Grantee warrants and covenants to the Division all of the following:

- a. The entirety of the Project shall be carried out in accordance with all applicable federal, State and local laws, rules, regulations and ordinances, including but not limited to the Georgia Rules for Solid Waste Management (Rules) and the Georgia Comprehensive Solid Waste Management Act (Act).
- b. The Grantee will obtain, will modify as needed, and/or will operate in compliance with any required permits issued by the Division to address the handling of the recovered materials or solid waste pursuant to the Project.
- c. The Project will be performed in a workmanlike manner, consistent with that level of care and skill ordinarily exercised by such entities and with sound principles commonly used by similar professionals under similar circumstances and further warrants that the Project will be performed as intended and described in Appendix A.
- d. All information contained in its grant application was, as of the date the grant application, and will remain, until the termination of this agreement, complete, accurate and correct in every way, and that the Grantee is not aware of any circumstances that may cause any information included in the grant application to become incorrect or otherwise change the scope of the Project subsequent to the Effective Date.
- e. It has not employed or retained any company or person, other than a bona fide employee working solely for him, to solicit or secure this Agreement and that he has not paid or agreed to pay any person, company, corporation, individual, or firm,

other than a bona fide employee working solely for him, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or the making of this Agreement.

- f. It has, or will secure, all personnel required in performing the Project. Such personnel shall not be employees of or have any contractual relationship with the Division.
 - i. The Project will be performed by the Grantee or under its supervision, and all the personnel engaged by the Grantee to perform the Project shall be fully qualified and shall be authorized under state and local law to perform the same.
 - ii. The Division, or its authorized representatives, shall have the right to enter into the premises of Grantee and/or all subcontractors, or any places where the Project is being performed, to inspect, monitor, or otherwise evaluate the performance of the Project.

9. **Miscellaneous Provisions.**

- a. **Taxes.** The State is exempt from Federal Excise Taxes and from State and Local Sales and Use Taxes. The Grantee will pay all taxes lawfully imposed upon it that may arise with respect to this Agreement.
- b. **Georgia Open Records Act.** All products, reports, information, data, etc., given to, derived from, prepared by, or assembled by the Grantee (the “Materials”) in the performance of this Agreement shall be governed by the Georgia Open Records Act. The Division expressly acknowledges and agrees that Grantee is an “agency” as defined in O.C.G.A. § 50-18-70 and is consequently subject to the Georgia Open Records Act. Grantee shall inform the Division in writing if it receives any requests for the Materials pursuant to the Georgia Open Records Act.
- c. **Assignability.** Grantee shall not transfer or assign all or any of its right, title or interest in this Agreement or delegate any of its duties or obligations hereunder to any party other than the Grantee.
- d. **Interest of Agreement.** The Grantee hereby attests that it and all of the officials of the Grantee have not violated any applicable conflict of interest law under either state law (O.C.G.A. §§ 45-10-20 through 45-10-28 and O.C.G.A. §§ 36-67A-1 through 36-67A-4) or under any local ordinance, charter, rule or regulation and that they shall comply with the same throughout the term of this Agreement.
- e. **Division Intellectual Property.** The Grantee agrees it will not use the name or any intellectual property, including but not limited to, the Division’s trademarks or logos in any manner, including commercial advertising or as a business reference, without the express prior written consent of the Division.
- f. **Right to Audit and Access to Records.** The Grantee shall maintain books, records and documents in accordance with generally accepted accounting principles and procedures and which sufficiently and properly document and calculate all

expenditures related to the Project throughout the term of the Agreement for a period of at least five (5) years following the date of final disbursement or completion of any required audit, whichever is later. Records to be maintained include both financial records and service records. The Grantee shall permit the Auditor of the State of Georgia or any authorized representative of the State to access and examine, audit, excerpt and transcribe any directly pertinent books, documents, papers, electronic or optically stored and created records or other records of the Grantee relating to orders, invoices or payments or any other documentation or materials pertaining to the Agreement, wherever such records may be located during normal business hours. The Grantee shall not impose a charge for audit or examination of the Grantee's books and records. If an audit discloses incorrect billings or improprieties, the Division reserves the right to charge the Grantee for the cost of the audit and appropriate reimbursement. Evidence of criminal conduct will be turned over to the proper authorities.

- g. **Entire Agreement; Modification.** This Agreement represents the sole and complete understanding of the terms of the Agreement between the Parties hereto with respect to the subject matter contained herein and supersedes all prior agreements and understandings, oral or written, with respect thereto. No modification or amendment to this Agreement will be binding on either party hereto unless such modification or amendment is reduced to a writing executed by both Parties. Any changes in the scope and/or duration of this Agreement shall be mutually agreed upon by and between the Division and the Grantee in a writing executed in accordance with this Paragraph.
- h. **Liability.** Each Party shall be responsible for its negligent acts or omissions and the negligent acts or omissions of its employees, officers, or directors, to the extent allowed by law.
- i. **No Indemnification; Waiver.** Grantee acknowledges that the Division is an agency of the State of Georgia and is prohibited from indemnifying Grantee or any other parties.
- j. **Applicable Law.** The Parties agree that this Agreement and all rights, privileges and responsibilities shall be interpreted and construed according to the laws of the State of Georgia.
- k. **No Waiver.** The failure of the Division or Grantee at any time to require performance by the other party of any provision hereof, shall in no way affect the right of the Division or Grantee thereafter to enforce that same provision or any part of the Agreement, nor shall the failure of the Division or Grantee to enforce any breach of any provision hereof be taken or held to be a waiver of such provision, or as a waiver, modification or rescission of the Agreement itself.

1. **Binding Authority.**

- i. The Division warrants that the Director has the authority to bind the Division.
 - ii. Grantee's signatory(ies) warrant that it is fully authorized and empowered by all necessary and appropriate official action on the part of the governing body of the Grantee to execute this Agreement and to bind the Grantee thereto.
- m. **Counterparts; Electronic Signature.** This Agreement may be executed in any number of counterparts, all of which together shall constitute one and the same instrument. The Parties agree that any electronic signatures on this Agreement hereto constitute original, valid signatures pursuant to the Uniform Electronic Transactions Act, O.C.G.A. § 10-1-21 *et seq.*
- n. **Severability.** If any one or more of the provisions of this Agreement are for any reason be held by any court of competent jurisdiction to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability will not affect any other provision, and this Agreement will be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.
- o. **Notice.** All notices, correspondence requests, demands, waivers and other communications required or permitted to be given under this Agreement shall be made in writing and shall be deemed to have been duly given if delivered by U.S. Mail, postage paid, sent by nationally recognized overnight courier, or by electronic mail to the contacts as follows:

If to the Division:
Georgia Environmental Protection Division
Recovered Materials Unit
4244 International Parkway
STE 104
Atlanta, GA 30354
SWTF.Grant@dnr.ga.gov

If to Grantee:
Emily Groth
Sustainability, Waste, & Beautification Director
City of Mableton
1400 Veterans Memorial Highway SE Suite 134-200
Mableton, Georgia 30126
404-590-2511
emilygroth@mableton.gov

IN WITNESS WHEREOF the Division and the Grantee have executed this Agreement as of the date of the last signature hereunder.

**The Environmental Protection Division of
the Department of Natural Resources,
State of Georgia:**

City of Mableton:

Jeffrey W. Cown, Director

Date:

Dr. Michael Owens, Mayor

Date:

ATTEST:

Susan Hiott, City Clerk

APPROVAL AS TO FORM:

Emilia Walker-Ashby, Interim City Attorney



AGENDA ITEM MEMORANDUM

MEETING OF: February 11, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: First Read - An Ordinance Updating Chapter 1, Article 1, General Provisions, of the City Code of Ordinances, Authorizing Interim Appointments to Boards, Commissions and Authorities; and for Other Purposes - City Attorney Emilia Walker-Ashby

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. Ordinance Authorizing Temporary CAB Appointments Rev. 1.23.26 (1)

**AN ORDINANCE UPDATING CHAPTER 1, ARTICLE 1, GENERAL PROVISIONS, OF
THE CITY CODE OF ORDINANCES; AUTHORIZING INTERIM APPOINTMENTS
TO BOARDS, COMMISSIONS AND AUTHORITIES; AND FOR OTHER PURPOSES.**

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

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

WHEREAS, Section 3.11(a) of the City of Mableton Charter authorizes the City Council, by ordinance, to create boards, commissions, and authorities and to establish their composition, duties, powers, and procedures;

WHEREAS, Section 3.11(b) of the City Charter provides that members of boards, commissions, and authorities are appointed by a majority vote of the City Council, except as otherwise provided by charter or by law;

WHEREAS, the City Council finds that fully staffed and operational commissions, authorities and boards, are essential to the effective governance of the City of Mableton and the uninterrupted performance of municipal and quasi-judicial functions;

WHEREAS, it is plausible that certain activated boards, commissions, and authorities may be impacted due to the inability to identify and appoint qualified residents within certain districts in a timely manner;

WHEREAS, such vacancies could delay policy initiatives, prevent boards from achieving quorum, and in certain cases materially impair core city operations, including but not limited to the License Review Board;

WHEREAS, The City Council desires to establish a temporary, limited, and uniform vacancy-filling procedure that ensures continuity of operations while preserving the long-term appointment authority of individual councilmembers; and

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

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

Section 1. Chapter 1, General Government, of the City of Mableton Code of Ordinances is hereby amended to create a new Article 4, Interim Board, Commission or Authority Appointments, to read as follows:

CHAPTER 1 - GENERAL GOVERNMENT

ARTICLE 4 - INTERIM BOARD, COMMISSION OR AUTHORITY APPOINTMENTS

Sec. 1.4.1 -

SECTION 1. Applicability:

This ~~Ordinance—article~~ shall apply to all ~~activated—city~~ boards, commissions, and authorities ~~of the City of Mableton,~~ unless otherwise provided by the city charter or state law.

Sec. 1.4.2 - --Notice of Unfilled SECTION 2. Vacancies and Nominees

a. When a vacancy occurs on any board, commission, or authority, the ~~City-city Clerk-clerk~~ shall provide written notice of such vacancy to the appointing councilmember; ~~and~~.

~~a.b.~~ If the appointing councilmember ~~fails to~~ is delayed in submitting ~~a notice of their~~ nominee for appointment to the city clerk beyond thirty (30) days from delivery of such notice, the mayor shall be authorized to nominate an interim appointee, as set forth under this article.

SECTION Sec. 1.4.3. - Interim Appointments:

~~Any n~~ interim appointee nominated by the mayor under this article:

- a. May reside anywhere within the corporate limits of the city;
- b. Shall not begin official their duties until their appointment is confirmed by a majority vote of the city council; ~~nomination made by the Mayor pursuant to this Ordinance shall be subject to confirmation by a majority vote of the City Council, consistent with Section 3.11(b) of the City Charter.~~

~~c.—~~

~~d.—~~

~~e.c.~~ Shall serve on a temporary and interim basis, until such time as SECTION 4. Residency Requirements ~~Notwithstanding any district-based residency requirement applicable to councilmember-appointed positions, an individual appointed by the Mayor under this Ordinance may reside anywhere within the corporate limits of the City of Mableton~~ their

-replacement is nominated by the mayor or appointing councilmember, and confirmed by the city council; and

f.—

g.—

h.— **SECTION 6. Preservation of Councilmember Appointment Authority.** Nothing in this Ordinance shall be construed to permanently divest or diminish the appointment authority of any councilmember. This Ordinance is intended solely to ensure the continuous operation of boards, commissions, and authorities while affording councilmembers reasonable time to identify and nominate a preferred candidate.

i.—

j.d.— **SECTION 7. Eligibility and Oath of Office.** All appointees under this Ordinance Shall meet the eligibility requirements of the City Charter, ordinances, and applicable law, and shall execute and file the oath of office required by Section 3.11(f) of the City Charter prior to assuming duties.

SECTION 8. Severability. If any section, subsection, sentence, clause, or provision of this Ordinance is held invalid or unconstitutional, such determination shall not affect the validity of the remaining portions of this Ordinance.

SECTION 9. Effective Date. This Ordinance shall become effective immediately upon adoption.

Section 2. Preservation of Councilmember Appointment Authority. Nothing in this article shall be construed to permanently divest or diminish the appointment authority of any councilmember. This article is intended solely to ensure the continuous operation of boards, commissions, and authorities while affording councilmembers interim appointees while they identify and nominate a preferred replacement candidate.

Section 3. It is hereby declared to be the intention of the City Council that:

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

sentence, clause or phrase of this Ordinance.

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

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

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

SO ORDAINED this day of February, 2026.

ATTEST: _____ CITY OF MABLETON, GEORGIA: _____

Susan D. Hiott, City Clerk

Dr. Michael Owens, Mayor

APPROVAL AS TO FORM:

Emilia Walker-Ashby, Interim City Attorney



AGENDA ITEM MEMORANDUM

MEETING OF: February 11, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Proposed 2028 Special Purpose Local Option Sales Tax (SPLOST) Project List - Community Development Director Michael Hughes

BACKGROUND/SUMMARY: During the Mayor & Council work session conducted on February 9, 2026, staff presented a proposed list of 2028 SPLOST projects for the City of Mableton. After receiving feedback and direction, staff is pleased to present the final list of proposed projects for your consideration while also seeking authorization to transmit this list to Cobb County.

BUDGETED/FINANCIAL IMPACT – FUND: NA

RECOMMENDATION: That Mayor & Council approve the final proposed list of 2028 SPLOST projects for the City of Mableton and authorize staff to transmit this list to Cobb County.

ATTACHMENTS:

1. Final proposed SPLOST list_Mableton (2)
2. Tier 2SPLOST list_Mableton (1)

City of Mableton 2028 SPLOST Project List - Tier 1 Projects		
FACILITIES	Municipal Buildings Facility Enhancements/Improvements/Acquisitions	\$46,000,000
FLEET	E.V. Vehicles E.V. Charging Stations	\$1,000,000
SIDEWALKS/TRAILS	Sidewalk Additions/Improvements Multi-Use Trail/s	\$10,000,000
ROADWAY SAFETY	City-Wide Roadway Safety Improvements / Resurfacing Efforts	\$31,400,000
PARKS	Parks and Parkland Acquisition	\$4,740,000
TECHNOLOGY	City-Wide Technology Enhancements Financial Enterprise Software	\$2,860,000
DEBT SERVICES		\$1,000,000
	City of Mableton Tier - 1	\$97,000,000

	City of Mableton 2028 SPLOST Project List - Tier 2 Projects	Estimated Cost
PARKS	Green Space Park Improvements	\$7,000,000
ENVIRONMENTAL	LEED standards Public EV Chargers	\$5,000,000
SIDEWALKS/TRAILS	Sidewalk Addition/Improvements Multi-Use Trail/s	\$2,000,000
TECHNOLOGY	AV Technology/City-Wide	\$2,500,000
FACILITIES	Facility Enhancements	\$11,500,000
	City of Mableton Tier - 2	\$28,000,000



AGENDA ITEM MEMORANDUM

MEETING OF: February 11, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Resolution of Intent and Application to the National Flood Insurance Program - Community Development Deputy Director Tina Garver

BACKGROUND/SUMMARY: In order for the city to participate in the National Flood Insurance Program the city must adopt the resolution of intent and the model floodplain ordinance from the North Metropolitan Water Management District. The city has adopted the floodplain ordinance and will review the adopted ordinance to determine if any revisions are required.

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION: To adopt the resolution and apply to participate in the National Flood Insurance Program

ATTACHMENTS:

1. NFIP RESOLUTION OF INTENT

A RESOLUTION OF THE CITY OF MABLETON PROMOTING THE RECOGNITION AND EVALUATION OF FLOOD, OR FLOOD-RELATED EROSION HAZARDS WITH RESPECT TO THE NATIONAL FLOOD INSURANCE ACT OF 1968 AND FOR OTHER LAWFUL PURPOSES

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

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

WHEREAS, certain areas of the City are subject to periodic flooding, or flood-related erosion, causing serious damages to properties within these areas;

WHEREAS, relief is available in the form of Federally subsidized flood insurance as authorized by the National Flood Insurance Act of 1968;

WHEREAS, the City has the legal authority to adopt land use and control measures to reduce future flood losses pursuant to Code of Ordinances, Title 12, Conservation and Natural Resources of the Official Code of Georgia and other applicable laws; Article IX, Section II of the Constitution of the State of Georgia and Section 36-35-3(a) of the Official Code of Georgia Annotated

WHEREAS, it is the City Council’s intent to require the recognition and evaluation of flood, or flood-related erosion hazards in official actions relating to the land use in areas having these hazards; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Mableton, as follows:

Section 1.

- A. Commitment.** The City hereby assures the Federal Insurance Administration that it will enact as necessary, and maintain in force in those areas having flood, or flood-related erosion hazards, adequate land use and control measures with effective enforcement provisions consistent with the Criteria set forth in Part 60 of the National Flood Insurance Program Regulations (CFR44);

B. Authorizations:

The City Council further vests the City's Community Development with the responsibility, authority and means to:

1. Assist the Administrator of the National Flood Insurance Program ("Administrator"), at their request, of the limits of the area(s) within the City having special flood, or flood-related erosion hazards;
2. Provide such information as the Administrator may request concerning present uses and occupancy of the flood plain, or flood-related erosion areas;
3. Cooperate with federal, state, and local agencies and private firms which undertake to study, survey, map, and identify flood plain, or flood-related erosion areas, and cooperate with neighboring communities with respect to management of adjoining flood plain, and/or flood-related erosion areas in order to prevent aggravation of existing hazards;
4. Upon occurrence, notify the Administrator in writing whenever the City's boundaries have been modified by annexation or the community has otherwise assumed or no longer has authority to adopt and enforce floodplain management regulations for a particular area. In order that all Flood Hazard Boundary Maps and Flood Insurance Rate Maps accurately represent the Community's boundaries, the Community Development Department shall include within such notification a copy of a City map suitable for reproduction, clearly delineating the new corporate limits or new area for which the City has assumed or relinquished flood plain management regulatory authority; and
5. Maintain for public inspection and furnish upon request, for the determination of applicable flood insurance risk premium rates within all areas in the City having special flood hazards identified on a Flood Hazard Boundary Map or Flood Insurance Rate Map, any certificates of flood-proofing, and information on the elevation (in relation to mean sea level) of the level of the lowest flood (including basement) of all new or substantially improved structures, and include whether or not such structures include a basement, and if the structure has been floodproofed.

- C. Cooperation.** The City further resolves to take such other official action as deemed reasonably necessary by the City to carry out the objectives of the National Flood Insurance Program.

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

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

- (c) In the event that any phrase, clause, sentence, paragraph or section of this Resolution shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Resolution.

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

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

SO RESOLVED this _____ day of February, 2026.

ATTEST:

CITY OF MABLETON, GEORGIA:

Susan D. Hiott, City Clerk

Dr. Michael Owens, Mayor

APPROVAL AS TO FORM:

Emilia Walker-Ashby, Interim City Attorney



AGENDA ITEM MEMORANDUM

MEETING OF: February 11, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Resolution of support for Livable Centers Initiative (LCI) application — Catalytic Study — Community Development Director Michael Hughes

BACKGROUND/SUMMARY:

The Atlanta Regional Commission (“ARC”) accepted the Historic Mableton Preservation and Improvement Plan as a grandfathered Livable Centers Initiative study on May 13, 2002 and Cobb County updated said study in June of 2009. The City desires to submit an application to participate in the ARC LCI program to update its 2009-2014 LCI update to support the revitalization of the City's central core and provide updated projects and goals for the newly incorporated city.

BUDGETED/FINANCIAL IMPACT – FUND: Match Required - \$40,000

RECOMMENDATION:

ATTACHMENTS:

1. LCI Application Resolution
2. MABLETON GRANDFATHER LETTER
3. Mableton LCI 5-Year Update 2009
4. MABLETON MARKET ANALYSIS 2004

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

RES

**A RESOLUTION OF THE CITY OF MABLETON SUPPORTING AND COMMITTING
TO PURSUE CATALYTIC ASSISTANCE FROM THE ATLANTA REGIONAL
COMMISSION LIVABLE CENTERS INITIATIVE PROGRAM TO REVITALIZE THE
CITY'S EXISTING AND PLANNED DOWNTOWN, ACKNOWLEDGING THE NEED
FOR LOCAL MATCHING FUNDS AND FOR OTHER LAWFUL PURPOSES**

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

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

WHEREAS the Atlanta Regional Commission ("ARC") accepted the Historic Mableton Preservation and Improvement Plan as a grandfathered Livable Centers Initiative study on and/or about May 13, 2002, and Cobb County updated said study in June of 2009;

WHEREAS, the City was recently incorporated and is in the process of completing its first Comprehensive Plan incorporating an intensive public comment process and small area plans;

WHEREAS the ARC has issued a call for projects inviting local jurisdictions to submit an application through ARC's Livable Centers Initiative program ("LCI") for assistance that will revitalize a community's existing and planned downtown with an updated or new LCI plan;

WHEREAS the City desires to submit an application to participate in the ARC LCI program to update its 2009-2014 LCI update to support the revitalization of the City's central core and provide updated projects and goals for City;

WHEREAS project costs are anticipated being approximately \$200,000.00, and the LCI program carries a local match requirement of 20%, which must be acknowledged by the applicant;

WHEREAS the local match amount, which will not exceed 20% of total project costs, will be determined based on factors that include, but are not limited to, the final scope of the project as agreed upon by the City and ARC and resources committed to the project by both parties; and

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

NOW THEREFORE, BE IT HEREBY RESOLVED by the Mayor and Council of the City of Mableton, as follows:

Section 1. Declaration. The City of Mableton, Georgia, hereby declares its support and commitment to updating its 2009-2014 LCI plan with catalytic assistance to support the revitalization of the City's existing and planned downtown, including a local funding match of 20% of project costs if the application is selected for funding, and authorizes the Mayor to execute documents required to participate in the 2026 ARC LCI program.

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

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

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

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

SO RESOLVED this 11th day of February, 2026.

ATTEST:

CITY OF MABLETON, GEORGIA:

Susan D. Hiott, City Clerk

Dr. Michael Owens, Mayor

APPROVAL AS TO FORM:

Emilia Walker-Ashby, Interim City Attorney

May 13, 2002

Mr. Michael Hughes, AICP
Director, Office of Economic Development
100 Cherokee Street, Suite 570
Marietta, Georgia 30090-7000

RE: Historic Mableton Preservation and Improvement Plan

Dear Mr. Hughes:

Thank you for submitting the recently completed Historic Mableton Preservation and Improvement Plan for our review and consideration as a “grandfathered” Livable Centers Initiative (LCI) study. I am pleased to inform you that we have determined this plan adequately reflects the goals and intent of an LCI study and is considered a grandfathered LCI by the Atlanta Regional Commission (ARC), subject to the following conditions:

1. Reformat *Section 6.2 Capital Improvements – Five Year Implementation Plan* (page 51) to reflect the model format prepared by ARC for the LCI studies.
2. Reformat and enhance *Section 6.1 Land Use Planning and Regulation – Five Year Implementation Plan* and *Section 6.3 Organization Recommendations – Five Year Implementation Plan* (page 52) to reflect the model format prepared by ARC for the LCI studies. This section should also include other local actions to support and implement the plan, such as, but not limited to: new regulations, design guidelines, public structures/parks, and economic development activities.
3. Include a five year implementation plan to specifically address housing related issues and initiatives in the study area.
4. Include a population and employment data section. This section should contain a comparison of development under current conditions and development under the proposed LCI plan, with current and 25-yr projection figures for population and employment.

This determination is based on our review of the completed plan, the study process and a comparison of the study components to the LCI requirements. I applaud your efforts to independently initiate and fund this study to improve your community.

As a grandfathered LCI, you are eligible for the many benefits of having completed an LCI study, including LCI implementation money. Please remember that this allows you to compete for the dedicated LCI implementation money in the Transportation Improvement Program (TIP), but does not guarantee any future funding from ARC. In addition to these

benefits, there are also responsibilities. We request that a representative from the City attend quarterly meetings with the other LCI communities and participate in other LCI events.

Please contact me or Robert LeBeau at 404.463.3308 if you have any questions regarding the LCI program.

Sincerely,

Thomas L. Weyandt, Jr., Director
Comprehensive Planning

Historic Mableton Preservation and Improvement Plan

Five Year Livable Centers Initiative Update 2009-2014



HISTORIC MABLETON PRESERVATION AND IMPROVEMENT PLAN

FIVE YEAR LIVABLE CENTERS INITIATIVE UPDATE

2009-2014



Cobb County...Expect the Best!

Community Development Agency
Economic Development Department
Department of Transportation

100 Cherokee Street

Marietta, Georgia 30090

www.cobbcounty.org

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Marc Dixon, Planner

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Michael Hughes, AICP, Director

Terrilyn Hannah, Economic Development Coordinator

DEPARTMENT OF TRANSPORTATION

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HISTORIC MABLETON PRESERVATION AND IMPROVEMENT PLAN

FIVE YEAR LIVABLE CENTER INITIATIVE UPDATE 2009 - 2014

EVALUATION and APPRAISAL

The Mableton LCI area is a town center located in the south-central part of Cobb County; a sub-area that has experienced increasing growth and development within the past 10 years. With close proximity to Veterans Memorial Highway south of the study area and an increasingly appealing, revitalized City of Smyrna to the east, Mableton is well positioned for development transformation. The implementation of the action items in the LCI plan, along with the halo effect of recent development activity of surrounding areas, can now drive this area of Cobb to become a community that is highly desirable. Also, the plan will revive this older town center that was a thriving area in past decades.

Since the adoption of the LCI study in 2001, a number of action items have been implemented and new concepts have been generated that work in association with the original Master Plan. However, there has been, and are currently several hindrances contributing to the slow the rate of implementation and few signs of the changes envisioned in the original analysis. For example, limited governmental resources combined with a slowing economy, a major slump in the housing market, stricter criteria from credit/lending institutions, inconsistent leadership, and a lack of private investment inhibits the transformation that might help spur other investment (e.g., homeowners/investors fixing up older homes to market to new residents) in the community.

The Mableton LCI is a solution to some of the issues describe above by creating an action plan, clear vision, and collaborating with diverse groups to accomplish a common goal. Moreover, through Atlanta Regional Commission's Lifelong Communities Charrette, historic Mableton was selected as one of five sites that would be the focus of this unique exercise led by the Duany Plater-Zyberk (DPZ) firm. Hundreds of attendees listened to the results of the charrette, which expanded on items recommended in the LCI; a side benefit is that the plan will be reenergized and it caught the attention of potential partners in future efforts. County leaders and the community hope the results of the charrette are a prelude to significant revitalization in the LCI study area. Through this update, we have taken many ideas from the Lifelong Communities Charrette and incorporate them into the LCI so that we could combine the two visions for Mableton by promoting redevelopment and encouraging the creation of multi-generational communities.

In the LCI plan, the study area included 141 acres south of Clay Road, west of Floyd Road, north of Veterans Memorial Highway, and east of Daniel Street for approximately half of its length, and the rest of the western boundary consists of property lines that follow the historic street grid lines extended from Daniel Street to meet with US 78/ Veteran's Memorial Highway. However, after the Lifelong Communities charrette, expanding the boundaries to include 58 acres directly north is imperative to implementing significant revitalization and connectivity. See Map 1 for specific boundary changes. These additional 58 acres are centered around the property that was

evaluated as part of the Lifelong Communities Charrette and provide one of the few larger lot, non-public, parcels that can serve as a catalyst for the redevelopment of greater Mableton.

The following sections highlight completed actions, new developments, infrastructure upgrades, overcoming barriers, actions not accomplished, and actions that occurred contrary to the LCI plan. See Figure 1. Mableton LCI – Report of Accomplishments for a comprehensive list on the status of various initiatives.

COMPLETED ACTIONS

The following are completed actions since the plan was adopted in 2001:

- In 2003, the Comprehensive Plan was amended to be consistent with the Mableton LCI plan;
- In 2004, the zoning ordinance was revised through the creation of a redevelopment overlay district;
- The South Cobb Regional Library opened in 2006. This community facility has been a catalyst of activity for the area; with circulation and utilization numbers exceeding estimates.
- Mableton Design Guidelines were completed in 2005. The guidelines apply to residential and mixed-use developments that will assist architects, planners, and developers to make more informed building design and urban design decisions, based on community preference.
- In 2006, Cobb County hired an Economic Development Coordinator to assist the Economic Development Department with the implementation of the Redevelopment Powers Act rather than establish a new redevelopment agency.
- In 2001, Cobb County hired a Grant Development Specialist. This person assists in finding grant funds to assist with a variety of county projects, including implementation of the Mableton LCI plan.
- As a method of encouraging private development in areas like Mableton, Cobb County approved a Redevelopment Overlay District and the Commercial Property Tax Abatement Program. The Overlay District provides property owners/developers with the ability to redevelop specified areas as mixed-use projects. The tax abatement program provides financial incentives for improvements made to commercial properties in redevelopment areas.

NEW DEVELOPMENTS

The Mableton Park and Ride, an LCI funded project, is a transit improvement project that is underway. The project includes 208 parking spaces, a bus shelter, lighting, light landscaping, and sidewalk. Construction is anticipated to be completed by 2009. This project is being undertaken by Cobb County Department of Transportation (Cobb DOT) in association with Keep Cobb Beautiful.

INFRASTRUCTURE UPGRADES

Due to limited funding, most of the infrastructure upgrades have not been placed on Cobb DOT's work program yet. Currently, there are four projects that are on the work program and are underway, and three projects that have not been initiated – see Figure 2, Five-year Implementation Plan spreadsheet for more information.

ACTIONS NOT ACCOMPLISHED

For a detailed list of actions not accomplished, see Figure 1, Report of Accomplishments spreadsheet. In summary, there are 14 transportation projects that have not started yet (they have PE years of 2011); none of the housing initiatives have been carried out; and four other local initiative projects have not been initiated. Some of the reasons that these actions have not been completed are described in the 'Overcoming Barriers' section below.

OVERCOMING BARRIERS

There are four primary obstacles that have prevented significant progress in historic Mableton. First, the recent economic downturn and current housing market conditions have restricted capital financing available for development projects. Second, there has been little private investment in historic Mableton and more public investment in infrastructure is needed to induce redevelopment. Third, current economic conditions have made it difficult to justify providing financial incentives to developments when government resources are severely strained. Finally, there are some negative perceptions in this area regarding the quality of schools, housing stock, and crime. Despite these obstacles, Mableton has not been deemed a "fly over" zone by residential developers. Its geographic location in the county provides quick access to Smyrna, Vinings, Atlanta (via Veterans Memorial Highway), and Interstate 20, and we have had numerous interested individuals speak to us about potential projects prior to the financial meltdown.

As many communities strive to endure and make the best of current economic conditions, there are very few options to overcome this barrier. Accessing capital is harder than ever and county staff will continue to explore federal, state, and local funding sources.

Furthermore, the negative perception of the area is slowly changing. It will take more effort and time to change the perception of the quality of the public schools, but we have been told that one of the main projects over the next five years is the building of a new elementary school in Mableton due to the inadequate facilities that currently exist. The quality of the housing stock has improved substantially with many new residential developments that have entry prices over \$200,000. Code Enforcement has also taken a more aggressive and proactive approach in an effort to stabilize many areas of the county that need additional attention. Crime and the perception of crime is a more difficult issue to address, but the Cobb County Police Department has been active in addressing many of the problems in Mableton through the following methods: neighborhood watch programs, the PENS public information program, and the Viper unit, which targets high violent crime areas.

In addition, a renewed commitment to the Mableton LCI by non-government entities could help the area. For example, within the South Cobb Development Authority (SCDA) has been inactive recently due to a lack of dedicated leadership within the group. Cobb County staff needs to assess current leadership status of SCDA, increase participation through structural changes with their charter, and determine what assistance is needed to advance various initiatives. For the broader development community, county staff can advocate and help the community understand the Economic Development tools that can be used to support certain aspects of redevelopment projects through improved marketing. Finally, the Mableton Improvement Coalition (MIC) has been established by local representatives to promote quality growth through intelligent planning and conservation. MIC is a non-profit 501(c)4 organization with membership throughout the 30126 zip code. MIC works with elected officials and county staff to facilitate improvements in Mableton. The group provides feet on the ground and volunteers who work to improve the community by bringing together organizations and individuals with a common focus to improving quality-of-life.

ADDITIONAL ACTIONS OCCURRED, NOT PROGRAMMED IN LCI

Former Gov. Barnes' family owns property that is located in the expanded area identified in Map 1. The 22-acre property was one of the sites selected for the Lifelong Communities Charrette. As a result, the outcome of DPZ's conceptual plans has given the community and leaders a renewed outlook. Since the goal was to design diverse communities that will provide better lifestyles for all generations, with special focus on the elderly, there is a particular focus on pedestrian safety and connectivity.

IMPLEMENTATION PLAN

In five years, various signs of progress are needed to help the overall vision come closer to fruition. County officials, county staff, and the local community are committed to all required efforts.

The projects described in the initial LCI plan, including but not limited to, Walker Drive Redevelopment, Carol Circle Redevelopment, Floyd Road improvements, and housing infill and rehabilitation, were directly and indirectly addressed in the Lifelong Communities Charrette in February 2009. The following are additional recommendations from county staff and DPZ's conceptual design that will be incorporated in the LCI plan (See Figure 2, Five-year Implementation Plan spreadsheet for more information):

- Expand the LCI study area to include approximately 58 acres that is bounded by White Blvd to the west, Floyd Road to the east, Clay Road to the south, and the northern boundary of Liberty Woods subdivision. (see MAP 1)
- Further expand the boundaries of the LCI study so that the South Cobb Development Authority boundaries and the LCI boundaries correlate to one another. This will assist in the financing of public improvements needed for this area of the county.
- The future land use should be amended to allow for mixed-use development and various housing configurations (i.e., single family residential, townhomes, condos, stacked flats, etc.) as a means to encourage housing choice in the local market that can be geared towards multi-generational interests. (see MAP 2)
- Create areas for people to gather and interact in the public realm to foster a strong sense of community by creating additional community gathering space throughout the study area. This can be accomplished through pocket parks and developing a town green/town square at the intersection of Clay Road and Floyd Road, which will maximize the use of the public facilities that have been concentrated at and around that intersection. (see MAP 2)
- Work with Cobb County Senior Services and the Atlanta Regional Commission's Aging Services Division to investigate the ability of establishing a Naturally Occurring Retirement Community in Mableton to enhance services provided to seniors in this area.
- Establish programs to increase sustainability and improve quality-of-life in this area of Cobb County by providing appropriate incentives to encourage LEED certified buildings and Earth Craft homes.
- Expand seating at the Mable House Amphitheatre as a means to draw diverse entertainment offerings at this facility.
- Transportation improvements to improve connectivity and give the area a unified look include the following:
 - Streetscape Floyd Road with planted medians, slip lanes, sidewalks with grass buffers and street trees, and intersection additions and improvements

- from the northern boundary of the study area to Veterans Memorial Highway. (see MAP 3)
- Conduct a study and implement the findings to determine the necessary improvements to the street grid network by adding local streets connections to enhance bicycle, pedestrian, and vehicular access. Pocket parks will be incorporated into the street network providing additional buffers and greenspace. (see MAP 3)
- Streetscape Clay Road with sidewalks, grass buffers, street trees, and bicycle lanes from Floyd Road to Church Street.
- Transportation improvements needed outside the study area, but integral to the improvement and connectivity of the transportation system in Mableton include:
 - Completion of the multi-use trail from the Silver Comet Trail along Floyd Road, which is approximately 0.7 miles north of Mableton, and would connect at Hicks Rd.
 - Reengineer the intersection of Floyd Road, Veterans Memorial Highway, and Mableton Parkway to improve traffic flow for vehicular traffic while also improving bicycle and pedestrian safety/accessibility.
- As county staff continues to plan beyond the five-year threshold, see Figure 3. Mableton LCI – 10 year action plan for items to be initiated by 2019.

With these improvements, the interaction between the current community facilities (e.g., South Cobb Regional Library, Mable House Cultural Center, and Mable House Amphitheater) will encourage a more pedestrian-friendly space with community gathering space (see Figure 4, DPZ's conceptual drawing).

Additionally, by leveraging the synergy created by the existing arts-related and cultural facilities, the study area can begin to take on an arts theme. There could be an opportunity to create an artists colony by using Minneapolis' Artspace's model. Their mission is to create, foster, and preserve affordable space for artist and arts organizations. Also, additional research is needed to expand or add a niche arts-related program from a specialized institute or design school and/or through the Cobb County School System.

ORGANIZATIONAL STRUCTURE

Woody Thompson is the District Commissioner in which the LCI area is located. He recently began another non-consecutive term with Cobb County after previous successes and legacy projects in the past. Thompson is committed to the revitalization of Mableton and surrounding areas. His leadership can help bridge the gap between public and private entities.

In addition, the collaboration of the Cobb various divisions and governments – Department of Transportation, Economic Development, Community Development, Cobb Senior Services, and Cobb Board of Education –will assist in ensuring the development proposals and changes occur with the county taxpayers needs in mind, while doing what is best for the overall community.

Other groups that can play a part in this effort are the SCDA, South Cobb Business Association, MIC, and property owners. The SCDA has been inactive for the last few years due to lack of leadership, but it is being reenergized and can possibly help with managing real estate acquisition and conducting additional studies as necessary.

PROCESS TO ENSURE IMPLEMENTATION

The projects in the 5-year implementation plan are related to transportation, land use, economic development, or community organizing. The transportation projects general project implementation process for Cobb Department of Transportation is:

PE engineering & design & ROW acquisition → Request for Proposal sent out for contractors to bid → Construction typically begins 30 – 60 days after project is awarded.

Funding for these improvements would need to come from a variety of sources including federal and state sources, LCI implementation funds, local SPLOST funding, or other local sources of revenue.

FEEDBACK & EVALUATION

As previously stated, county officials and the local community is excited about Mableton's future and is committed to the various efforts to help it reach its potential. To evaluate the recommendations in the LCI plan over the next five years, county staff will meet annually. The meeting will allow the Departments and Agencies to update the project list and determine funding status. Plus, this step will address any issues that are preventing certain projects from moving forward.

FIGURE 1. MABLETON LCI - REPORT OF ACCOMPLISHMENTS

Transportation Projects				STATUS				Notes
Project	Description	PE Year	Construction Year	Complete	Underway	Not Started	Not Relevant	
Walker Drive	Road Network Improvements	2003				X		Project has yet to be placed in any DOT work program. Funding has yet to be secured.
Center Street	Road Network Improvements	2003				X		Project has yet to be placed in any DOT work program. Funding has yet to be secured.
Peak St.	Road Network Improvements	2003				X		Project has yet to be placed in any DOT work program. Funding has yet to be secured.
Walker Drive-Carol circle realignment	Road Network Improvements	2006				X		Project has yet to be placed in any DOT work program. Funding has yet to be secured.
Old Floyd Road Improvements	Road Network Improvements	2003				X		Project has yet to be placed in any DOT work program. Funding has yet to be secured.
Walker Circle Paving	Road Network Improvements	2003				X		Project has yet to be placed in any DOT work program. Funding has yet to be secured.
Front Street Paving	Road Network Improvements	2003				X		Project has yet to be placed in any DOT work program. Funding has yet to be secured.
Church Street Corridor Streetscape	Road Network Improvements	2003				X		Project has yet to be placed in any DOT work program. Funding has yet to be secured.
Front Street Streetscape	Road Network Improvements	2003				X		Project has yet to be placed in any DOT work program. Funding has yet to be secured.
Old Floyd Road Improvements	Bike, Pedestrian, or Streetscape Improvements	2003				X		Project has yet to be placed in any DOT work program. Funding has yet to be secured.
General Sidewalk and Drainage Improvements	Bike, Pedestrian, or Streetscape Improvements	2003			X			Clay Road Sidewalk project (north side of roadway) between Floyd and Austell Road has been awarded TE Grant for \$750,000.

Transportation Projects (continued)				STATUS				Notes
Project	Description	PE Year	Construction Year	Complete	Underway	Not Started	Not Relevant	
Peak St. Railroad Overpass	Bike, Pedestrian, or Streetscape Improvements	2006				X		Project has yet to be placed in any DOT work program. Funding has yet to be secured.
Daniel Street Extension	Bike, Pedestrian, or Streetscape Improvements	2006				X		Project has yet to be placed in any DOT work program. Funding has yet to be secured.
Floyd Road Safety and Operational Improvements	Bike, Pedestrian, or Streetscape Improvements	2006			X			Engineering incomplete; Currently under design. Waiting on GDOT to approve concept report regarding expanding roadway to 4 lanes w/raised median and sidewalk on east side, and 10-foot trail on west side, between Clay and Hicks Road. Scheduled to let for CST in 2010.
Mitchell Street Bike/Pedestrian Corridor	Bike, Pedestrian, or Streetscape Improvements	2006				X		Project has yet to be placed in any DOT work program. Funding has yet to be secured.
Avery Street Bike/Pedestrian Corridor	Bike, Pedestrian, or Streetscape Improvements	2006				X		Project has yet to be placed in any DOT work program. Funding has yet to be secured.
Park-n-Ride Lot on Floyd Road (a.k.a. Mableton Park-n-Ride Lot)	Transit Improvements	2007			X			ROW and Design Complete. Phase 1 (118 spaces) of Project currently under construction.

Housing Initiatives			STATUS				Notes
Project	Description	Study / Implementation Year	Complete	Underway	Not Started	Not Relevant	
Infill & rehabilitation	Infill development on vacant or subdivided parcel & rehab of older homes should be encouraged					X	This item will not be pursued
Walker Drive Redevelopment Area	The recommended land use in this area is mixed-use with an emphasis on higher-density residential. Public open space should be included as a central focal point of higher-density residential development.	2006	X				This area is covered by the Redevelopment Overlay District which allows for mixed-use development
Carol Circle Redevelopment Area	The land use focus of Carol Circle should be higher-density residential, including multi-story townhouse units.				X		Private market has not been interested in this area for these types of uses at this time.

Other Local Initiatives			STATUS				Notes
Project	Description	Study / Implementation Year	Complete	Underway	Not Started	Not Relevant	
Old Floyd Rd Corridor	New buildings conform to a traditional architectural style, etc.	2005	X				Design Guidelines has been enacted for the Mableton area
Commuter Rail Plaza and Transit Station (between Front Street and Veterans Memorial Hwy)					X		At this point in time, there has been no movement for rail transit in this area of the metropolitan region.
Clay Road and Old Floyd Road Community Property	A park, community center or library on Clay Road west of Old Floyd Road		X				Library is complete
Mableton Elementary School/Prater Park upgrades and improvements	Enhancement of the block containing Mableton Elementary and Prater Park				X		The Cobb County School system has not started programming reinvestments in this particular school at this time.
Create a new staff position: Historic Mableton Liaison						X	Existing county staff is sufficient to handle the needs of this community.
Establish County Redevelopment Agency					X		At this time there has not been enough community support to pursue this action item.
Assist in establishing a Historic Mableton Community Development Corporation					X		At this time there has not been enough community support to pursue this action item.
Investigate funding opportunities to assist redevelopment in Historic Mableton	Ongoing	Ongoing	X				The County's Grant Specialist assists in obtaining grant opportunities for Mableton as well as the rest of Cobb County.

Other Local Initiatives (continued)			STATUS				Notes
Project	Description	Study / Implementation Year	Complete	Underway	Not Started	Not Relevant	
Develop local assistance and abatement programs to encourage private redevelopment			X				Cobb County has created the Commercial Property Tax Abatement Program, but Mableton has not been added to the list of approved areas for implementation.
Andres Duany Lifelong Communities Charrette	The Charrette will pursue design concepts that bring together the planning principles of New Urbanism, Smart Growth and Aging in Place.	2009	X				
Amend the Comprehensive Plan to be consistent with the Mableton LCI plan		Completed in 2003	X				
Revise Zoning Ordinance as stated in the Mableton LCI plan.		Completed in 2004	X				

FIGURE 2. MABLETON LCI: FIVE-YEAR IMPLEMENTATION PLAN, 2009 - 2014

Transportation Projects – Five-year Action Plan

Description	Type of Improvement	Estimated Engineering Year	Estimated Engineering Costs	Estimated ROW Year	Estimated ROW Costs	Estimated Construction Year	Estimated Construction Costs	Estimated Total Project Costs	Responsible Party	Potential Funding Source
Floyd Road Improvements - Barnes Drive to Veterans Memorial Highway	Bike, Pedestrian, or Streetscape Improvements	2011	\$ 440,000	2012	\$1,500,000	2013	\$ 4,000,000	\$5,940,000	County & GDOT	CMAQ, future SPLOST, TE Grant, LCI
Old Floyd Road Improvements	Bike, Pedestrian, or Streetscape Improvements	2012	\$ 360,000	2013	\$1,500,000	2014	\$ 3,000,000	\$4,860,000	County	CMAQ, future SPLOST, TE Grant, LCI
Clay Road Improvements Floyd Road to Church Street	Bike, Pedestrian, or Streetscape Improvements	2013	\$ 260,000	2014	\$ 750,000	2015	\$ 2,500,000	\$3,510,000	County	CMAQ, future SPLOST, TE Grant, LCI
Mitchell Street Bike/Pedestrian Corridor	Bike, Pedestrian, or Streetscape Improvements	2013	\$ 260,000	2014	\$ 750,000	2015	\$ 2,500,000	\$3,510,000	County	CMAQ, future SPLOST, TE Grant, LCI
Study improvements to street grid network	Transportation Enhancement	2009	N/A	N/A	N/A	N/A	N/A	N/A	County	County/LCI Supplemental
Walker Drive	Road Network Improvements	2013	N/A	N/A	N/A	N/A	N/A	N/A	County	CMAQ, future SPLOST, TE Grant
Walker Drive-Carol circle realignment	Road Network Improvements	2013	N/A	N/A	N/A	N/A	N/A	N/A	County	CMAQ, future SPLOST, TE Grant
Totals			\$ 1,320,000		\$ 4,500,000		\$ 12,000,000	\$ 17,820,000		

Transportation Projects - Underway/Programmed

Description	Type of Improvement	Engineering Year	Engineering Costs	ROW Year	ROW Costs	Construction Year	Construction Costs	Total Project Costs	Responsible Party	Potential Funding Source
Floyd Road Safety and Operational Improvements	Bike, Pedestrian, or Streetscape Improvements	2005-2009	\$ 316,948	2010	\$ 1,600,000	2011	\$ 4,000,000	\$ 5,600,000	County & GDOT	Congressional earmark; CMAQ; SPLOST
Clay Road sidewalk project	Transportation Enhancement	2009	\$ 157,346	2010	\$ 170,200	2010	\$ 593,966	\$ 1,343,966	County	TE Grant; local funds
Clay Road/Maran Lane @ Floyd Rd	Intersection Realignment project	2008	\$101,537	2008 - 2009	\$175,148	2009	\$ 497,952	\$ 774,637	County	SPLOST
Mableton Park and Ride Lot with entrance construction	Transit Improvements	Phase 1: 2004-2007; Phase 2: 2008-2009	Phase 1: \$139,161, Phase 2:\$61,885	2007	Phase 1 & 2: \$608,534	2009	Phase 1: \$293,356; Phase 2: \$ 301,353	\$ 1,404,289	County	LCI & FTA
Totals			\$675,340		\$2,554,485		\$5,686,627	\$9,122,892		

Transportation Projects - Outside of Study Area needed for LCI

Description	Type of Improvement	Estimated Engineering Year	Estimated Engineering Costs	Estimated ROW Year	Estimated ROW Costs	Estimated Construction Year	Estimated Construction Costs	Estimated Total Project Costs	Responsible Party	Potential Funding Source
Completion of the multi-use trail from the Silver Comet Trail, along Floyd Road, to Hicks Rd.	Bike, Pedestrian, or Streetscape Improvements	2011	\$ 440,000	2012	\$ 1,500,000	2013	\$ 4,000,000	\$ 5,940,000	County & GDOT	CMAQ, future SPLOST, TE Grant
Reengineer the intersection of Floyd Road, Veterans Memorial Highway, and Mableton Parkway	Intersection realignment, Bicycle, Pedestrian, and Streetscape	2012	\$ 280,000	2012	\$ 1,000,000	2013	\$ 2,500,000	\$ 3,780,000	County & GDOT	CMAQ, future SPLOST, TE Grant

Housing Initiatives

Project	Description	Implementation Year	Responsible Party
Study the possibility of locating a Naturally Occurring Retirement Community in the study area	Help enhance housing choices and services provided to seniors in this area	2010	ARC, Cobb County, healthcare provider
Establish programs to increase sustainability and improve quality of life in the area	Provide appropriate incentives to encourage LEED certified buildings and Earth Craft homes	2010-2014	County

Other Local Initiatives

Project	Description	Implementation Year	Responsible Party
Reenergize the South Cobb Development Authority (SCDA)	Help with managing real estate acquisition and conducting additional studies as necessary	2009-2010	County & SCDA
Expand the boundaries of the LCI study so that the South Cobb Development Authority boundaries and the LCI boundaries correlate to one another.	This will assist in the financing of public improvements needed for this area of the county	2010	County
Amend Cobb County Future Land Use policy to allow for mixed-use development	To be used as a means to encourage housing choice in the local market that can be geared towards multi-generational interests	2009-2010	County
Create pocket parks & town square area	Create areas for people to gather and interact in the public realm to foster a strong sense of community by creating additional community gathering space throughout the study area	2011-2014	County
Recovery Zone Bonds	Investigate the use of recovery zone bonds to assist with implementing and financing urban design improvements for Mableton	2010	County
Recovery Facility Bonds	Investigate the use of recovery facility bonds to assist private development with financing mixed-use and redevelopment opportunities in Mableton	2010	County
Study increasing capacity of Mable House Ampitheatre	Allow the ampitheatre to draw a variety of entertainment offerings and help it become more of a regional venue	2012-2013	County
Study the viability of creating an arts-focused live-work community	Explore opportunity to create a live-work artists colony by using Minneapolis' Artspace's model	2010	County

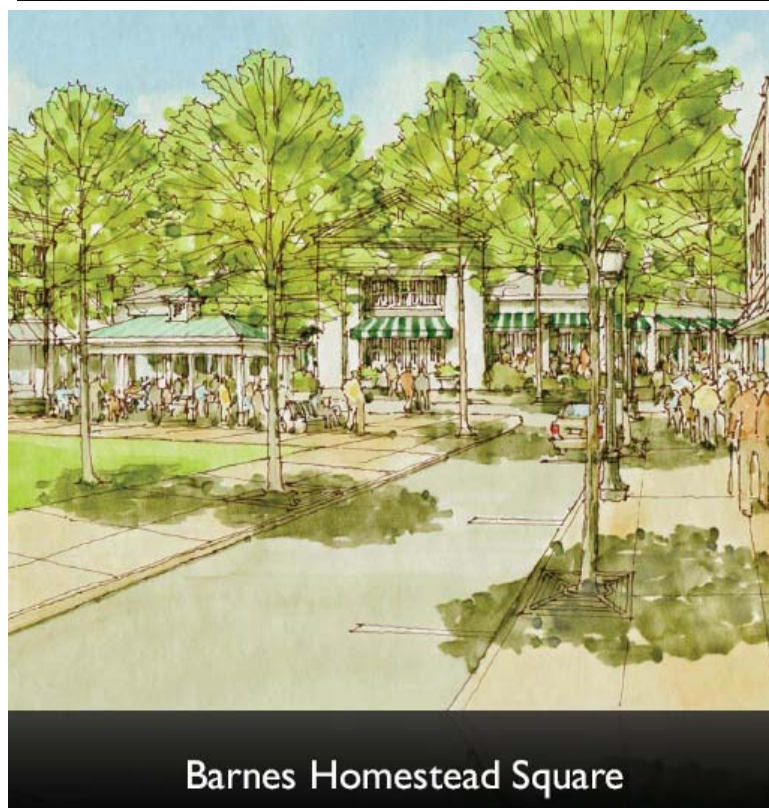
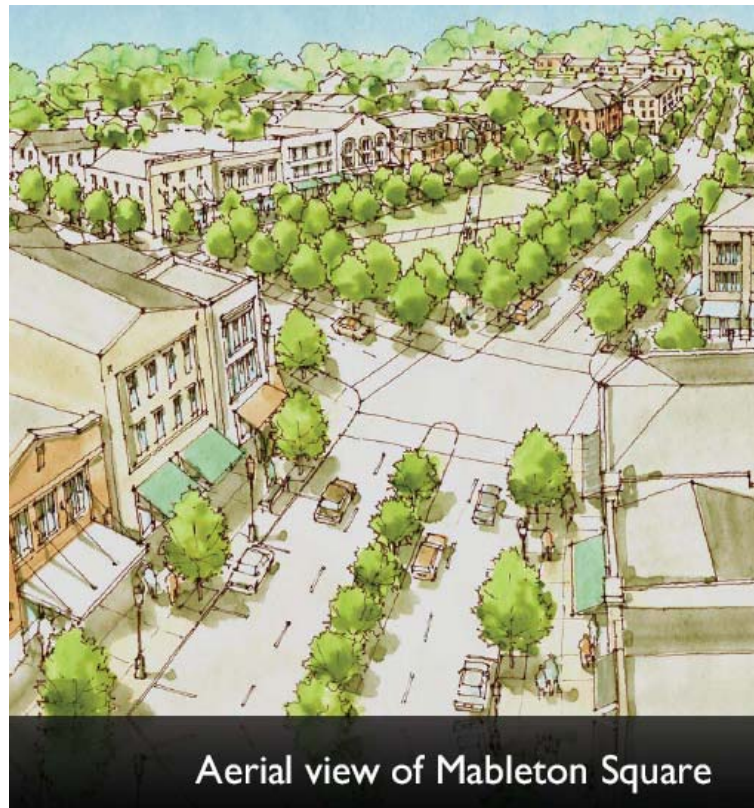
FIGURE 3. MABLETON LCI: TEN –YEAR IMPLEMENTATION PLAN

<i>Transportation Initiatives</i>				STATUS				Notes
Project	Description	PE Year	Construction Year	Complete	Underway	Not Started	Not Relevant	
Avery Street Bike/Pedestrian Corridor	Bike, Pedestrian, or Streetscape Improvements	2011				X		Project has yet to be placed in any DOT work program. Funding has yet to be secured.
Peak St. Railroad Overpass	Bike, Pedestrian, or Streetscape Improvements	2011				X		Project has yet to be placed in any DOT work program. Funding has yet to be secured.
Daniel Street Extension	Bike, Pedestrian, or Streetscape Improvements	2011				X		Project has yet to be placed in any DOT work program. Funding has yet to be secured.
Center Street	Road Network Improvements	2011				X		Project has yet to be placed in any DOT work program. Funding has yet to be secured.
Peak St.	Road Network Improvements	2011				X		Project has yet to be placed in any DOT work program. Funding has yet to be secured.
Old Floyd Road Improvements	Road Network Improvements	2011				X		Project has yet to be placed in any DOT work program. Funding has yet to be secured.
Walker Circle Paving	Road Network Improvements	2011				X		Project has yet to be placed in any DOT work program. Funding has yet to be secured.
Front Street Paving	Road Network Improvements	2011				X		Project has yet to be placed in any DOT work program. Funding has yet to be secured.
Church Street Corridor Streetscape	Road Network Improvements	2011				X		Project has yet to be placed in any DOT work program. Funding has yet to be secured.
Front Street Streetscape	Road Network Improvements	2011				X		Project has yet to be placed in any DOT work program. Funding has yet to be secured.

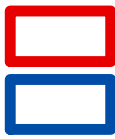
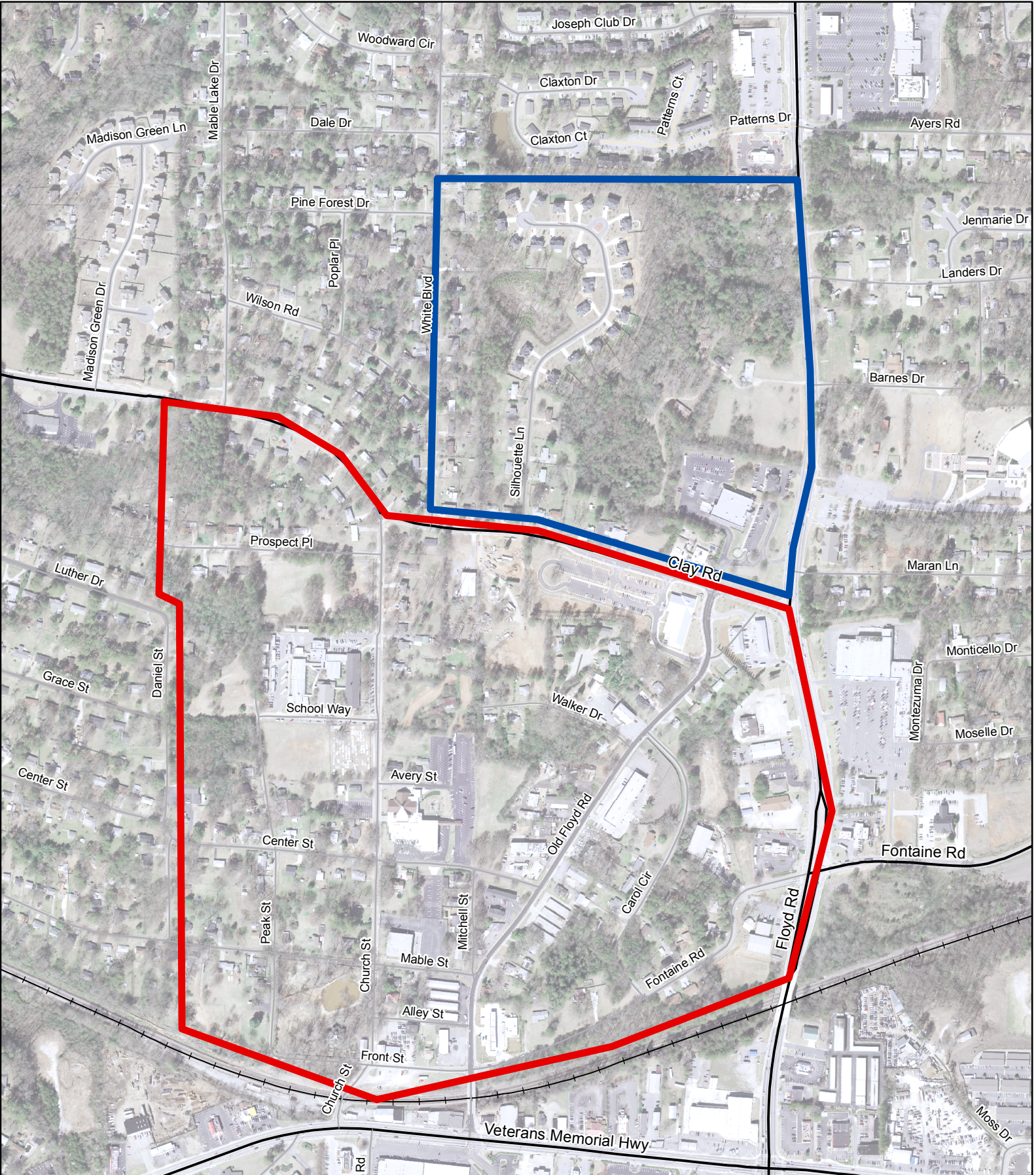
Other Initiatives

Project	Description	Implementation Year	Responsible Party
Mableton Elementary School/Prater Park upgrades and improvements	Preserve historic old school and construct a new school to meet current demands	N/A	Cobb County School System
Establish County Redevelopment Agency	A group to assist with the implementation of the redevelopment powers act	2015	Cobb County
Assist in establishing a Historic Mableton Community Development Corporation	A group to assist with Mableton specific improvement efforts	2015	Cobb County

FIGURE 4. Duany Plater-Zyberk's Conceptual Drawings of Mableton Redevelopment



From the Atlanta Regional Commission's 2009 Lifelong Communities Charrette



Original Study Area

Expanded Area

Mableton LCI Study Area Map 1

Cobb County
Community Development
191 Lawrence St.
Marietta, GA 30060

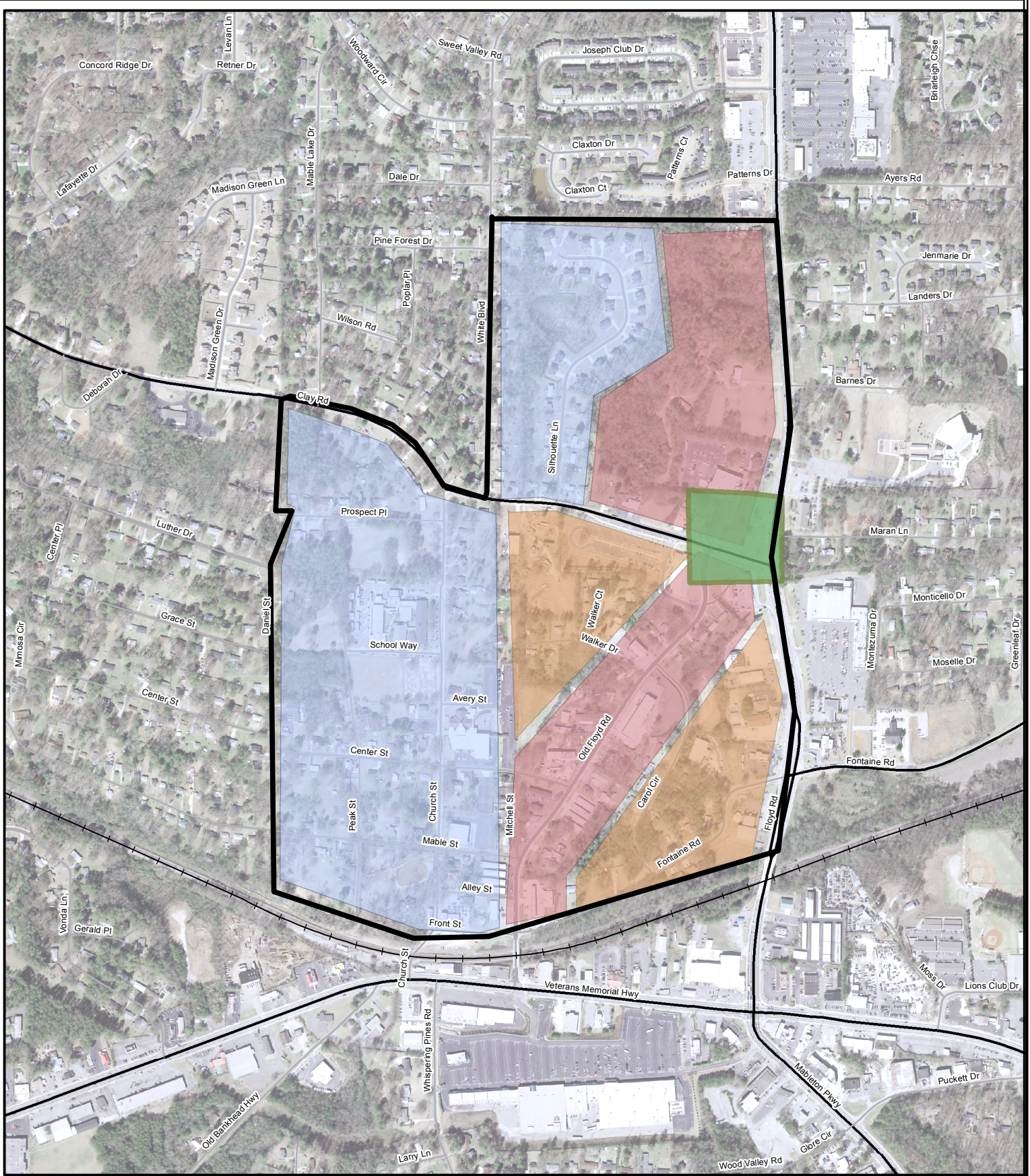
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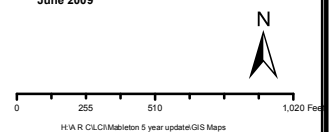
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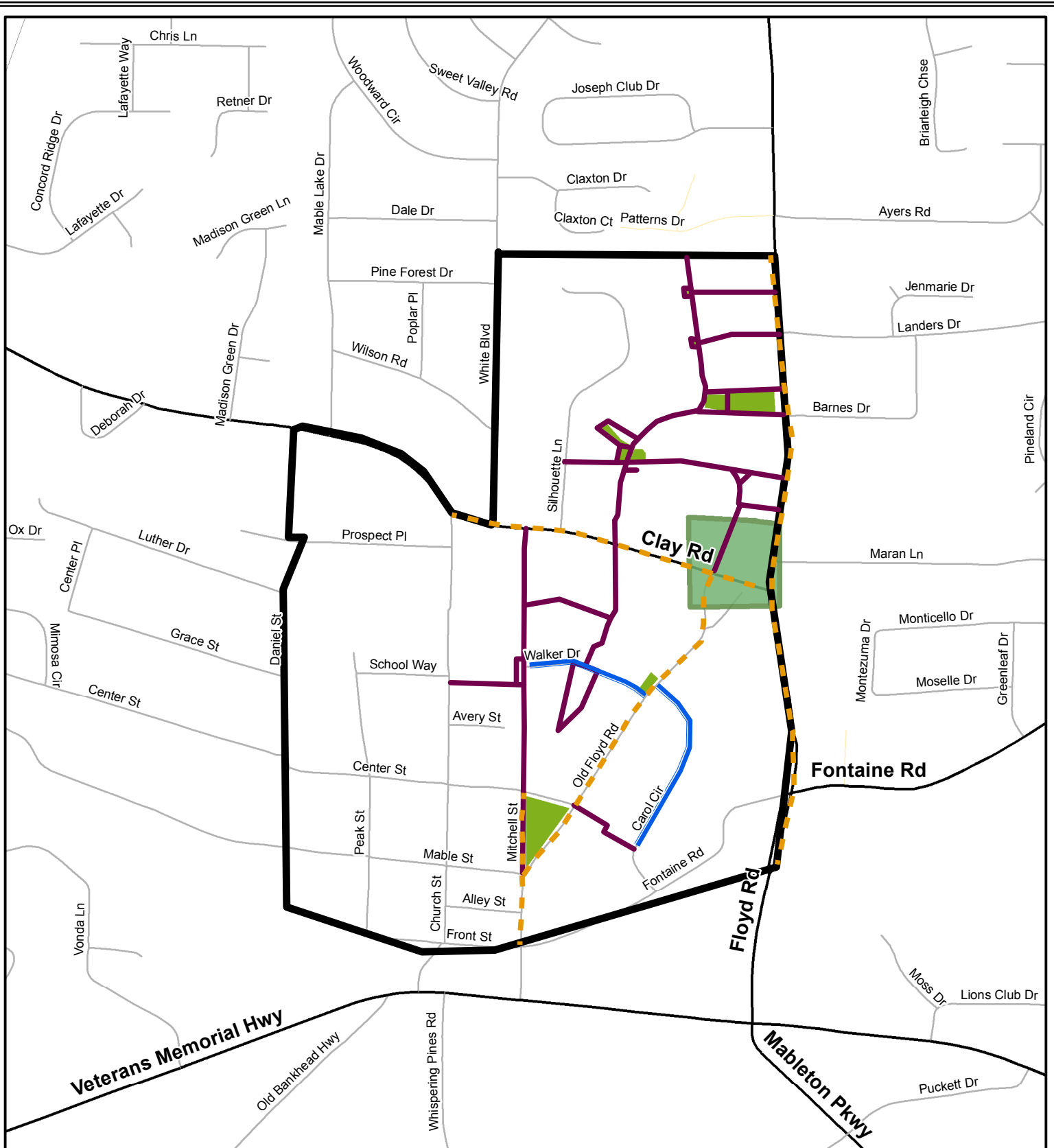


Mableton LCI Conceptual Land Use Map Map 2

- Town Square
- Single Family Residential
- Multi-Family Residential
- Mixed Use
- Study Area

Cobb County
Community Development
191 Lawrence St.
Marietta, GA 30060
June 2009





- Bike, Ped, Streetscape Improvements
- Road Network Improvements
- Transportation Enhancement - Grid Concept
- Study Area
- Pocket Parks
- Town Center

Mableton LCI Transportation Improvements Map 3

Cobb County
Community Development
191 Lawrence St.
Marietta, GA 30060

June 2009



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ROBERT CHARLES LESSER & CO., LLC

**MARKET ANALYSIS AND TRANSPORTATION EFFORTS
IN SUPPORT OF A LIVABLE CENTERS INITIATIVE
STUDY FOR DOWNTOWN MABLETON;
ATLANTA, GEORGIA**

Prepared for:

COBB COUNTY

February 5, 2004

REPORT



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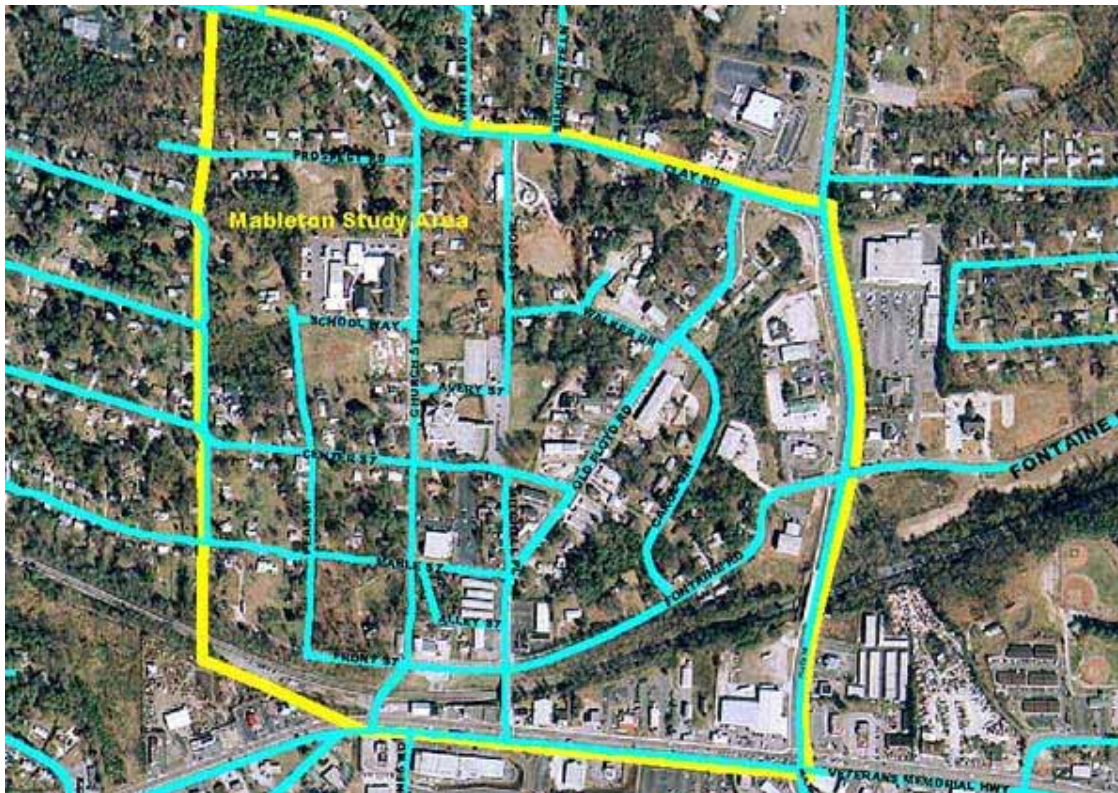
BACKGROUND AND OBJECTIVES

Background

Robert Charles Lesser & Co., LLC (RCLCo) and URS Corp. were retained by the South Cobb Redevelopment Authority and the Cobb County Economic Development Department to conduct an analysis of the Mableton area and identify redevelopment opportunities in the historic downtown of Mableton. This study represents initial analysis of the area under the Atlanta Regional Commission's Livable Centers Initiative program. While not a city, redevelopment opportunities in the Mableton area can be enhanced through the South Cobb Redevelopment Authority and the Cobb Economic Development Department.

Figure 1:

Mableton Study Area



The Mableton study area, depicted in Figure 1 to the left, incorporates the original gridded street pattern and historic district of Mableton, as well as properties along Clay Road to the north, Floyd Road to the east and Veterans Memorial Highway to the south. Land uses within the study area are a hodge-podge of uses, which have experienced minimal private-sector investment in the past 20 years. New development, however, is occurring increasingly proximate to the Mableton study area and indicates potential to tap into this positive momentum and spur development and revitalization in the Mableton study area itself.



Assignment Objective

Against this background, our objectives in this engagement were to:

- Identify the land uses that represent the most significant redevelopment opportunities in the Mableton area and identify the most appropriate positioning and market depth for each of these land uses;
- Identify the most appropriate locations for these land uses and potential redevelopment efforts within the study area;
- Determine the transportation improvements and other redevelopment strategies necessary to enhance redevelopment opportunities and create an activity center with a mix of uses and alternatives for the local market; and
- Estimate the net potential population, household and employment growth in the study area resulting from the implementation of transportation improvements and other development facilitation strategies.

The recommendations resulting from this analysis should be market-based and actionable, providing guidance to the South Cobb Redevelopment Authority, the Cobb County Economic Development Department and the Atlanta Regional Commission when considering new investments and strategies for revitalization and redevelopment.

Methodology

In achieving these objectives, RCLCo and URS completed the following tasks:

- Met with Cobb County and the South Cobb Redevelopment Authority to review the objectives of this engagement and understand previously-completed analyses in the area;
- Physically inspected the study area and surrounding environs to understand the existing situation and context in which the study area exists today;
- Analyzed key strengths and challenges, by land use, in the study area in which redevelopment efforts will be undertaken;
- Obtained and analyzed key demographic and economic conditions and trends in the study area and surrounding competitive and primary market areas;
- Conducted interviews with Board members and other key parties with an interest or investment in the Mableton area to understand the history of the area and key issues and opportunities relating to redevelopment and revitalization;



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- Obtained and analyzed secondary data to understand trends by land use in the Mableton area and the larger south Cobb area;
- Surveyed representative for-sale attached communities, rental apartment communities, retail and office centers to understand existing conditions and trends in the market;
- Estimated demand potential by land use in the Mableton area over the next five years and beyond;
- Provided redevelopment and revitalization recommendations and locations by land use in the study area;
- Conducted traffic analyses utilizing these recommendations to understand potential impacts on the area's transportation system;
- Recommended key transportation and other revitalization improvements that can be undertaken to enhance opportunities for redevelopment in the study area; and
- Estimated net population, household and employment growth in the study area in five-year increments over the next 25 years.



CRITICAL ASSUMPTIONS

The conclusions and recommendations presented in this report were reached based on our analysis of the information available to us from our own sources and from the client as of the date of this report. We assume that the information is correct, complete and reliable.

Our conclusions and recommendations are based on certain assumptions about the future performance of the global, national, and/or local economy, as well as that of the real estate market and on other factors similarly outside either our control or that of the client. To the best of our ability we analyzed trends and information available to us in drawing these conclusions and making the appropriate recommendations. However, due to the very fluid and dynamic nature of the economy and the real estate markets, it is critical to continually monitor the economy and the market, and to revisit the aforementioned conclusions and recommendations periodically to ensure that they stand the test of time.

We assume that in the future the economy and the real estate markets will grow at a stable and moderate rate. Often this assumption is made due to budget limitations that prevent us from delving deeper and/or more frequently into the economic forecast or the forecast of the real estate markets. History tells us that the economy is quite cyclical, and the real estate markets are typically very sensitive to these cycles. Our analysis does not take into account the potential negative impact that major economic "shocks" could have on the national and/or the local economy, and the residual impact on the real estate market and the competitive environment. We are currently in the midst of a mild economic slowdown, the timing, depth and duration of which is unknown

Additionally, we assume that economic, employment and household growth will occur more or less in accordance with current expectations, as will other forecasts of trends and demographic and economic patterns. Along these lines, we are not taking into account any major shifts in the level of consumer confidence; in the cost of development and construction; in tax laws (i.e., we have assumed stable property and income tax rates, deductibility of mortgage interest, etc.); or in the availability and/or cost of capital and mortgage financing for real estate developers, owners and buyers. Should any of the above change, there is good reason to believe that this analysis should be updated, and the conclusions and recommendations summarized herein be reviewed accordingly (and possibly revised).

We also assume that competitive projects will be developed as planned (active and future), and that real estate demand will be met with a reasonable stream of supply offerings. Finally, we assume that major public works projects occur and are completed as planned.



STUDY AREA ASSESSMENT

To understand the opportunities and challenges to redevelopment in the study area, RCLCo created a physical and locational assessment of the study area, by land use. This assessment is very important to understand redevelopment opportunities and likely positioning of land uses in the study area. The following summarizes the key implications for each of the land uses examined.

For-Sale Residential: The moderately-strong regional access provided by the East-West Connector and Veterans Memorial Highway, combined with the emerging redevelopment efforts occurring to the north and east of the study area is key strengths to future investment in the area. In addition, significant neighborhood and community-serving retail proximate to the site are all supportive of the development of new for-sale attached and detached product in and around the study area. Another major strength and opportunity for the area is the Silver Comet Trail, which has already positively impacted areas north of the study area.

Rental Residential: Similar factors to those outlined above indicate a significant opportunity for the development of rental residential in and around the study area. A further enhancement is the lack of rental product in the market, which could indicate a pent-up demand for quality product in the area. As with for-sale, residential, this demand is constrained by the need to provide product appropriately positioned in the market in conjunction with other redevelopment and revitalization efforts in the study area.

Retail: From a location and physical perspective, the study area has mixed opportunities for retail. Regional access and access to area households is relatively strong. In addition, several of the existing retail establishments in the study area are highly visible at present. Significant retail investment, however, has already been undertaken to the north of the study area while areas to the south generally languish and are suffering from disinvestment. One opportunity not explored in the greater Mableton area is a more Main Street-retail format.

Office: The lack of interstate access and the relative fringe location of the Mableton area to Atlanta's (and Cobb's) executive housing cores are significant limiting factors for regional-serving office. Perhaps a more significant opportunity, yet smaller in total size overall, is local-serving office, which offers space for tenants serving local residents and businesses, such as Realtors, small accounting offices or law offices, insurance agents, etc.

While this assessment does not provide insight into market trends and demand potential, it does provide potential parameters for the types of land uses being considered and the potential positioning of these land uses in the market. Further, this analysis provides indicators of key strengths to build from and challenges to address in the revitalization and redevelopment effort.



ECONOMIC/DEMOGRAPHIC OVERVIEW

Critical to understanding redevelopment opportunities in the Mableton area is understanding the potential market audiences for new and revitalized land uses in the study area, the size of these audiences and the types of land uses they could potentially support. The following summarizes each of these market audiences and their potential impact on the study area:

Residents within a Four-Mile Radius of Mableton

The largest and most influential market audience for redeveloped and revitalized land uses is households already proximate to the Mableton area. As of 2003, there were more than 34,600 households living within four miles of Mableton. Surprisingly, more than one-half of these households are one- and two-person households; households that are typically more supportive of higher-density residential products such as small-lot single-family homes and attached townhouses or condominiums. In addition, more than one-half of these households have incomes exceeding \$50,000 annually; significant enough to afford homes priced above \$125,000 or rents above \$1,100 per month.

In spite of the large size of this market audience, most households in this area have little relationship to Mableton, due in large part to the unattractiveness of the nearby Veterans Memorial Highway and the lack of significant destinations in the Mableton area (aside from the Mable House amphitheater, which does not attract area households on a daily or weekly basis). Creating a local destination via a unique character and enhanced appearance represents an opportunity to attract this most significant market audience. In doing so opportunities for dining, retail, local-serving office, housing and civic uses could be significantly enhanced.

Commuter Traffic/Area Commuters

The second-most significant demographic group that could impact revitalization and redevelopment efforts in the Mableton area are commuters. Floyd Road/Mableton Parkway receives approximately 40,000 trips per day in the study area while Veterans Memorial Highway experiences more than 27,000 trips per day in the study area. These trips are from commuters outside of the area passing through as well as residents in the greater area both passing through and visiting an area land use, either residential or commercial. As areas beyond Mableton continue to grow, and as infill residential occurs in the greater area, these traffic counts are likely to continue growing.

Similar to the Four-Mile area residents, area commuters represent a market audience for dining, housing and cultural land uses.



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Current Mableton Residents

The third market audience impacting redevelopment and revitalization opportunities in the Mableton area are existing Mableton residents. Numbering approximately 1,350 households, these residents are largely found in one- and two-person households (56%) and are predominantly homeowners (90%). Household incomes of these residents is slightly lower than those of the four-mile radius, with both areas lacking the higher-end households (earning over \$100,000) found in greater Cobb County. Approximately 52% of these households have incomes above \$50,000.

Existing Mableton residents represent a more significant opportunity for dining, entertainment and retail services as well as civic uses, while representing a less significant market audience for housing (as they already reside in this area).

Tourists

The fourth and final market audience supporting potential redevelopment efforts is visitors to the Mable House amphitheater. In 2003, Mable House attendance exceeded 22,000, with most attendees coming from Douglas County and other areas of Cobb, including east Cobb (by way of Delk Road). Attendance at the Mable House is expected to increase in 2004 to more than 45,000 persons. While a benefit to the Mableton area overall, these visitors are often in the area for only a few hours at a time and may not visit more than a few times a year. They do, however, provide moderate support for dining and retail uses.

Providing the products and a desirable location to attract these four market audiences is the challenge at hand for the South Cobb Redevelopment Authority and Cobb County.



COMPETITIVE ENVIRONMENT

In order to understand the level and positioning of new development that may be supported in Mableton, we analyzed current development trends, current supply and demonstrated demand within and surrounding the Mableton study area. Specifically, we analyzed new for-sale residential projects (attached and single-family detached), newer rental apartments, area retail and office uses. Detailed information on the specific development and overall market trends can be found in the attached appendix. The following represents a summary of the market conditions and level of market support for each of the potential land use in the Mableton area.

For-Sale Residential

In recent years there has been a significant amount of new, for-sale residential development in areas north and east of the Mableton study area. Overall, new residential development has moved west and south from Vinings and Smyrna – down Cooper Lake Road and to Veterans Memorial. John Weiland's Providence was one of the first higher-end developments to cross to the south side of Veterans Memorial. Providence offers small lot single-family homes priced from \$290,000 to \$370,000 and townhomes from \$185,000 to \$245,000. Initially, the single-family product was priced lower but Weiland has been very successful in attracting one- and two-person households who are less concerned about school quality; a key indicator of potential success in the Mableton study area. At these relatively high prices for small lot product, Providence has sold an average of 34 single-family and 24 townhomes annually. A relatively high percentage of buyers have been transferees who recognize the convenience of the location and do not have any negative associations with the area.

Transferee buyers have been a major buyer segment in all of the communities in the area. In fact, the majority of homebuyers purchasing higher-end homes on the east side of Floyd are relocation buyers. As the Atlanta area enjoys stronger job growth in the coming years, there will be an influx of transferees which will likely benefit South Cobb and the study area. In recent years, with little to no job growth, new single-family communities in the area have been selling an average of 55 home annually for home priced from the mid \$200,000's to the low to mid \$300,000's.

Historically, the Realtor community has been somewhat biased against south Cobb, reporting poorer schools and higher crime to potential buyers. This perception is likely to change over time but could be expedited by more significant changes such as the redevelopment of Mableton. Conversations with real estate agents at communities in the area reveal that prospective buyers have been lost due to concerns of aesthetics and an unwillingness to travel Veterans Memorial to and from work. Enhancing the attractiveness of the area is a key means by which the image and perception of the area can be enhanced.

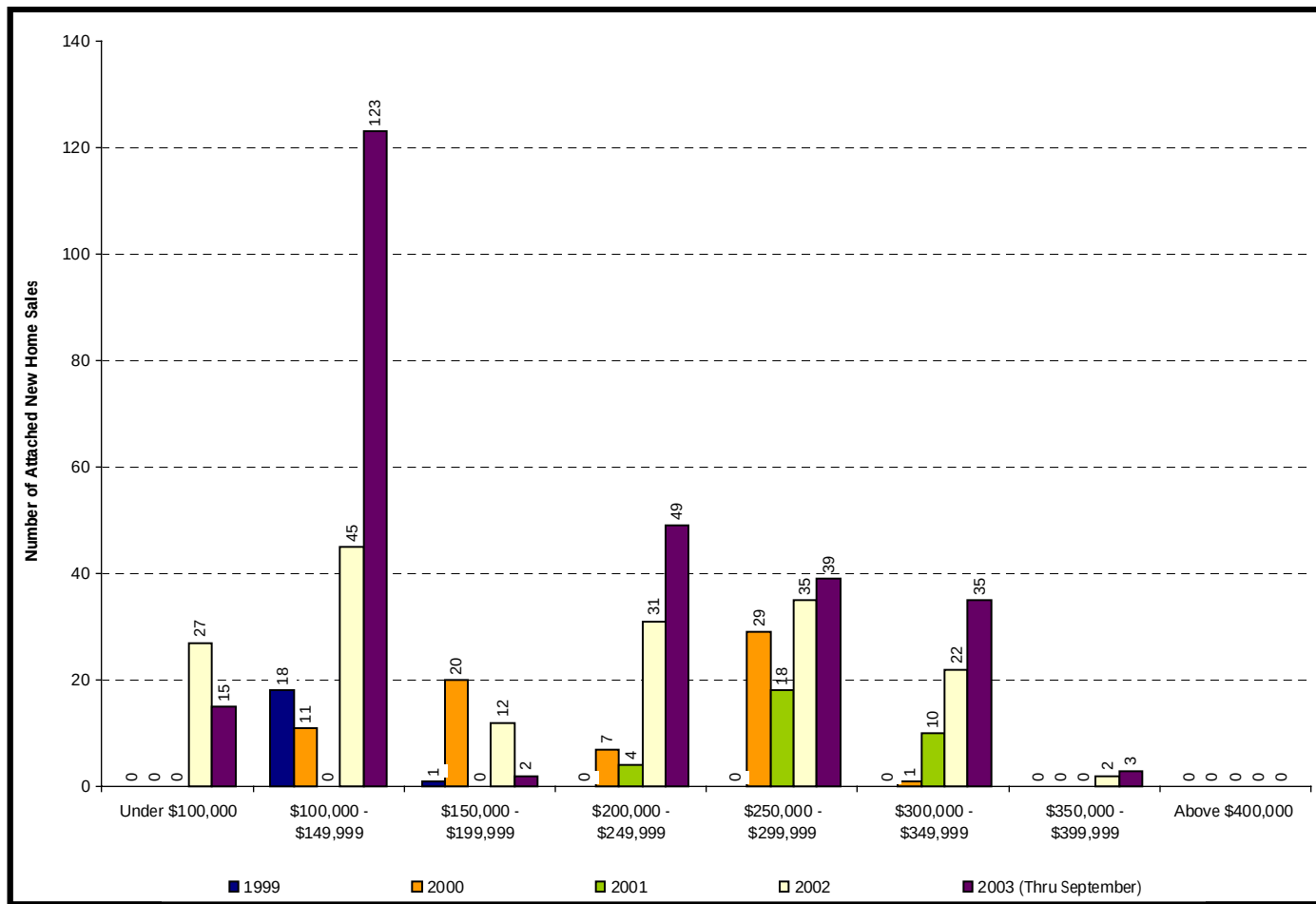


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Pricing at Providence is indicative of the overall trend of higher end housing being developed in areas surrounding Mableton. Exhibit III-4 illustrates the virtual depletion of any new, single-family product below \$200,000 and the gradual increase in sales over \$300,000. Increasing prices for new, single-family housing surrounding Mableton and throughout the Atlanta area has created demand for townhomes. Increasingly, townhouses are finding acceptance as a desirable market product in South Cobb and in many suburban markets. Indication of the increases in townhome sales in the areas around Mableton are illustrated in Exhibit III-7.

Figure 2:

New Attached Home Sales Around Mableton



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The East-West Connector opened up land for new development of all kinds, including several new townhouse developments in the last few years. There has been a large clustering of new townhouses northeast of the Mableton on the East-West Connector. Part of the appeal of the location has been the Silver Comet trail. Backing up to or connecting to the trail has been a key marketing and selling point for many of these communities. Such a trail in Mableton could also likely help establish the location and allow Mableton to draw from a larger area for buyers than it otherwise may be able to.

Area townhouse communities are drawing many renters out of apartments (40% of buyers are first-time buyers) and attracts largely young singles and couple (75% on average). For the most part, the townhouses are a price alternative to new, single-family product but also offer a lifestyle alternative for singles and couples of all ages who lead busy lives and want the lower maintenance and security a townhouse can offer.

Higher-end townhouses (\$200,000 to \$260,000) are generally in more convenient and visible locations than Mableton. They also relate fairly closely to Vinings, a more prestigious address than Mableton. Some of the townhouse product closest to Mableton is a true price alternative to all single-family products in the market, new and resale. Priced from \$116,000, these communities provide ownership opportunities for households that otherwise could not own their home. On average, the townhouse communities are selling 50 homes annually.

Smaller-lot single-family product also serves a similar niche as townhouses, as the smaller yard provides a lower maintenance alternative relative to conventional product. In addition, the higher yields achieved with smaller lot product allows builders to penetrate a lower price point than they otherwise would be able to. Small lot single-family is a highly effective tool for infill development in existing neighborhood. Similar to Smyrna, as redevelopment efforts move forward in Mableton there will likely be opportunities to buy older homes on larger lots and redevelop the lots with higher density single-family. The product may be desirable to older households already in Mableton who may want a smaller lot and newer home. It will also be effective in attracting single, couples and young families to the Mableton area.

In order to understand the level of support for new, for-sale housing in Mableton, we conducted a statistical demand analysis for a four-mile radius from downtown Mableton. The analysis takes into account demand from three demand sources:

1. New households moving to the area;
2. Owners in turnover; and
3. Renters who may become owners



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The result is demand potential for over 1,600 new housing units annually, assuming all price ranges and products are offered. We further qualified this demand pool by demonstrated propensities to buy attached product, small lot single-family and conventional single-family. Assuming the market continues to behave in a similar fashion, we estimate annual demand for each of the products to be as follows:

- Conventional single-family priced from \$200,000 to \$350,000 – 20 annual sales
- Smaller-lot single-family priced \$140,000 to \$250,000 – 40 annual sales
- Townhouses priced \$160,000 to \$210,000 – 30 annual sales

These figures represent sales potential in early years of redevelopment. As redevelopment efforts gain momentum and particularly if a trail is in place and the area becomes more pedestrian friendly, there will likely be an opportunity to push prices or achieve higher absorption rates or a combination of the two. With redevelopment efforts and with home prices remaining the same as above, communities in Mableton combined may be able to sell at a rate of 35 conventional single-family homes, 50 small lot single-family homes and 50 townhouses.

Rental Apartments

There are very few new apartment communities within a four-mile radius of the Mableton study area. There is a clustering of apartments built in the late 1980's and 1990's to the north of the study area as well as older and one newer apartment community to the south of the study area, on the opposite side of Veterans Memorial. Lease rates are somewhat higher to the north of the study area, surrounding the East-West Connector, compared to those found to the south of the study area. On average, apartments to the north of the study area (Austell), considered a stronger location, rent from \$725 to \$980 per month or \$0.72 to \$0.99 per square foot. New product in Mableton would likely be positioned more similar to Austell than south of Veterans and there may be an opportunity to offer apartments positioned at a premium to Austell if part of a high quality redevelopment or mixed use project.

Occupancies to the north of the study area are relatively strong (92%) given the overall softness in the apartment market. However, no new apartments have been built in recent years so there is no demonstrated demand to indicate how a new apartment community would perform.

An analysis of current renters in a four-mile radius and potential renters who may move to the area suggests demand for an additional 62 new apartment units annually priced from \$700 to \$1300 in the Mableton study area. This assumes that given the current undersupply of apartments in the area, Mableton could capture two times its "fair share" of net new apartment demand, or a 12% capture rate. While



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annual demand of 62 new units not enough to support a new apartment community in and of itself, introduction of a new apartment community (200 – 250 units) every five or so years appears supportable.

Office Market

The Mableton study area does not lie within or near an established office market. Although there are a few select office properties within the study area, they are small scale and many are owner occupied.

Mableton lies in between the Cumberland-Galleria office submarket, which is contained within the Northwest Atlanta market and the Douglasville/Lithia Springs submarket, which is located within the West Atlanta market. Although Mableton lies directly between these two markets, it is much more closely aligned with the West Atlanta market in terms of amount of and type of space and access. The West Atlanta market is the smallest office market within the greater Atlanta metro area. In addition, it has the highest vacancy of any other market area. Primary tenants of this market are small practitioners that choose to locate within the area due to proximity of their residences.

The nearest office park within South Cobb area is located northeast of Mableton off of Highlands Parkway and Cobb Parkway. Buildings on Highland Parkway are leasing space for approximately \$16 per square foot to a combination of larger corporate users and smaller businesses desiring to be proximate to the industrial space in the area. The two buildings surveyed are 31% and 59% vacant, which does not bode well for additional office space in the near term. Overall, there is significant vacant space throughout the Atlanta market much of which is located in locations superior to Mableton.

Given its location, including a lack of direct interstate access and peripheral location relative to executive households, Mableton is not likely to evolve into a major office location, regardless of investment in the area. The opportunity that does exist, however, is for smaller office uses serving the local population, such as insurance offices, Realtors, smaller medical offices and independent accountants. Further, as executive housing continues to be built in the area, there may be additional demand potential for office space to serve smaller companies owned by these nearby executives. Key to this is creating a unique and desirable location in the market that provides access to retail and business services.

The potential for strong population growth in the area will support these additional businesses, particularly those that are more service-oriented such as doctors, accountants and other small practitioners. We are also seeing a concentration of businesses connected to real estate and the housing industry (brokers, architects, home builders, planners, etc) in downtowns and other town centers in the region. Continuing population growth in the area should fuel further demand for local-serving office users.



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The majority of demand for these types of services will emanate from households in the immediate Mableton area (currently just over 3,600). Based on typical ratios of population to service-oriented employment, and translating that supportable employment into office space, the Mableton area can support approximately 72,000 square feet of service-oriented office space. Some of these types of uses are already in the area and in Mableton, particularly in the new strip malls just north of the study area, which must be accounted for in projecting future demand for office in downtown. Some of these types of tenants are also in somewhat marginal space on Veterans Memorial and there would likely be an opportunity to draw them out of this space and into a higher quality environment in Mableton “proper.”

Once existing supply has been netted out and based on the propensity of office users to locate in small downtowns and town centers, we estimate that Mableton can support an additional 30,000 square feet of office space over the next five years. As the population grows, supportable office development also grows, estimated to be 50,000 square feet in twenty years.

Longer term, the office space could be oriented above retail or on the ground floor of a multifamily residential building. In the near term however, it will likely be a collection of single-use, smaller buildings, ideally adjacent to retail and part of a mixed-use environment. Office users tend to concentrate with other office users so land planning efforts should focus office development in certain areas in downtown as well as in mixed-use buildings.

Retail

The Mableton Study Area lies between a collection of diverse retail nodes. Just north of the Study Area are two newer neighborhood-serving retail centers. Mableton Crossing and Mableton Walk were built in 1997 and 1994 and are anchored by Kroger and Publix, respectively. Combined, they account for 190,000 square feet of retail only 4,000 of which is vacant (2%). Based on the amount of space relative to population, these two centers serve most of the needs of Mableton residents for convenience goods and grocery shopping. By being new, they have somewhat of a competitive advantage over other older centers, which is reflected in their higher rents, ranging from \$10 to \$15 per square foot.

Within the heart of the study area is another neighborhood shopping center. Plaza of Mableton is anchored by Food Depot, is 63,000 square feet and is 100% leased. Food Depot is currently in the process of expanding into an adjacent space, a positive sign for retail demand. Rents range from \$9 - \$12 per square foot, which is relatively strong as the center was built in 1975.



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The Village of Mableton is a 240,000 square foot community center on the south side of Veterans Memorial anchored by K-Mart. With a vacant Cub Foods and some other smaller spaces vacated, the center is 32% vacant. Ingress and egress is somewhat difficult and visibility of some of the stores is obstructed by out parcels. The Village of Mableton is competing with new, “big box” centers further north on the East West Connector. These centers are more attractive and are closer to more affluent household, giving them a competitive advantage. The greater demand and overall advantage is evidenced in the significantly higher rents. Retail centers on the East-West Connector are achieving rents ranging from \$18 to \$23 per square foot compared to \$10 to \$12 at the Village of Mableton.

Overall, the Mableton Study Area is oversupplied with neighborhood-serving retail. The area has more drug stores, grocery stores and other convenience type retailers than the local population can support. The one exception for neighborhood serving retail is limited service restaurants. The area is currently undersupplied with delis and casual restaurants and just with the local population could support some smaller-scale restaurants.

When examining a two-mile radius from the center of the study area, the area is actually undersupplied with many comparison good stores such as furniture stores, electronics, building materials, clothing and sporting goods stores. The East-West Connector lies just beyond two mile and most households are willing to travel five miles or more to shop for these types of items. Therefore the large supply of retail on the East-West Connector meets this demand. It does suggest, however, that if the Village of Mableton was redeveloped, the tenants there could recapture some of those expenditures.

Much of the retail space was built thirty to forty years ago and has become obsolete either due to the location, the way the individual spaces are configured, quality of the space or the configuration of the center itself. Overall, the study area has too much of certain types of retail space than can be supported by the local population. The result is demand, or retail expenditures, being spread across too much space and too many stores, which results in below average sales per square foot for the retailers. Shopping center owners and tenants then find themselves in a situation where they are experiencing positive cash flow and therefore can maintain their businesses but do not have the resources to redevelop their properties when they fall into decline. Many centers in the study area are in the latter phases of the retail lifecycle and are suffering from disinvestment.

The key to allowing the successful retail to continue to prosper is to “prune” away the obsolete centers. The opportunity arising from excess retail is to redevelop existing centers as mixed-use developments. This can be challenging and often requires engaging the property owners to find a mutually beneficial solution. In other areas within the metro, some retail centers are being redeveloped because they no longer represent the highest and best use for the land. Acres Mill in Cumberland-Galleria and Lindbergh Plaza in Atlanta both represent situations where the retail centers have aged while the overall real estate market has evolved to support greater intensity on the land. Financially, it no longer makes sense for the centers to operate as shopping centers alone and there is a higher and better use for



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them as a mixed-use or higher density development. From a financial perspective, this is not the case in Mableton. However, there are three other strategies that may be employed to encourage redevelopment:

1. Public/ private partnership or joint venture – If there were an opportunity for government offices or some other County facilities to move to a new location they could provide an anchor for the redeveloped site and help offset some of the infrastructure costs associated with redevelopment. One of these sites may also be able to be used for some other County facility such as the planned park and ride.
2. Allow for greater intensity – Through zoning, the County could provide a “carrot” for the property owner to redevelop the site or for the owner to sell to another interested party. Zoning that allows for higher density and a mix of uses makes the property more valuable redeveloped than as a deteriorating strip mall. This strategy would require some advertising of the opportunity available to developers. Greater density would likely face limited opposition on Veterans as it is already a highly traveled, commercial corridor.
3. Increase the cost of ownership – The County could encourage a site/ sites to be sold by setting requirements for lighting and security that would increase the cost of ownership and would function as a “stick” for the owner to sell or redevelop. This strategy would require more intense code enforcement and likely additional staff for the County code enforcement office as we understand they are already stretched thin.

Once some of the obsolete space is pruned away, there will be greater opportunity to redevelop some of the centers that are currently struggling. The Village of Mableton is prime candidate for reinvestment to return to a thriving community serving retail center. Additional housing in the area will also bolster support for the retail that remains.

Although the study area is over-supplied or at least well supplied with both local and regional serving retail space, much of the space is in undesirable locations or configurations and the area as whole lacks “Main Street”, pedestrian-oriented retail. So although there is not a statistical need for many new retail tenants (the exception being limited service restaurants), an opportunity likely exists for retail development in a new format, such as a town center. This retail would be a destination and gathering space for residents of the study area and likely beyond, depending on orientation and scale.

A statistical demand analysis was created to estimate current and future support for new retail in the area. Demand potential was estimated from four key sources:

1. Local Mableton households – this group is going to do the large majority of their retail shopping within the study area
2. Four-mile radius households – will likely come to the Mableton area only for a specific destination or if there is something unique



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3. Area employees – a small group but will support some daytime retail, particularly restaurants
4. Visitors to the Mable House Amphitheater – also a small group but will help support some restaurants

We analyzed the likely expenditures of each of these groups and then estimated a capture for the Mableton study area. The result is estimated support for approximately 200,000 square feet of retail. As noted, support for neighborhood shopping centers (grocery, drug store, etc.) has already been met by newer centers to the north of the study area. The greatest unmet demand is for restaurants and bars, of which we estimate support for 35,000 to 40,000 square feet. It is worth noting that the most significant source market for retail in households within a four-mile radius but living outside of Mableton. This group accounts for 70% to 75% of the support for retail in Mableton. Creating a unique environment and a strong sense of place could be a means by which these residents could be attracted to the study area. As such, some of this retail will need to be destination-oriented, ideally in a location in format that it can be enjoyed by amphitheater guests, local residents and employees alike.



STAKEHOLDER INTERVIEWS

We conducted interviews with South Cobb Development Authority Board Members, public officials, business owners, residents and others involved in the community to understand various perspectives on issues impacting the study area, priorities for redevelopment and to generally obtain public input to inform our analysis. The following is a summary of key findings and conclusions from those interviews:

Positive Trends and Conditions

- New upscale housing growth nearby
- New energy, young people moving in
- People moving in seem to have less concern with diversity and may be the future for Mableton
- Image beginning to change – East-West Connector helped that along
- Great access – airport, downtown, interstate
- People are rediscovering due to sprawl, traffic, want to be in convenient locations and will pay to do so
- Mable House, amphitheater
- Good existing inventory of homes, opportunity to fix up
- High concentration of old households in Historic Mableton

Negative Trends and Challenges

- Negative image of community
 - Older homes including those that have become rental, buildings “tired looking”, lacked design controls
 - Marketing window from Veterans Memorial with unattractive buildings and signage
 - Old thinking, old people, old buildings – Area needs a “shot in the arm”
 - Perception of crime although not substantiated
 - Perception of poor schools although perception is worse than reality
- No image of community
 - Mableton is not on the map for many people
- Retail is struggling due to competition from the East/ West Connector
- Leadership is a challenge
 - Need to get people to trust the development authority
 - Need to make redevelopment someone or some group’s dedicated job
- Increasing diversity is perceived as a challenge



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Biggest Improvement That Could Be Made

- Code enforcement, particularly on Veterans and Old Floyd
- More lunch establishments
- Develop something like Smyrna's Marketplace that links all of the positive anchors in the area
- Need major public relations campaign to change the image of Mableton, change the story
- TAD or bond financing – private developer needs incentives to do something in Mableton. Need a “choreographed” use of a lot of different tools. Incentivize private sector to help area help itself. Could also be helped by a state, local or federal impact (library, fire station, police station)
- Need something to draw people “this way” – library, historic aspect, building on the Mable House, link to Silver Comet
- Need to get property owners involved and provide incentives for them to refurbish.
 - Need a way to reduce cost of rehabilitation. Owners see no reason to improve property in declining area.
- Major new development on Veterans
- Authority makes something happen in historic area
- Need spur of Silver Comet down Brookwood and Fontaine, would serve as “a loop that comes out and grabs Mableton”
 - Park and Ride needs to be Silver Comet park and ride
- Sidewalks on Floyd and in historic district



CASE STUDY CONCLUSIONS

Understanding redevelopment opportunities in the Mableton area is critical. Also of significant importance is understanding the critical factors relating to implementation as even the strongest opportunities will not materialize if poorly implemented. With this in mind, RCLCo drew upon our database of town and village centers, both those which are part of a unified mixed-use project and those which represent revitalization of older existing town centers, to understand critical success factors for mixed-use activity centers. The following are key points from these case studies.

- Creating a sense of place and destination is key to anchoring town and activity centers. Providing a gathering or lingering place is important to attract retail and office uses, as well as potential homeowners and renters to these centers;
- This sense of place can be achieved through the provision of a central open space, such as a town green, a park or plaza;
- Strong and unified architecture is also important to creating a sense of place and identity in the market;
 - To the extent possible, this architecture should be consistent with that of the surrounding area—forcing architecture that is not in keeping with that of the surrounding area can be highly challenging;
- Design guidelines should be created to foster a sense of unity and consistency in the area. These guidelines should apply to both public and private-sector endeavors (it is critical that the public sector adhere to these guidelines), to revitalization and new construction alike;
 - Be careful not to over-legislate design and become an obstacle to redevelopment—easing the development process is key, not hindering it;
 - Also be cognizant that tough development standards can add significantly to cost, limiting project feasibility and narrowing the potential market audiences for the town center;
- Recognize when horizontal integration is necessary from a feasibility standpoint and don't force vertical integration. Such vertical integration requires high rents which may or may not be sustainable in the area and may be a hindrance to attracting development opportunities and proposals;
- Be proactive in facilitating development—engage in public-private sector development efforts and be an active participant in the revitalization process;



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- Where more significant integration of land uses is required, identify and partner with developers already familiar with the challenges of developing in a town center;
- Solicit public involvement and gain public support throughout the planning process—a public that agrees with the plans and feels a part of the process can be a strong ally through rezonings and development proposals submitted to the County; and
- Be aggressive in pursuing multiple sources of funds, including County and State funds, Federal funds and other semi-private and private foundations and other sources;
- Host events that draw people to the village or town center and familiarize area residents and those from further away with the center and the potential opportunities it can offer them;
- Civic uses can function as an anchor to activity centers. As Mableton is not an incorporated city in and of itself, this may be more challenging. Locating facilities such as libraries, post offices and institutional uses such as YMCA's and Boys and Girls Clubs can also serve this function;
- Retail uses should be located in highly visible areas—visibility is always paramount to retail, regardless of the format;
- Shared parking is important to the success of retail—while larger parking areas should be hidden from the major pedestrian and town center areas, visible parking along the streets (where possible) is important to attracting patronage;
- Retail and residential parking should be separated to minimize conflicts and stabilize residential components of town centers; a mistake often-made by developers;

Recognizing these key success factors up-front can significantly ease the redevelopment and revitalization process and can lead to the creation of a strong town center/activity center area in Mableton.



CONCLUSIONS AND RECOMMENDATIONS

In order to spur redevelopment in Mableton, there are several critical success factors and considerations that need to be taken into consideration. Redevelopment plans should be designed to address three critical goals:

1. Creating market support for additional development;
2. Addressing the aesthetics of the area; and
3. Using tools that are available to help redevelopment along.

The following is a summary of these key goals:

Creating Market Support:

- Focus on housing first: Retail is a follower use and currently, there is little to no unmet demand for new retail development. The redevelopment strategy must include a residential component in order to support additional commercial.

Significant infill in the historic area may eventually lead to smaller scale, neighborhood-serving retail within the historic area. One of the most effective ways to spur additional housing is to relate to the area of high-end growth to the north and east of the study area.

- Pruning Retail: Veterans Memorial has an oversupply of retail and the result is an excess of underperforming centers.

Obsolete centers (due to configuration and/or quality of space) should be converted to other land uses. This will allow other centers to thrive because expenditures will be concentrated there.

Consideration may also be given to ways to reduce the cost of rehabilitation to owners.

- Silver Comet: A spur, or preferably loop, off of the Silver Comet will be critical in accelerating redevelopment initiatives.
 - o As proposed, the spur could come down Fontaine Road from the Silver Comet and to Lion's Park;
 - o One of Mableton's biggest challenges is either a negative perception or no perception, meaning people do not know where Mableton is;
 - o The Silver Comet spur/ loop will help put Mableton on the regional map and help change the story;



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- o The Silver Comet spur will also likely bolster the demand for residential and create additional reasons for people to come to Mableton;
- o A path down Fontaine will help Mableton relate more to the northeast which will make Mableton more visible to the more affluent households, creating more support for retail and office in the study area; and
- o If there were an opportunity for it to link to Lions Park, it would help open up an excellent green space for all in the community.

Aesthetics:

- Gateways: Design efforts need to create more defined and attractive gateways to Mableton.
 - o Currently, Mableton lacks a sense of arrival and boundaries;
 - o Streetscaping improvements and design standards on Veterans Memorial will help create a sense of arrival;
 - o Making Floyd more pedestrian-friendly and including bike lanes that connect to the Silver Comet will help create more of a “main street” feel and provide a more attractive marketing window for Mableton; and
 - o Monumentation at the northern boundary of the study area on Floyd will also contribute to a sense of arrival.
- Code Enforcement: Requiring tenants and landlords to adhere to code can help improve aesthetics and image of Veterans Memorial Highway.
- Creating a modified main street: Floyd Road carries a very high volume of traffic and is already established as a retail corridor in the study area. Creating a modified main street feel, through stronger landscaping and streetscaping, and a more unified appearance, is recommended.
- Park and Ride: Although the Park and Ride will benefit the community and help establish Mableton as an activity center, fronting Floyd Road is not likely the best location for it as it does not contribute to a “main street” feel and the asphalt is generally not aesthetically pleasing.
 - o There would likely be very strong demand for the park and ride to be used for Silver Comet patrons;
 - o The park and ride may be better situated on Floyd Road
- A redeveloped node that includes a mix of residential, retail, civic and potentially office uses will help create an identity for Mableton and a town center for the community.



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Tools Available for Redevelopment:

- TAD: County has the ability to create a Tax Allocation District (TAD) in the study area to facilitate development.
 - TAD could help pay for land assembly in order to make one or more nodal development possible.
- Public Participation: Mixed-use development (even horizontal) can be very difficult without public participation. Mableton does not benefit from municipal funds or facility needs the Smyrna and other new town centers in the region have. Therefore, the County must participate in providing an appropriate and needed facility (library, fire station, satellite court house, etc.)
 - The idea of putting a new library in Mableton is very good and appropriate to the available market audiences.
Measures need to be taken to make sure the library is attractive, architecturally appropriate and high quality in order to
Symbolize quality investment in the area and create an attractive anchor for further development.
- Proactive Approach: The South Cobb Redevelopment Authority should identify its key goals for this revitalization and redevelopment effort and be persistent and even aggressive in pursuing these goals.
 - Mableton is competing with better-organized and more aggressive areas, including municipalities, for funds.
 - A more limited approach will greatly inhibit development opportunities and will constrain demand potential and growth potential in the area.
- Zoning: Given land values associated with parcels that are currently commercial, zoning should be flexible to allow for mix of uses and higher density residential than currently allowed.
- Mixed-use and higher intensity zoning can be important "carrots" in facilitating redevelopment.
- Green Taping: Expedited approval process for a developer will likely help attract private investment.
- Identify Responsibility: Redevelopment has to be a specific person's job.
 - Someone needs to come to work everyday, either to Cobb County or to the South Cobb Development Authority, thinking about how to move redevelopment forward. Otherwise, it may not ever get traction.
- Condemnation: The County may need to use powers of condemnation in order to provide a "clean slate" to create nodes and/or new residential.
 - Interviews suggest this may be politically difficult or unpopular.



Development Recommendations

Assuming some or all of the strategies above are employed, there will be significant opportunities for the redevelopment of various areas in the Mableton Study Area. As illustrated on Exhibit I-5, there are several areas that should be the focus in the near term and some other projects that can be considered a second phase.

Mable Mixed-Use

One of the greatest near-term opportunities is for the development a small-scale mixed-use development on the opposite side of Floyd from the Mable House, just north of the post office. The development would cater to local residents, South Cobb families and Mable House patrons. The site is well situated to offer retail and services to these groups, would help create a very attractive gateway to the north and would help Mableton relate to the positive new development already taking place to the north of Mableton. Making such a development happen will likely require some county investment. This would be an ideal location for new regional library and potentially additional county services.

Complementary retailers such as restaurants, coffee shops, ice cream shops and potentially more service oriented retailers would also be appropriate. Such a development could likely achieve rents of \$12 to \$15 per square foot initially, with opportunities to achieve higher rents as the location matures. It is very important for retailers to have highly visible locations that receive a significant amount of traffic. It will also be desirable for them to be in locations where residents can walk to the retail but if they are buried back in neighborhood, they will not survive.

If the site area permits, there could be additional opportunity for residential development and/or residential above retail. This would likely be in the form of row houses/ townhouses or some rental apartments above retail. Apartments would likely include a mix of one- and two-bedroom units and rent for \$700 to \$1300 per month.

Residential Infill

One of the primary objectives of redevelopment in the near term should be to infuse the area with additional residential development. It will be important to creating demand for additional retail and it also represents the strongest near term opportunity in terms of level of market support for new development.

As previously discussed, most of what has been developed in the area has been conventional single-family product. These are home on a quarter of an acre or larger and in our area would likely be priced from \$200,000 to \$350,000. It may be difficult to assemble a parcel large enough for this type of development but there may be some opportunity off of Clay Road, Fontaine Road or other areas on the edges of the study area.



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The greater opportunity in the study area is for slightly higher density residential development, including small lot single-family and townhouses. Small lot single-family homes could be priced anywhere from \$140,000 for a small bungalow on a 35- to 40-foot lot to \$250,000 for cottages and two-story homes on 50- to 60-foot lots. These homes could be developed as infill within the historic residential area and could help recreate the streetscape. If the grid pattern of the streets in the historic area was extended to Floyd Road and generally reintroduced throughout the historic area, additional land would likely be opened up for residential development. Small lot single-family could also be developed as part of a new neighborhood as Weiland has at Providence and Venture Homes has just south of Veterans. At these prices, we estimate potential to sell 40 homes annually in the near term and 50 or more as Mableton matures.

Townhouses would be well suited along Old Floyd Road, creating an attractive streetscape and meeting demand from one- and two-person household in the area. In order to develop townhouses, there will need to be significant site assemblage as the parcels are currently under multiple ownerships. We would recommend that the townhouses be priced from \$160,000 to \$210,000 and estimate sales potential of 30 homes annually with opportunity to sell 50 or more as the area matures and redevelopment efforts are realized.

Finally, there is an opportunity to develop new apartments in the area. Apartments could be offered on a smaller scale as residential above retail but rents required to make vertical integration feasible will not likely be achievable in the near term. On the other hand, there is support for a more conventional apartment community with one-, two- and three-bedroom apartments priced from \$700 to \$1300. An apartment community could be an alternative use for a retail parcel on Veterans Memorial and be part of an overall plan to improve the aesthetics of Veterans. This visibility and traffic counts on Veterans are also supportive of an apartment community.

K-Mart Improvement

As discussed in the retail market overview, given retail demand in the Mableton area and assuming excess retail is pruned from Veterans Memorial Highway, there is a relatively strong opportunity to redevelop The Village at Mableton. Improved aesthetics in terms of new retail facades, parking lot improvements and lighting coupled with improved access could allow this K-Mart center to return to a thriving retail destination.

Veterans Mixed-Use

Longer-term, and once other redevelopment initiatives have taken place, there is an opportunity to redevelop the northeast corner of Veterans Memorial and Floyd Road. This redevelopment initiative would require site assemblage but could be a strong opportunity for both commercial and residential uses. A mixed-use development of some service retail, residential and office could link to Lion's Park and hopefully a Silver Comet extension. Specific programming will have to be determined once there is more market support but we recommend keeping this corner in mind in planning efforts and making the redevelopment a longer-term goal.



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Based on competitive supply and market demand conditions, the following is a summary of the development potential by land use in the Mableton study area:

Figure 3

Development Opportunity by Land Use

Residential Land Use	Target Market(s)	Price Positioning	Ann. Abs. (near term)	Ann. Abs. (w/ redev.)	Location Considerations
Conventional SFD	Young families/ Couples	\$200,000 - \$350,000	20	35	Infill opportunity, limited longer term given land availability
Small lot SFD	Young professionals, retirees	\$140,000 - \$250,000	40	50	Infill on grids. Excellent opportunity for small TND
Townhomes	Singles and couples	\$160,000 - \$210,000	30	50	Along Old Floyd Road.
Rental apartments	Singles and couples	\$700 - \$1,300	60	60	Potentially above retail. If Veterans is improved, opportunity for new rental community every five years.

Commercial Land Use	Target Market(s)	Price Positioning (per square foot)	Square Feet (Current)	Square Feet (20 years)	Location Considerations
Local serving retail	Local residents, Mable House visitors, South Cobb residents	\$12.00 - \$15.00	200,000	Depends on residential development	Retail requires highly visible locations, frontage on Floyd ideal.
Local serving office	Local residents, South Cobb residents	\$15.00 - \$16.00	30,000	50,000 +	In mixed-use developments. Tenants likely to include small practitioners (real estate, law, medical, finance).



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Impact on Households and Employment

Although the market could likely support additional development and redevelopment year over year land availability will likely limit the net increase of household and jobs that can be created in the area. We have not conducted a build-out analysis for this study but rather have made judgment calls based on our qualitative assessment of land availability for various land uses in the study area. We believe that redevelopment efforts will stimulate additional growth above and beyond that currently projected by the Atlanta Regional Commission (ARC). Based on the market analysis for the various land uses, we have estimated net additional growth from new housing, retail and office to be as follows:

Figure 4

Net Additional Households, Population and Employment

	2000	2005	2010	2015	2020	2025
Mableton Study Area (2000 CT 313.06)						
Population	3,516	3,885	5,334	6,793	7,727	7,982
Households	1,339	1,439	2,036	2,633	3,030	3,130
Avg HH Size	2.71	2.70	2.62	2.58	2.55	2.55
Employment /4	1,403	1,457	1,732	2,012	2,298	2,369
Job/HH Ratio	1.05	1.01	0.85	0.76	0.76	0.76

This additional development and resulting population and employment was one of the key inputs to understanding the implications on the transportation network in the following section.



TRANSPORTATION ANALYSIS

This section is divided into two parts. In the first part, traffic impacts of potential future developments identified through market research will be analyzed. The second part will build on this analysis to recommend transportation improvements that support the developments and land use patterns.

Projected Traffic Impacts

Demand for four types of land uses was identified through market research. These land use categories include:

- Conventional & small lot single family;
- Townhomes;
- Rental apartments; and
- Local serving office.

Based on the market research, there is little demand for additional retail uses within the study area. For each type of land use, the number of new units or square feet of new development were. All trip generation estimates are based on the *Institute of Transportation Engineers Trip Generation Manual 6th Edition*.

Figure 5:

Conventional & Small Lot Single Family Trip Generation

Residential Land Use Conventional & Small Lot Single Family			
600	Units		
5,389	Weekday Trips		
429	Total AM Peak Hour Trips	Entering 107	Exiting 322
539	Total PM Peak Hour Trips	345	194
543	Total Saturday Peak Hour Trips	293	250



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New residential single-family home construction will likely be spread throughout the area as infill development, due to the present developed nature of the study area. Because development will not be concentrated in a specific location, it is impossible to determine the impact on specific roadways in the study area. However, it is estimated that the cumulative effect of build-out of the new single-family product will be an additional 5,389 average daily weekday trips. Detailed analysis will need to be undertaken when individual developments are proposed to determine traffic impacts on surrounding streets.

Figure 6:

Townhome Trip Generation

Residential Land Use Townhomes			
250	Units		
1,418	Weekday Trips		
106	Total AM Peak Hour Trips	Entering 18	Exiting 88
131	Total PM Peak Hour Trips	88	43

In contrast to single-family residential development, townhouses will likely be concentrated in the area along Old Floyd Road between Mable Street and Clay Road. A trip distribution of 95 percent southbound and 5 percent northbound along Old Floyd Road was estimated based on study area land uses and established commute patterns.

Based on the predicted demand for this product, there is a projected 32 percent increase in average daily weekday trip volume along this section of Old Floyd Road. At build out, Old Floyd Road will experience an increase in PM peak hour traffic of 12 percent. The total increase in traffic, to 1,404 vehicles during the PM peak hour, will not exceed the theoretical capacity of the road.

Potential mitigation measures include dedicated turn lanes at townhouse development entrances and new signals where warranted. When developments are proposed, detailed studies need to be undertaken to determine appropriate mitigation strategies and local infrastructure improvements.

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Figure 7:

Rental Apartment Trip Generation

Residential Land Use Rental Apartments			
600	Units		
3,731	Weekday Trips		
		Entering	Exiting
301	Total AM Peak Hour Trips	48	253
343	Total PM Peak Hour Trips	230	113
266	Total Saturday Peak Hour Trips	152	114

According to market research, apartments will likely be located mostly along Veterans Memorial Highway. Based on land use patterns in and around the study area, as well as established commute patterns, it was estimated that 90 percent of the trips originating in the rental apartments will head east along Veterans Memorial Highway, with the remaining 10 percent heading west.

An increase of 13 percent in average daily trips is anticipated on Veterans Memorial Highway from Church Street to the east. This is a cumulative increase of 18 percent when trip volume created by potential townhouse developments on Old Floyd Road is taken into account. The increase in trip volume from along Veterans Memorial Highway from Church Street west is projected to be 1 percent. This increase is well within the theoretical capacity of Veterans Memorial Highway.



Figure 8:

Local Serving Office Trip Generation

Commercial Land Use Local Serving Office			
20,000	Square Feet Gross Floor Area		
386	Weekday Trips		
		Entering	Exiting
52	Total AM Peak Hour Trips	46	6
102	Total PM Peak Hour Trips	17	85
10	Total Saturday Peak Hour Trips	6	4

Office commercial is predicted to locate along Veterans Memorial Highway, based on market research. Because of the local serving nature and the distribution of land uses in the study area it is assumed that 50 percent of the generated trips will come from the north on Floyd Road, 30 percent from the west along Veterans Memorial Highway, and 20 percent from the east along Veterans Memorial Highway. The impact of trips generated by local serving office is negligible.

The current and planned roadway infrastructure in the area is capable of supporting future traffic volumes generated by the additional development identified in the market analysis portion of this report.

Transportation Upgrades

Analysis of the potential development in the study area with respect to traffic impacts does not indicate that traffic congestion will be significantly impacted. Localized traffic operational improvements may need to be implemented when developments are built. At this time, details of these potential developments are unknown and more specific analysis needs to be undertaken as developments are proposed. In addition, certain transportation infrastructure within the study area should be enhanced to better support the future land uses and potential development identified in this study. In particular, projects that have synergies with retail in Mableton should be implemented; these are more specifically defined as follows.



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- o The current bicycle and pedestrian infrastructure in the study area is lacking. Despite the proximity of the popular and well-utilized silver comet trail, no bicycle facilities currently exist within the study area. Connecting to the trail will bring potential retail customers through the historic Mableton area.
- o Several streets in the study area are missing sidewalks. Additionally, most existing sidewalks within the study area are in disrepair. This state of affairs discourages pedestrian use of the historic area and reduces the number of potential customers available to the retailers. Pedestrian circulation within the study area is critical to establish a vital retail district.
- o Opportunities exist to better leverage the existing Cobb Community Transit (CCT) service to support continued development in the study area. Additionally, the CCT service should be realigned to take advantage of proposed bicycle and pedestrian infrastructure.

This section will recommend specific transportation upgrades in the study area in three major categories, which are:

- Roadway improvements;
- Bicycle and pedestrian improvements; and
- Transit and park and ride improvements.

Recommendations for projects are based on the market research conducted as part of this study and the trip generation statistics discussed previously. Order of magnitude cost estimates for project recommendations are provided in Figure7 at the end of this section.

Roadway Improvements

The key objectives of roadway improvements in the study area are to improve the connectivity from Floyd Road to Historic Mableton and to enhance the overall accessibility. This should be accomplished by bringing the grid of Historic Mableton out to Floyd Road. The following roads will need to be modified:

- Extend Center Street to Floyd Road;
- Extend Mable Street to Floyd Road; and
- Connect School Way to Walker Drive and extend Walker Drive to Floyd Road.

These improvements allow easy access to the shops from Veterans Memorial Highway via Floyd Road. Increasing traffic through the retail district is critical to revitalization efforts. Another benefit to extending the grid is increased infill parcels that create street frontage for new businesses.



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Bicycle and pedestrian facilities must be included along the street extensions to maximize their utility. The feasibility of these extensions depends on topography and other environmental constraints. These potential extensions require detailed study, which is outside the scope of this report. Therefore, cost estimates included as part of this analysis are planning level estimates only that will need to be revised after more detailed studies are undertaken.

Bicycle and Pedestrian Improvements

As mentioned previously, a significant portion of historic Mableton lacks sidewalks and bicycle facilities. Pedestrian amenities are key to activating the retail district and creating a vital historic area.

In order to remedy the lack of bicycle facilities in historic Mableton, a bicycle facility is recommended. Objectives of a bicycle facility include the following:

- Connectivity with existing facilities;
- Provide a link to Lions Park;
- Creation of street life in the historic area;
- Increasing the desirability of housing near the facility.

The following recommended bicycle facility meets the above objectives and connects the historic area to the Silver Comet Trail. A Silver Comet Connector Trail should be constructed. This would consist of both an off-street bicycle path and on-street bicycle lanes, where appropriate. The off-street portion of the bicycle path would run adjacent to Lions Park to Floyd Road. The on-street section of the bicycle facility would consist of dedicated bicycle lanes along Hicks Road, Floyd Road, Fontaine Road, Church Street, and Clay Road that create a two-way loop through historic Mableton.

Similar to the recommended bicycle improvements, pedestrian improvements are necessary to accomplish several objectives in the historic area. Pedestrian circulation is key to activating the retail and creating a sense of life in the area. For these reasons, it is imperative to repair and extend the sidewalk network throughout the study area.



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Transit and Park and Ride

Cobb Community Transit (CCT) route 30 along Floyd Road is one of the most heavily used bus routes in Cobb County. Therefore, it is desirable to provide a new park and ride facility in the study area along this CCT route to further enhance the attractiveness of this service. An ideal location for the facility is the northeast corner of the intersection of Veterans Memorial Highway and Floyd Road. As discussed previously, there is potential for a mixed-use development between the railroad tracks and Veterans Memorial Highway. A park and ride lot will also compliment this type of land use well.

To optimize the utility of the park and ride, a bicycle and pedestrian linkage to Lions Park and the Silver Comet Connector is also recommended. An additional bicycle and pedestrian facility will be required along Floyd Road to connect with the bicycle and pedestrian facilities in the historic area. These two facilities will provide excellent pedestrian access to the park and ride.

Figure 9:

Estimated Transportation Improvement Costs

Street Extensions

New Construction (Urban 2 Lanes with 24' Pavement)

Location	Length	Length	Lanes	Total	Cost/Unit	Total Cost
School Way	500 ft	0.09 mi	2	0.19 mi	\$ 1,877,255.00	\$ 355,541.00
Walker Drive	800 ft	0.15 mi	2	0.30 mi		\$ 568,865.15
Center Street	1,500 ft	0.28 mi	2	0.57 mi		\$ 1,066,622.16
					Subtotal	\$ 1,991,028.31

Street Lighting

Location	Length	Freq.	Sides	Total	Cost/Unit	Total Cost
Along All Above Streets	2,800 ft	80 ft	2	70 items	\$ 2,500.00	\$ 175,000.00
					Street Extensions Total	\$ 2,166,028.31

Notes: Includes Right of Way, Grading, Drainage, and Pavement

GENERAL LIMITING CONDITIONS

Every reasonable effort has been made to insure that the data contained in this study reflect the most accurate and timely information possible and it is believed to be reliable. This study is based on estimates, assumptions and other information developed by RCLCo from its independent research effort, general knowledge of the industry and consultations with the Client and its representatives. No responsibility is assumed for inaccuracies in reporting by the Client, its agent and representatives or any other data source used in preparing or presenting this study. This report is based on information that was current as of February 2004, and RCLCo has not undertaken any update of its research effort since such date.

Our report may contain prospective financial information, estimates or opinions that represent our view of reasonable expectations at a particular point in time, but such information, estimates or opinions are not offered as predictions or as assurances that a particular level of income or profit will be achieved, that events will occur or that a particular price will be offered or accepted. Actual results achieved during the period covered by our prospective financial analysis may vary from those described in our report and the variations may be material. Therefore, no warranty or representation is made by RCLCo that any of the projected values or results contained in this study will actually be achieved.

Possession of this study does not carry with it the right of publication thereof or to use the name of "Robert Charles Lesser & Co., LLC" or "RCLCo" in any manner without first obtaining the prior written consent of RCLCo. No abstracting, excerpting or summarization of this study may be made without first obtaining the prior written consent of RCLCo. This report is not to be used in conjunction with any public or private offering of securities or other similar purpose where it may be relied upon to any degree by any person other than the Client without first obtaining the prior written consent of RCLCo. This study may not be used for any purpose other than that for which it is prepared or for which prior written consent has first been obtained from RCLCo.



EXHIBITS



LIST OF EXHIBITS

I. Summary of Conclusions and Recommendations

- Exhibit I-1* Strengths and Challenges; Mableton Study Area and surrounding Area; 2004
- Exhibit I-2* Mableton Area – Key Market Segments; Mableton, GA and surrounding Areas; Year-End 2003-2004
- Exhibit I-3* Market Opportunity Matrix by Land Use Type for Potential Land Uses in the Mableton Study Area; 2004
- Exhibit I-4* Summary of Recommended Infrastructure Improvement (to be further Explored with URS); Mableton Study Area; 2004
- Exhibit I-5* Summary of Potential Development Projects; Mableton Study Area; 2004
- Exhibit I-6* Summary of Development Opportunity by Land Use Type for Potential Land Uses in the Mableton Study Area; 2004
- Exhibit I-7* Summary of Critical Success Factors and Important Considerations for the Redevelopment of the Mableton Study Area; 2004

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- Exhibit II-2* Four-Mile Radius Surrounding the Mableton Study Area; Georgia; 2004
- Exhibit II-3* Population and Household Growth Trends and Projections; Atlanta MSA, Cobb County, 4-Mile Study Area, Mableton Study Area, and the Area East of the Mableton Study Area; 1990-2008
- Exhibit II-4* Historical and Projected Employment Growth Trends; Atlanta MSA; 1980-2005
- Exhibit II-5* Employment Mix by Area; Mableton Study Area and the 13-County Atlanta Area; 2000
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COBB COUNTY

- Exhibit II-7* Historic and Projected Employment Growth; Mableton Study Area; 1990-2010
- Exhibit II-8* Comparison of Household Income Distribution; Atlanta MSA, Cobb County, 4-Mile Study Area, Mableton Study Area, and the Area East of the Mableton Study Area; 2003
- Exhibit II-9* Comparison of Population Age Distribution; Atlanta MSA, Cobb County, 4-Mile Study Area, Mableton Study Area, and the Area East of the Mableton Study Area; 2003
- Exhibit II-10* Comparison of People by Household; Atlanta MSA, Cobb County, 4-Mile Study Area, Mableton Study Area, and the Area East of the Mableton Study Area; 2003
- Exhibit II-11* Distribution of Owner and Renter Occupied Housing Units; Atlanta MSA, Cobb County, 4-Mile Study Area, Mableton Study Area, and the Area East of the Mableton Study Area; 2003
- Exhibit II-12* Distribution of 2002 Working Population Age 16+, Travel Time to Work; Atlanta MSA, Cobb County, 4-Mile Study Area, Mableton Study Area, and the Area East of the Mableton Study Area; 2003
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- Exhibit II-14* Standardized Test Score Comparison; Selected South Cobb County Schools and the Study Area; 2002

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- Exhibit III-1* Selected Residential Communities; Mableton Study Area; 2004
- Exhibit III-2* Summary of Actively-Selling For-Sale Developments near Mableton Study Area; January 2004
- Exhibit III-3* Annual Distribution of Detached Resales; Relevant Mableton Study Area Zip Codes; 1999-2003 (thru September)
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- Exhibit III-5* Annual Distribution of Attached Resales; Relevant Mableton Study Area Zip Codes; 1999-2003 (thru September)



- Exhibit III-6* Annual Distribution of Attached New Home Sales; Relevant Mableton Study Area Zip Codes; 1999-2003 (thru September)
- Exhibit III-7* Quantity of Attached New Home Sales; Relevant Mableton Study Area Zip Codes; 1999-2003 (thru September)
- Exhibit III-8* Quantity of Attached Resales; Relevant Mableton Study Area Zip Codes; 1999-2003 (thru September)
- Exhibit III-9* Quantity of Detached New Home Sales; Relevant Mableton Study Area Zip Codes; 1999-2003 (thru September)
- Exhibit III-10* Quantity of Detached Resales; Relevant Mableton Study Area Zip Codes; 1999-2003 (thru September)
- Exhibit III-11* Estimated Annual Demand Potential for New Single-Family Homes; Based on 2003-2008 Demographic Trends, Mableton Study Area
- Exhibit III-12* Apartment Communities surrounding the Mableton Study Area; Georgia; 2004
- Exhibit III-13* Summary of Select Local Apartment Communities; Area surrounding the Mableton Study Area; January 2004
- Exhibit III-14* Estimated Annual Demand Potential: Rental Residential Products; Mableton Study Area

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- Exhibit IV-1* Selected Office Buildings closest to the Mableton Study Area, Georgia; 2004
- Exhibit IV-2* Summary of Select Office Buildings; City of Mableton Study Area and Surrounding Area
- Exhibit IV-3* Estimated Community-Serving Office Space Demand Potential; Mableton Study Area – Base Case; 2004-2023
- Exhibit IV-4* Selected Retail Centers; Mableton Study Area, Georgia; 2004
- Exhibit IV-5* Summary of Select Retail Centers; City of Mableton Study Area and Surrounding Area; January 2004
- Exhibit IV-6* Estimated Demand for Retail Space in the Mableton “Proper” Study Area from Local Market-Sources; 2003



I. SUMMARY OF CONCLUSIONS AND RECOMMENDATIONS



Cobb County

Exhibit I-1

STRENGTHS AND CHALLENGES MABLETON STUDY AREA AND SURROUNDING AREA 2004

	Strengths	Challenges	Implications			
			For-Sale Residential	Rental Residential	Retail	Office
Access	Excellent regional access via Veterans Memorial Highway, East-West Connector (2 miles), I-285 (6 miles) and I-20 (3 - 4 miles) providing access to employment and regional retail and services. Arterials provide alternative to highway commute. Potential direct access to Silver Comet.	Lacks direct access to I-20. Major access point (Veterans Memorial) suffering from retail abandonment and disinvestment. Truck traffic on Veterans Memorial Highway and surrounding Fulton Industrial at I-20 may be somewhat problematic.	Convenient regional location. Would want to direct marketing efforts from East West Connector opposed to Veterans Memorial Highway. Silver Comet would be key amenity	Opportunity to emphasize convenience to employment cores - Downtown, Midtown, Cumberland-Galleria and Airport. Silver Comet would be key amenity	Potential opportunity for demand from commuting traffic. Access to the area is supportive of wholesalers, including those catering to high-end residential	Moderate access limits office to local users. Access supportive of wholesalers including those supporting higher end residential development in the area.
Visibility	Opportunity for regional visibility via Veterans Memorial Highway, Floyd Road and East-West Connector. Increasing regional visibility due to Mable House.	Downtown "proper" is buried within study area. Lacks drive-by traffic and visibility. "Hill" from Veterans Memorial Highway prevents drive-by visibility. Mableton as a destination lacks regional recognition/ visibility.	Opportunity for marketing/ signage from major thoroughfares. Opportunity to tie to Silver Comet.	Would be limited to highly visible locations.	Opportunities along Floyd. Redevelopment on Veterans Memorial.	Moderate visibility limits office to local users. Visibility on Veterans also supportive of wholesalers including those supporting higher end residential development in the area.
Adjacent Uses	Proximity to new Publix and Kroger shopping centers. Study area is surrounded by new residential development. Mable House and Silver Comet are very desirable, destination land uses.	Major challenge of retail abandonment and deteriorating structures on Veterans Memorial.	Initial products may have to be priced at a discount to the surrounding area to compensate for transitioning nature of the area Potential to build off quality development to the north.	If declining uses are re-developed this may contribute to a greater sense of place which may create a greater draw for renters.	Adjacent high-end retail that has recently been developed may create obstacles for additional retail within the study area	Surrounding area may be able to support local serving office with the growth and revitalization of the area

Cobb County

Exhibit I-1

STRENGTHS AND CHALLENGES MABLETON STUDY AREA AND SURROUNDING AREA 2004

	Strengths	Challenges	Implications			
			For-Sale Residential	Rental Residential	Retail	Office
Direction of Growth	Positioned to "inherit" growth south from Smyrna and Vinings and West from Cooper Lake Road area. Has become direction of growth for young professional and young family housing.	I-20 not historic direction of growth for Atlanta. Not likely to become direction of growth for executive housing in near term. Not direction of growth for office. Has not been direction of growth for apartments. Dividing line of railroad tracks serves as a economic and social boundary	Opportunity to be price alternative to built out areas. Opportunity to target market audiences already drawn to nearby communities.	Lack strong existing market to draw from. Considered a fringe location; lacking anchor to draw renters (office, mall, direct highway access)	Continued opportunity for retail to serve growing residential market to the north.	Lacks significant access to executive housing. Will not be major office core. Opportunity to for local-serving office to serve residential needs.
Prestige	Located in Cobb County which is generally associated with higher incomes, better schools and more upscale retail. Mable House and potential Silver Comet trail contribute to a greater "sense of place" which may create opportunities for a more prestigious location longer term. Opportunity to build on historic character.	Proximity to Veterans Memorial detracts from prestige due to industrial land uses and deteriorating retail. Mableton address not generally associated with higher income locations in Cobb. West of Floyd currently is and perceived as lower value housing. Historic element lacks strong "story" and synergy.	Value relative to more established and upscale locations in Cobb. Opportunities to increase prices over time as location matures and redevelops.	Value to Vinings, Smyrna and East-West Connector	Limits opportunities for historic downtown/ boutique shopping. Opportunity to relate to Mable House and Silver Comet.	Lack of executive housing limits office opportunity on a large scale.
Mixed-Use Opportunity	Lack mixed-use development in the immediate area. Several successful models in Cobb County of mixed-use, "downtown" development - Smyrna Marketplace, Vinings, Marietta Square	Lack significant opportunity to build on existing downtown. Currently not pedestrian friendly. Currently lacks large, visible, site Lack of civic anchor creates a greater challenge for redevelopment. Achievable rents may not support vertical mix of uses and structured parking.	Residential was originally designed on a grid. Opportunity for infill single-family. Opportunity to develop new townhomes in conjunction with retail.	Achievable rents may not currently support residential above retail and structured parking.	Smaller scale retail would likely be supported by local households and not competitive with significant concentration of new convenience retail north on Floyd Road.	Mixed-use development would help create a reason for office users to locate here in the longer term.

Source: Robert Charles Lesser and Co.

Cobb County

Exhibit I-2

MABLETON AREA -- KEY MARKET SEGMENTS MABLETON, GA AND SURROUNDING AREAS YEAR-END 2003 -2004

	CURRENT RESIDENTS OF MABLETON /1	RESIDENTS WITHIN A FOUR- MILE AREA OF MABLETON	TOURISTS	COMMUTER TRAFFIC
MARKET SIZE	2,212 Households	34,632 Households	Approx. 22,000 visitors attended shows at the Mable House Amphitheater during 2003	In 2002, Approx 40,000 trips recorded at Floyd/Mableton Pkwy at Fontaine Rd; 4,000 at Old Floyd Rd south of Clay Rd; 27,000 on Veterans Memorial west of Church St.
DESCRIPTION	56% of total households are 1 or 2-person households; 20% are 3-person households. Approximately 90% of units are owner occupied.	56% of total households are 1 or 2-person households; 19% are 3-person households. Approximately 69% of units are owner occupied.	Largest portion of Mable House patrons are coming from Douglas County (by way of I-20). There are also a large portion of visitors traveling from East Cobb (by way of Delk Rd. to Austell Rd.), as well as Cumberland visitors.	Nearby residents and workers traveling to and from large-scale, regional serving retail and employment centers via Mableton Parkway and Floyd Road. Due to the volume of traffic seen on these roads there are plans to widen Floyd Road between Clay Rd and Hicks Rd. Construction of this road work is contingent on the federal transportation which is slated for approval in early 2005.
GROWTH	Projected 25 new households annually over the next five years--could be influenced by proactive development.	Projected 854 new households annually over the next five years.	Based on scheduled events, approximately 45,000 guests are anticipated to visit the Mable House in 2004	As a result of the growing population within Mableton and the surrounding four-mile area, commuter traffic is anticipated to increase in the coming years.
CURRENT RELATIONSHIP TO MABLETON	Over 65% of the Mableton residents are commuting between 15 and 44 minutes to work (outside of the Mableton area). Primary use of the area is residential.	Currently no major Mableton destinations for surrounding area residents to visit frequently.	Largely travel directly to the Mable House Amphitheater -- limited dining and retail is present	Expansion of Floyd Rd will also incorporate sidewalks on both the East and West sides of the road which will contribute to a more pedestrian friendly area.
POTENTIAL SUPPORT FOR...	Dining, Entertainment, Residential, Retail and Services	Dining, Retail, Local Office, Housing and Civic Uses	Dining, and Retail	Dining, Housing and Cultural
POTENTIAL RANK OF OPPORTUNITY/ IMPACT	3	1	4	2

1/ This area is defined as 2000 census tract 313.07

Cobb County

Exhibit I-3

MARKET OPPORTUNITY MATRIX BY LAND USE TYPE FOR POTENTIAL LAND USES IN THE MABLETON STUDY AREA 2004

Mableton has strong access and a strong regional location but currently functions as a fringe location for new development and suffers from some negative perceptions. There is a strong opportunity to do something new in Mableton by relating to new development to the north and east and to effectively change the story.

Current Situation	Study Area Strengths	Study Area Challenges	Target Market Audience	Existing Level of Opportunity	Potential Future Level of Opportunity	Challenges/ Issues	
New Detached For-Sale Residential	• New detached housing within the area is price alternative to housing located east of Floyd Road • Significant infill development occurring to the north • New development is increasingly higher end	• Proximity to major thoroughfares • Opportunity to provide value alternative to surrounding area • Longer-term, potential for stronger area schools • Quality homes being built within the study area • New development in the surrounding area is increasingly high-end	• Still lacking true sense of location • Potential site assembly issues • School test scores are below county average - challenge for families • Access in and out of the area via Veterans Memorial is a negative selling point for prospective buyers • Some realtors have and are perpetuating negative bias	Young and mature singles & couples, families w/ young children, pre-families	XXX	XXX-XXXX	• Land affordability and furthering sense of community/location • Overcoming stigma of Veterans Memorial (needs landscaping, remove "clutter") • Deteriorating retail which is currently in the area • Need to bring sense of stability being achieved just north
Attached For-Sale Residential	• No attached product in Mableton • There is a wide range of attached housing in the area which provides for both lifestyle and financial decisions of purchasing attached • Local examples in the surrounding area are performing well, although market still dominated by SFD	• Proximity to Silver Comet Trail • Access to major thoroughfares • Ability to draw on prospective buyers to East West Connector products • Existing residential development in the area is a source of momentum for Mableton	• Existing character of area may deter single buyers, based on perceived safety issues • Lacking true sense of location • Unattractive buildings, signage, clutter on Veterans	Young and mature singles & couples, pre-families	XX - XXX	XXX - XXXX	• Sense of attractive location • Potential land assembly • Lack of large local employment core • Existing appearance of area may deter potential buyers

Exhibit I-3

MARKET OPPORTUNITY MATRIX BY LAND USE TYPE FOR POTENTIAL LAND USES IN THE MABLETON STUDY AREA 2004

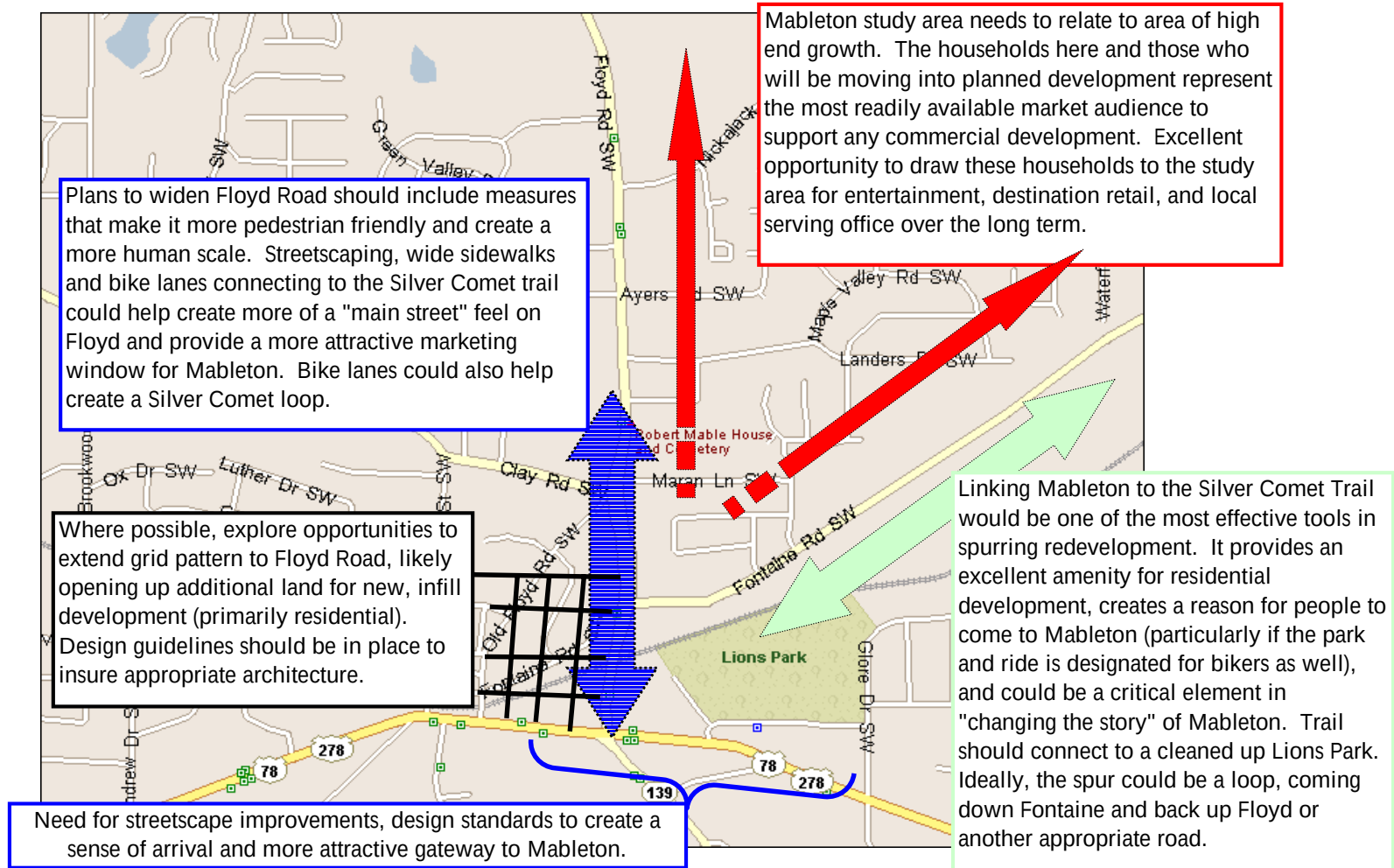
	Current Situation	Study Area Strengths	Study Area Challenges	Target Market Audience	Existing Level of Opportunity	Potential Future Level of Opportunity	Challenges/Issues
Rental Residential	- Atlanta market badly overbuilt, although surrounding market is holding up. - Apartment building within the study area is suffering from deferred maintenance - Limited development within the study area. - Communities to the north are newer and performing better than those to the south - All product currently offered is conventional, garden style	- Proximity to major thoroughfares - Proximity to Silver Comet - Proximity to big box retailers on the East West Connector	- Not an established rental area (only 10% of households in Mableton are renter occupied) - Lack of visibility - Not directly adjacent to large-scale employment core - Market rent may not support residential above retail.	Young singles and couples, including those that work in the area at retailers along the East West Connector	XX	XXX	- Visibility will remain an issue. - Lack of adequate sites for larger-scale community. - Current market rents are not likely supporting of vertical mixed-use, posing challenge for town center concept.
Retail	- Currently overbuilt in Atlanta and locally. Most retail in strip centers w/ no existing town center/ new concepts in Mableton. - Oriented between new retail to the north and aging retail to the south.	- Opportunity to provide alternative to big box retailers on the East-West Connector - Generally strong incomes in Mableton area a higher income households moving in nearby - Mable House may become a greater destination draw - Excellent visibility from Veterans Memorial and good visibility from Floyd Rd.	- Visibility/wayfinding - Lack of significant anchor today - Lacking sense of synergy or connectivity - Overcoming stigma of Veterans Memorial Highway	- Area households - Secondary market sources from local workers, Silver Comet patrons and visitors to the Mable House	X	X Conventional XX-XXX Town Center Format (Likely more for dining/entertainment)	Visibility will remain an issue--must be addressed to extent possible Need to create some sense of destination--reason for locals to come to this area rather than East-West Connector
Office	- Not an existing office market - Very few office buildings within the study area	- Out of the path of traffic/ less congested than other office locations - Proximity to growing Executive Housing - Potential value office market to those closer to Vinings	- Lack of visibility - Not established office location - Unattractive access - Lack of support services	Small local-serving firms seeking mixed-use location and/or price alternative	X	XX	Local site issues including access & visibility as well as creating sense of location. Need support services.

Scale: 'X' represents a very limited market opportunity while 'XXXX' represents a very strong market opportunity.

Cobb County

Exhibit I-4

SUMMARY OF RECOMMENDED INFRASTRUCTURE IMPROVEMENTS MABLETON STUDY AREA 2004



Cobb County

Exhibit I-6

SUMMARY OF DEVELOPMENT OPPORTUNITY BY LAND USE MABLETON STUDY AREA 2004

Residential Land Use	Target Market(s)	Price Positioning	Annual Absorption (near term)	Annual Absorption (w/ redev.)	Positioning	Location Considerations
Conventional single-family	Young families/ Couples	\$200,000 - \$350,000	20	35	Competitive with new home communities being developed in the area.	Continued infill opportunity, limited longer term given land availability
Small lot single-family	Young professionals, retirees	\$140,000 - \$250,000	40	50	Below Providence. Some product according to retiree affordability and lifestyle needs.	Infill on grids. Excellent opportunity for small scale TND if land can be identified.
Townhomes	Singles and couples	\$160,000 - \$210,000	30	50	10% below new product in more established locations	Part of mixed-use development, along Old Floyd Road.
Rental apartments	Singles and couples	\$700 - \$1,300	60	60	Competitive with new product but rents not supportive of structured parking.	Potentially above retail. If Veterans is improved, opportunity for new rental community every five years.

Commercial Land Use	Target Market(s)	Price Positioning (per square foot)	Supportable Square Feet (Current)	Supportable Square Feet (20 years)	Positioning	Location Considerations
Local serving retail	Local residents, Mable House visitors, South Cobb residents	\$12.00 - \$15.00	200,000	Depends on residential development	As a premium to south of Veterans, discount to north of Clay	Retail requires highly visible locations, frontage on Floyd is ideal.
Local serving office	Local residents, South Cobb residents	\$15.00 - \$16.00	30,000	50,000 +	As a price alternative to more established office locations.	In mixed-use developments. Tenants likely to include small practitioners (real estate, law, medical, finance).

Exhibit I-7

SUMMARY OF CRITICAL SUCCESS FACTORS AND IMPORTANT CONSIDERATIONS FOR THE REDEVELOPMENT OF THE MABLETON STUDY AREA 2004

Creating Market Support:

- **Housing First:** Retail is a follower use and currently, there is little to no unmet demand for new retail development. Redevelopment strategy must include a residential component in order to support additional commercial. Significant infill in the historic area may eventually lead to smaller scale, neighborhood serving retail within the historic area.
- **Pruning Retail:** Veterans Memorial has an oversupply of retail and the result is an excess of under-performing centers. Obsolete centers (due to configuration and/or quality of space) should be converted to other land uses. This will allow other centers to thrive because expenditures will be concentrated there. Consideration may also be given to ways to reduce the cost of rehabilitation to owners.
- **Silver Comet:** A spur, or preferably loop, off of the Silver Comet will be critical in accelerating redevelopment initiatives.
 - One of Mableton's biggest challenges is either a negative perception or no perception, meaning people do not know where Mableton is. The Silver Comet spur/ loop will help put Mableton on the regional map and help change the story.
 - Silver Comet will also likely bolster the demand for residential and create additional reasons for people to come to Mableton.

Aesthetics

- **Code Enforcement:** Requiring tenants and landlords to adhere to code can help improve aesthetics and image of Veterans Memorial.
- **Gateways:** Design efforts need to create more defined and attractive gateways to Mableton.
 - Currently, Mableton lacks a sense of arrival and boundaries.
 - Streetscaping improvements on Veterans Memorial.
 - Making Floyd more pedestrian-friendly and including bike lanes.
 - Monumentation at the northern boundary of the study area on Floyd.
- **Park and Ride:** Although the Park and Ride will benefit the community and help establish Mableton as an activity center, fronting Floyd Road is not likely the best location for it as it does not contribute to a "main street" feel and the asphalt is generally not aesthetically pleasing.
 - There would likely be very strong demand for the park and ride to be used for Silver Comet patrons.

Exhibit I-7

SUMMARY OF CRITICAL SUCCESS FACTORS AND IMPORTANT CONSIDERATIONS FOR THE REDEVELOPMENT OF THE MABLETON STUDY AREA 2004

Tools Available for Redevelopment:

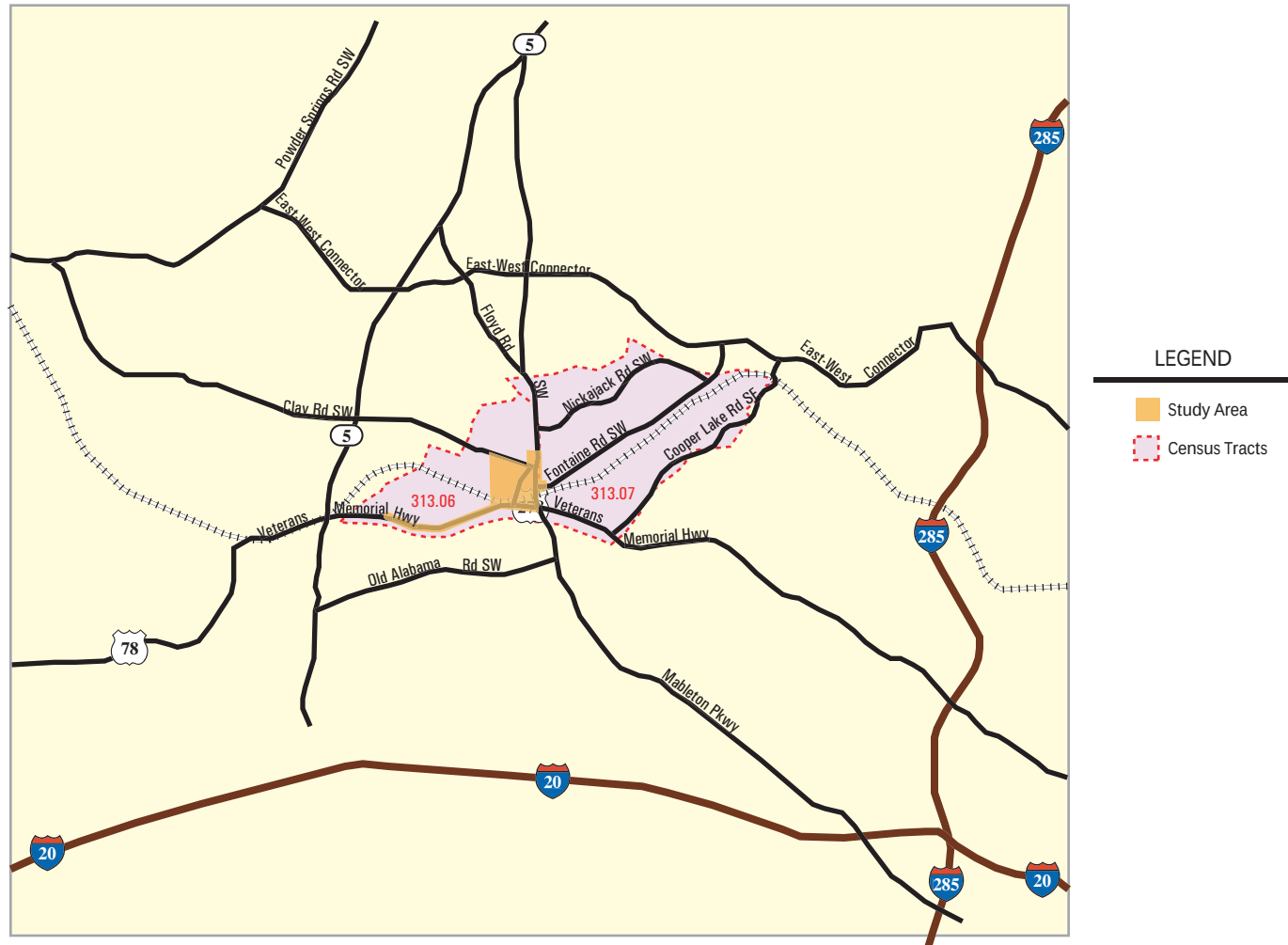
- **TAD:** County has the ability to create a tax allocation district (TAD) in the study area in order to help pay for and/or facilitate the development.
 - TAD could help pay for land assembly in order to make one or more nodal developments possible.
- **Public Participation:** Mixed-use development (even horizontal) can be very difficult without public participation. Mableton does not benefit from municipal funds or facility needs the Smyrna and other new town centers in the region have. Therefore, the County must participate in providing an appropriate and needed facility (library, fire station, satellite court house, etc.)
 - The idea of putting a new library in Mableton is very good and appropriate to the available market audiences.
Measures need to be taken to make sure the library is attractive, architecturally appropriate and high quality in order to symbolize quality investment in the area and create an attractive anchor for further development.
- **Zoning:** Given land values associated with parcels that are currently commercial, zoning should be flexible to allow for mix of uses and higher density residential than currently allowed.
 - Mixed-use and higher intensity zoning can be important "carrots" in facilitating redevelopment.
- **Green Taping:** Expedited approval process for a developer will likely help attract private investment.
- **Identify Responsibility:** Redevelopment has to be a specific person's job.
 - Someone needs to come to work everyday, either to Cobb County or to the South Cobb Development Authority, thinking about how to move redevelopment forward. Otherwise, it may not ever get traction.
- **Condemnation:** County will likely need to use powers of condemnation in order to provide a "clean slate" to create nodes and/or new residential.
 - Interviews suggest this may be politically difficult or unpopular.

II. ECONOMIC AND DEMOGRAPHIC ANALYSIS

COBB COUNTY

Exhibit II-1

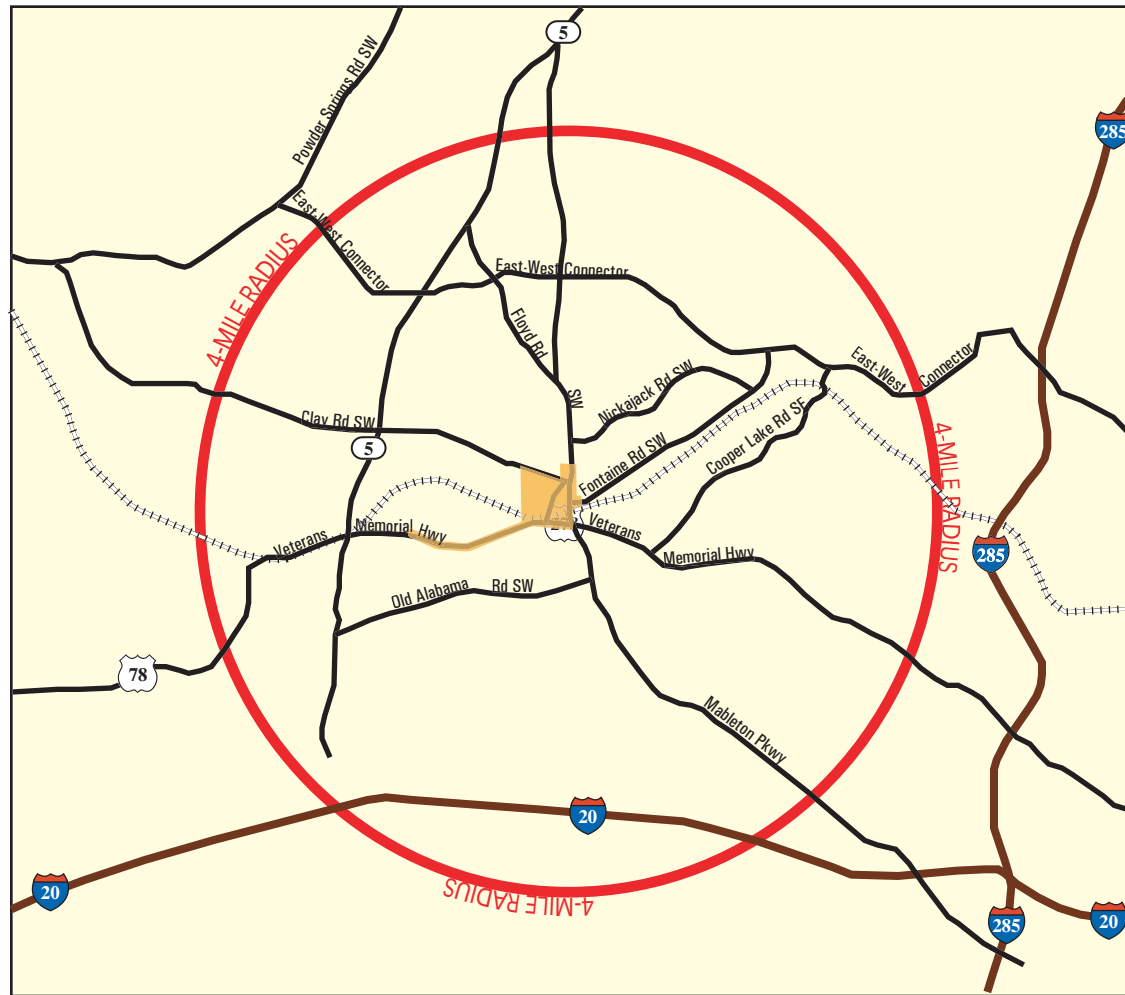
MABLETON STUDY AREA AND 2000 CENSUS TRACTS 313.06 AND 313.07 GEORGIA 2004



COBB COUNTY

Exhibit II-2

FOUR-MILE RADIUS SURROUNDING THE MABLETON STUDY AREA GEORGIA 2004



Cobb County

Exhibit II-3

POPULATION AND HOUSEHOLD GROWTH TRENDS AND PROJECTIONS ATLANTA MSA 1/, COBB COUNTY, 4-MILE STUDY AREA, MABLETON STUDY AREA 2/, AND THE AREA EAST OF THE MABLETON STUDY AREA 3/ 1990-2008

	CENSUS		PROJECTIONS		ANNUAL NUMERIC CHANGE			COMPOUND ANNUAL GROWTH RATE		
	1990	2000	2003	2008	1990-2000	2000-2003	2003-2008	1990-2000	2000-2003	2003-2008
ATLANTA MSA 1/										
Population	2,959,936	4,112,198	4,456,928	5,019,805	115,226	114,910	112,575	3.3%	2.7%	2.4%
Households	1,102,573	1,504,871	1,625,870	1,822,027	40,230	40,333	39,231	3.2%	2.6%	2.3%
Household Size	2.64	2.68	2.69	2.76						
COBB COUNTY										
Population	447,745	607,751	657,583	738,269	16,001	16,611	16,137	3.1%	2.7%	2.3%
Households	171,288	227,487	245,152	273,326	5,620	5,888	5,635	2.9%	2.5%	2.2%
Household Size	2.60	2.64	2.65	2.70						
COBB AS A % OF THE MSA										
Population	15.1%	14.8%	14.8%	14.7%	13.9%	14.5%	14.3%			
Households	15.5%	15.1%	15.1%	15.0%	14.0%	14.6%	14.4%			
4-MILE RING AREA										
Population	65,585	86,057	93,371	105,211	2,047	2,438	2,368	2.8%	2.8%	2.4%
Households	24,346	31,968	34,632	38,904	762	888	854	2.8%	2.7%	2.4%
Household Size		2.70	2.66	2.70						
4-MILE RING AREA AS A % OF COBB COUNTY										
Population	14.6%	14.2%	14.2%	14.3%	12.8%	14.7%	14.7%			
Households	14.2%	14.1%	14.1%	14.2%	13.6%	15.1%	15.2%			

1/ The 20-county Atlanta MSA includes Barrow, Bartow, Carroll, Cherokee, Clayton, Cobb, Coweta, Dekalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Henry, Newton, Paulding, Pickens, Rockdale, Spalding, and Walton Counties.

2/ The Mableton Study Area is defined as census tract 313.06

3/ The area east of Mableton is defined as census tract 313.07

SOURCE: Robert Charles Lesser & Co., LLC, Claritas, Inc.

Cobb County

Exhibit II-3

POPULATION AND HOUSEHOLD GROWTH TRENDS AND PROJECTIONS ATLANTA MSA 1/, COBB COUNTY, 4-MILE STUDY AREA, MABLETON STUDY AREA 2/, AND THE AREA EAST OF THE MABLETON STUDY AREA 3/ 1990-2008

	CENSUS		PROJECTIONS		ANNUAL NUMERIC CHANGE			COMPOUND ANNUAL GROWTH RATE		
	1990	2000	2003	2008	1990-2000	2000-2003	2003-2008	1990-2000	2000-2003	2003-2008
MABLETON STUDY AREA 2/										
Population	3,332	3,516	3,705	4,019	18	95	63	0.5%	2.7%	1.6%
Households	1,217	1,290	1,355	1,456	7	33	20	0.6%	2.5%	1.4%
Household Size		2.73	2.72	2.76						
MABLETON STUDY AREA AS A % OF THE 4-MILE RING										
Population	5.1%	4.1%	4.0%	3.8%	0.9%	3.9%	2.7%			
Households	5.0%	4.0%	3.9%	3.7%	1.0%	3.7%	2.4%			
AREA EAST OF THE MABLETON STUDY AREA 3/										
Population	5,887	5,806	5,919	6,129	-8	57	42	-0.1%	1.0%	0.7%
Households	2,061	2,139	2,212	2,337	8	37	25	0.4%	1.7%	1.1%
Household Size		2.66	2.64	n/av						
AREA EAST OF THE MABLETON STUDY AREA AS A % OF THE 4-MILE RING										
Population	9.0%	6.7%	6.3%	5.8%	-0.4%	2.3%	1.8%			
Households	8.5%	6.7%	6.4%	6.0%	1.0%	4.1%	2.9%			

The Mableton study area is anticipated to experience stronger growth than the area to the east, into 2008. However, these figures may not account for new current and planned housing development to the east.

1/ The 20-county Atlanta MSA includes Barrow, Bartow, Carroll, Cherokee, Clayton, Cobb, Coweta, Dekalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Henry, Newton, Paulding, Pickens, Rockdale, Spalding, and Walton Counties.

2/ The Mableton Study Area is defined as census tract 313.06

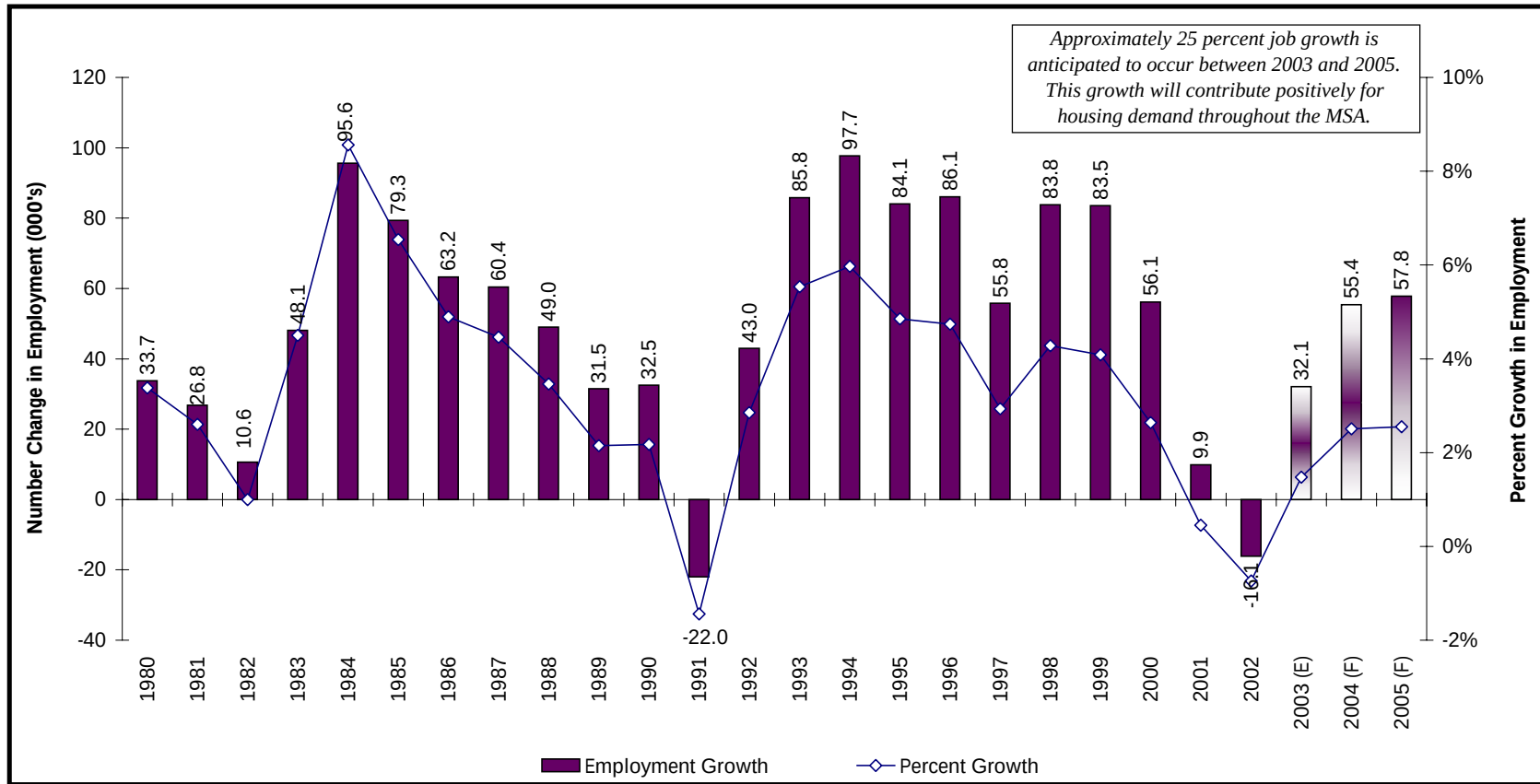
3/ The area east of Mableton is defined as census tract 313.07

SOURCE: Robert Charles Lesser & Co., LLC, Claritas, Inc.

Cobb County

Exhibit II-4

HISTORICAL AND PROJECTED EMPLOYMENT GROWTH TRENDS ATLANTA MSA /1 1980-2005



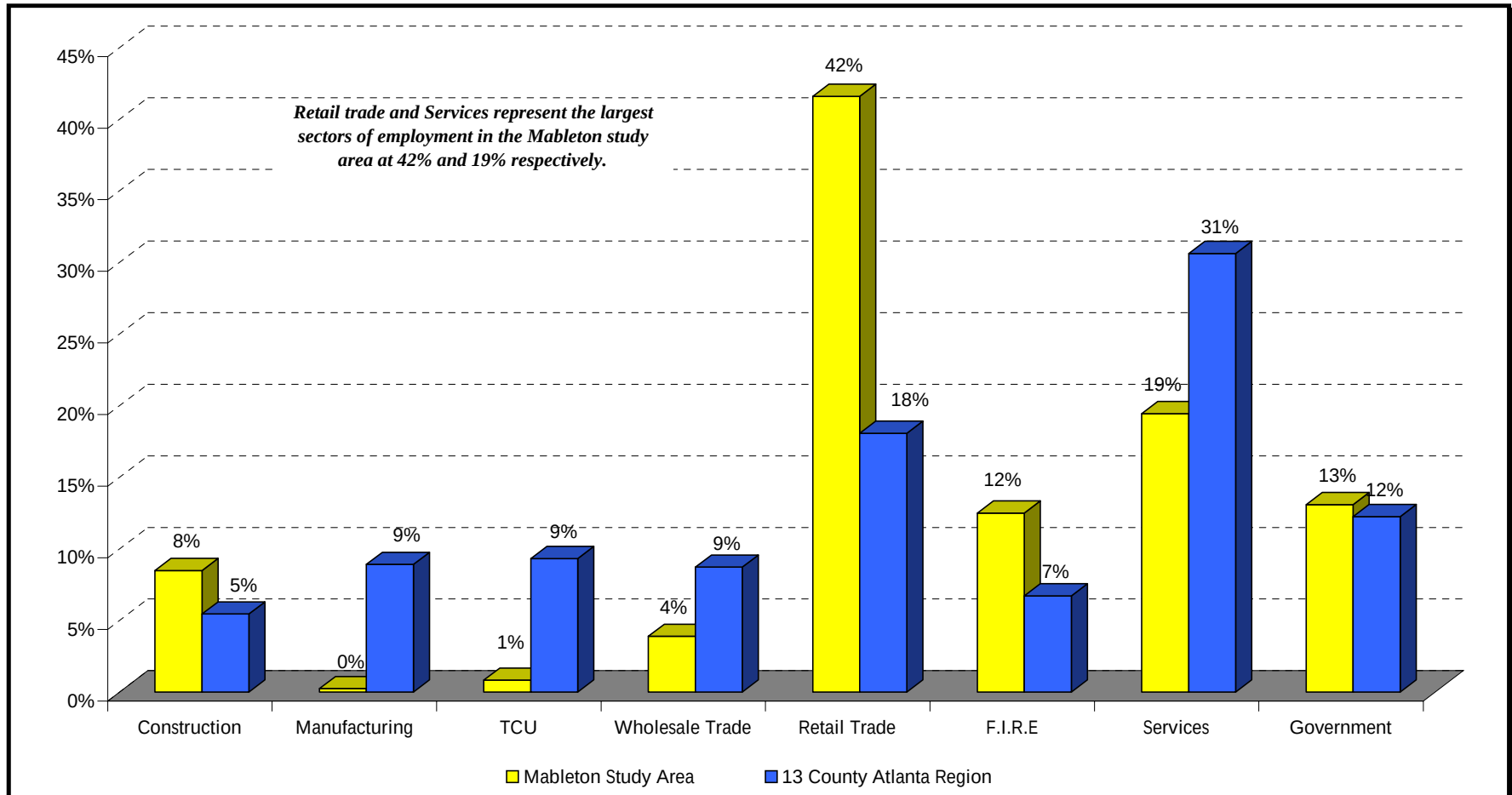
1/ The 20-county Atlanta MSA includes Barrow, Bartow, Carroll, Cherokee, Clayton, Cobb, Coweta, Dekalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Henry, Newton, Paulding, Pickens, Rockdale, Spalding, and Walton Counties.

SOURCE: Robert Charles Lesser & Co., LLC, Georgia State Economic Forecasting Center.

Cobb County

Exhibit II-5

**EMPLOYMENT MIX BY AREA
MABLETON STUDY AREA 1/ AND THE 13-COUNTY ATLANTA AREA
2000**



1/ The data listed is for 2000 census tract 313.06, which was previously included in the 1990 census tract 313.01
SOURCE: Robert Charles Lesser & Co. based on data obtained from the Atlanta Regional Commission.

Cobb County

Exhibit II-6

HISTORIC AND FORECASTED EMPLOYMENT GROWTH CITY OF MABLETON 1/, COBB COUNTY AND THE 13-COUNTY REGION 1990-2025

	1990	2000	2010	2015	2020	2025	1990-2000	Avg. Annual Change		2020-2025
								2000-2010	2010-2015	
1990 Census Tract for the City of Mableton (313.01)	1,533	2,268	3,141	3,232	3,379	3,651	74	87	18	54
2000 Census Tract for Mableton (313.06)	n/av	865	n/av	n/av	n/av	n/av	n/av	n/av	n/av	n/av
Cobb County	200,300	313,800	339,216	356,384	375,211	397,947	11,350	2,542	3,434	4,547
Atlanta Region (13-County)	1,460,900	2,067,000	2,410,410	2,539,379	2,676,417	2,815,308	60,610	34,341	25,794	27,778
2000 Census Tract - City of Mableton as a % of the Region	n/av	0.04%	n/av	n/av	n/av	n/av	0.1%	0.3%	0.1%	0.2%

1/ The Mableton study area is defined as 1990 census tract 313.01 and 2000 census tract 313.06

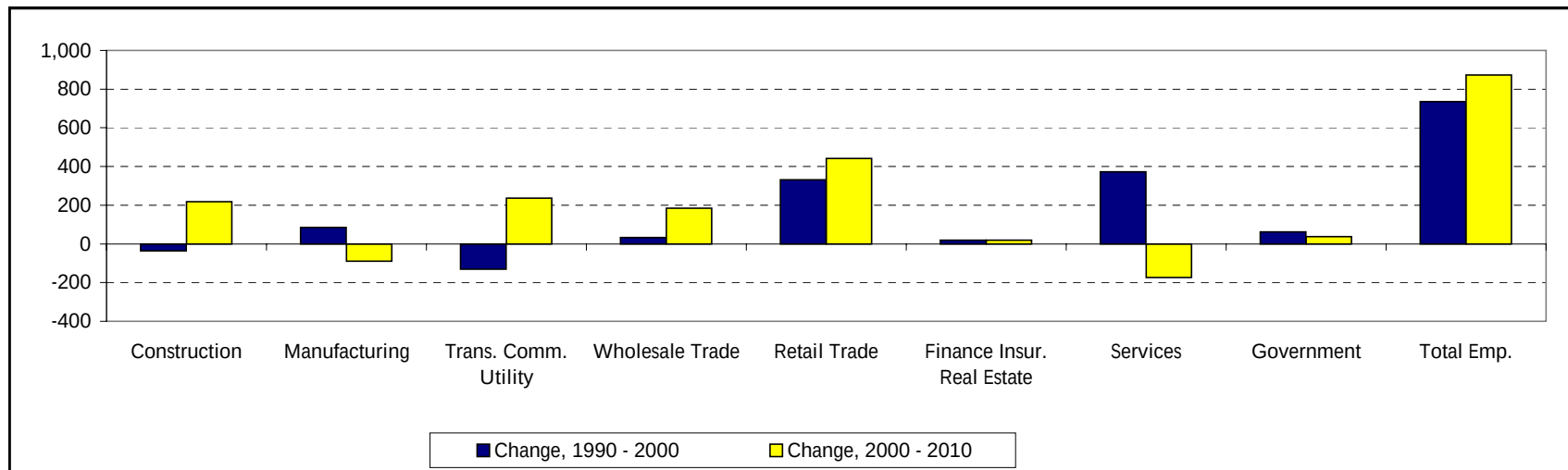
SOURCE: Robert Charles Lesser & Co., LLC, ARC.

Cobb County

Exhibit II-7

HISTORIC AND PROJECTED EMPLOYMENT GROWTH MABLETON STUDY AREA 1/ 1990-2010

	Construction	Manufacturing	Trans. Comm. Utility	Wholesale Trade	Retail Trade	Finance Insur. Real Estate	Services	Government	Total Emp.
1990	194	52	199	47	426	122	292	201	1,533
2000	158	137	68	80	757	141	664	263	2,268
Change, 1990 - 2000	-36	85	-131	33	331	19	372	62	735
% Change, 1990 - 2000	-19%	163%	-66%	70%	78%	16%	127%	31%	48%
Sector/Emp. Change Ratio	(0.39)	3.41	(1.37)	1.46	1.62	0.32	2.66	0.64	
2010	376	47	304	264	1,199	161	490	300	3,141
2015	377	59	319	278	1,189	173	515	322	3,232
Change, 2000 - 2010	218	-90	236	184	442	20	-174	37	873
% Change, 2000 - 2010	138%	-66%	347%	230%	58%	14%	-26%	14%	38%

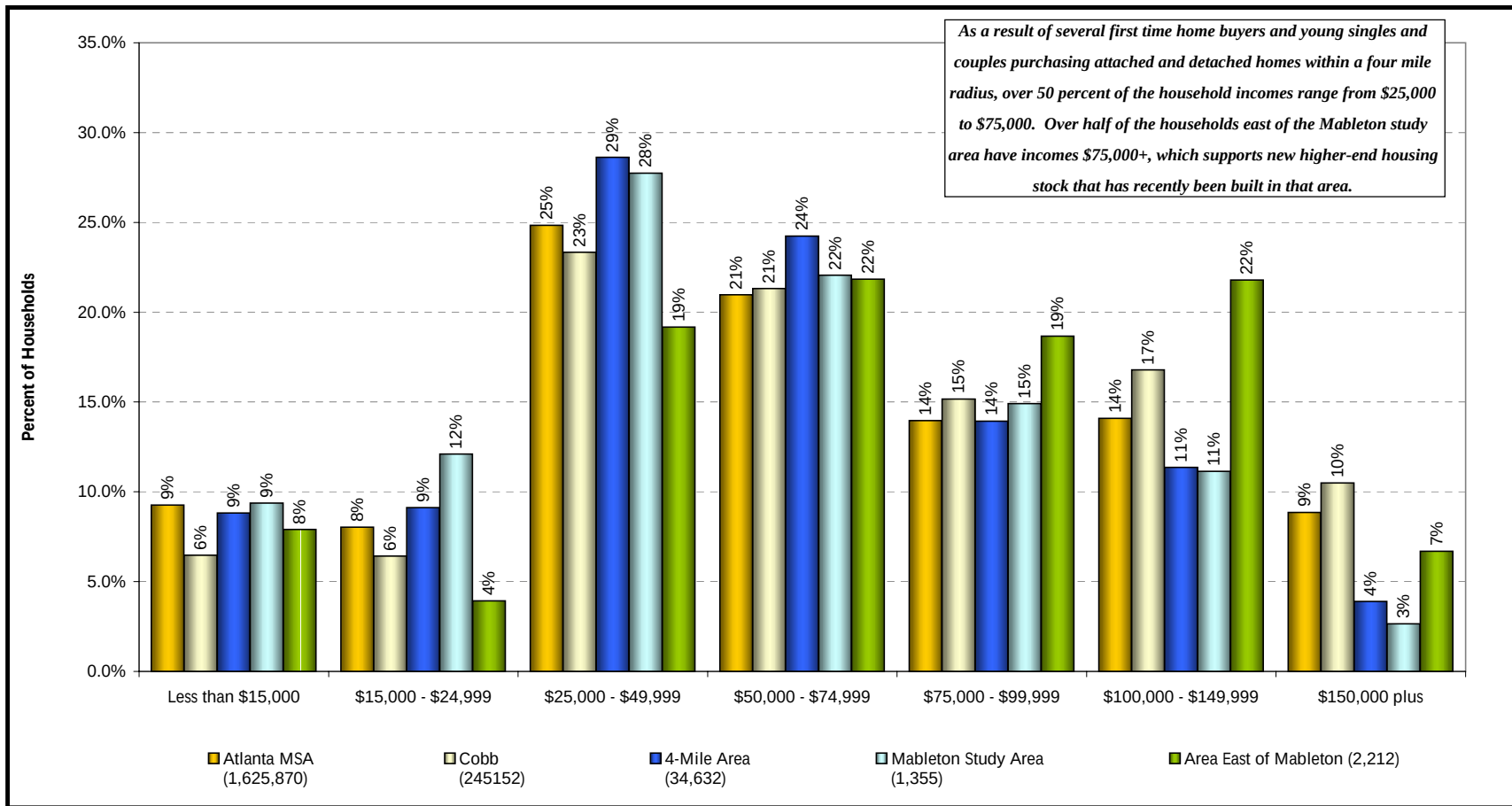


1/ The Mableton study area is defined as 1990 census tract 313.01
SOURCE: Robert Charles Lesser & Co. based off of ARC data.

Cobb County

Exhibit II-8

COMPARISON OF HOUSEHOLD INCOME DISTRIBUTION ATLANTA MSA /1, COBB COUNTY, 4-MILE STUDY AREA, MABLETON STUDY AREA /2, AND THE AREA EAST OF THE MABLETON STUDY AREA /3 2003



1/ The 20-county Atlanta MSA includes Barrow, Bartow, Carroll, Cherokee, Clayton, Cobb, Coweta, Dekalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Henry, Newton, Paulding, Pickens, Rockdale, Spalding, and Walton Counties.

2/ The Mableton Study Area is defined as census tract 313.06

3/ The area east of Mableton is defined as census tract 313.07

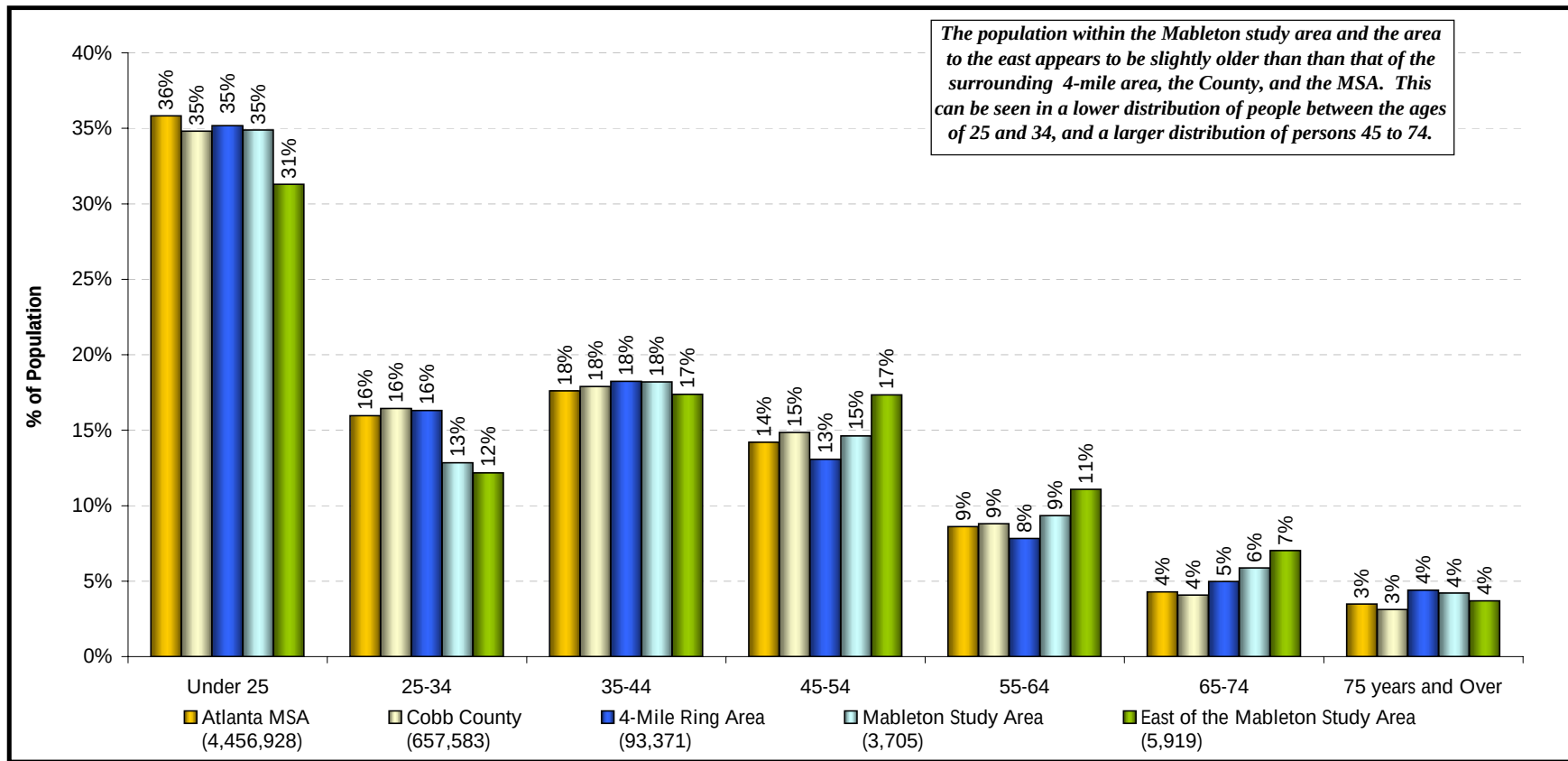
SOURCE: Robert Charles Lesser & Co., LLC, Claritas, Inc.

Cobb County

Exhibit II-9

COMPARISON OF POPULATION AGE DISTRIBUTION

ATLANTA MSA /1, COBB COUNTY, 4-MILE STUDY AREA, MABLETON STUDY AREA /2, AND THE AREA EAST OF THE MABLETON STUDY AREA /3
2003



1/ The 20-county Atlanta MSA includes Barrow, Bartow, Carroll, Cherokee, Clayton, Cobb, Coweta, Dekalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Henry, Newton, Paulding, Pickens, Rockdale, Spalding, and Walton Counties.

2/ The Mableton Study Area is defined as census tract 313.06

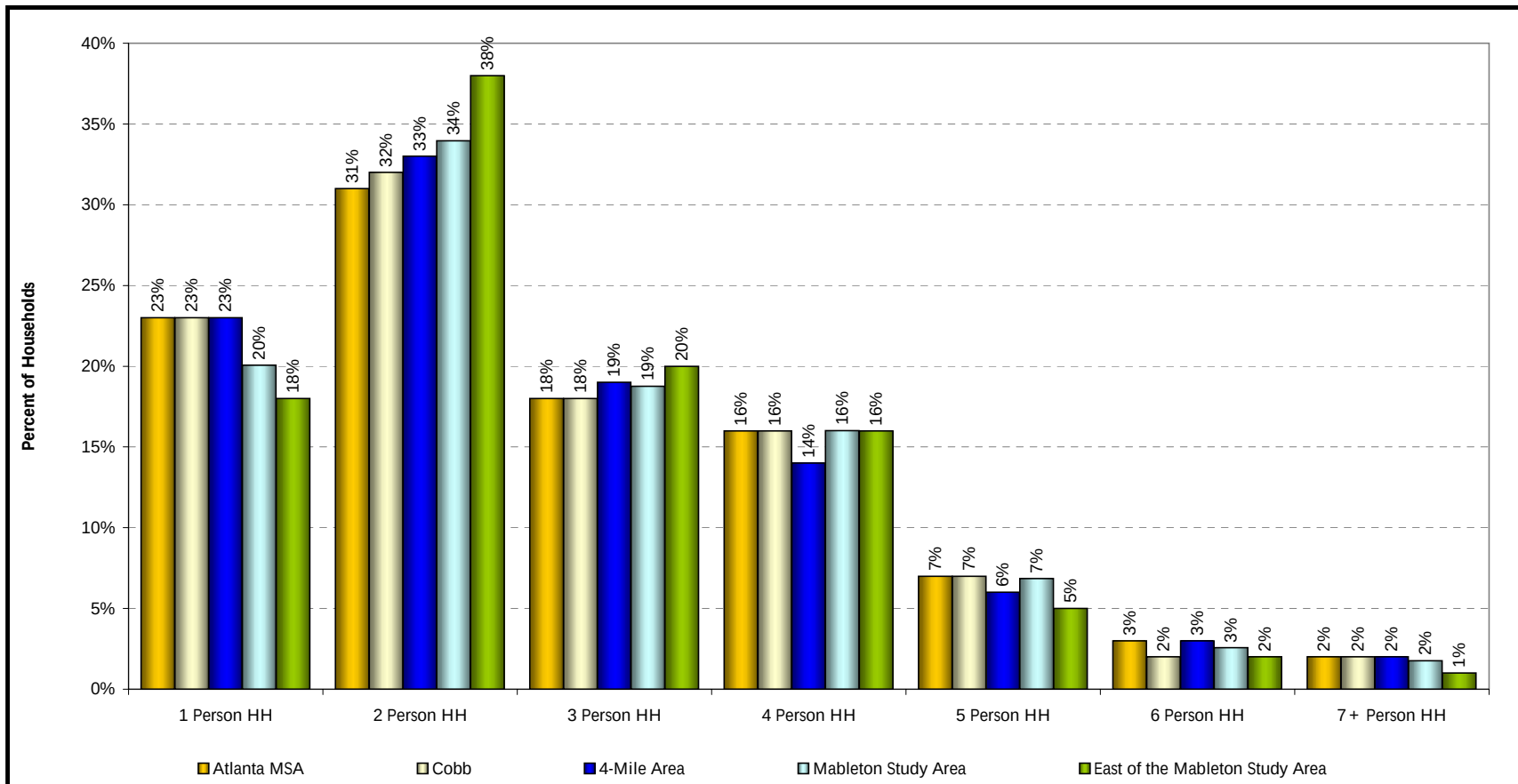
3/ The area east of Mableton is defined as census tract 313.07

SOURCE: Robert Charles Lesser & Co., LLC, Claritas, Inc.

Cobb County

Exhibit II-10

COMPARISON OF PEOPLE PER HOUSEHOLD ATLANTA MSA /1, COBB COUNTY, 4-MILE STUDY AREA, MABLETON STUDY AREA /2, AND THE AREA EAST OF THE MABLETON STUDY AREA /3 2003



1/ The 20-county Atlanta MSA includes Barrow, Bartow, Carroll, Cherokee, Clayton, Cobb, Coweta, Dekalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Henry, Newton, Paulding, Pickens, Rockdale, Spalding, and Walton Counties.

2/ The Mableton Study Area is defined as census tract 313.06

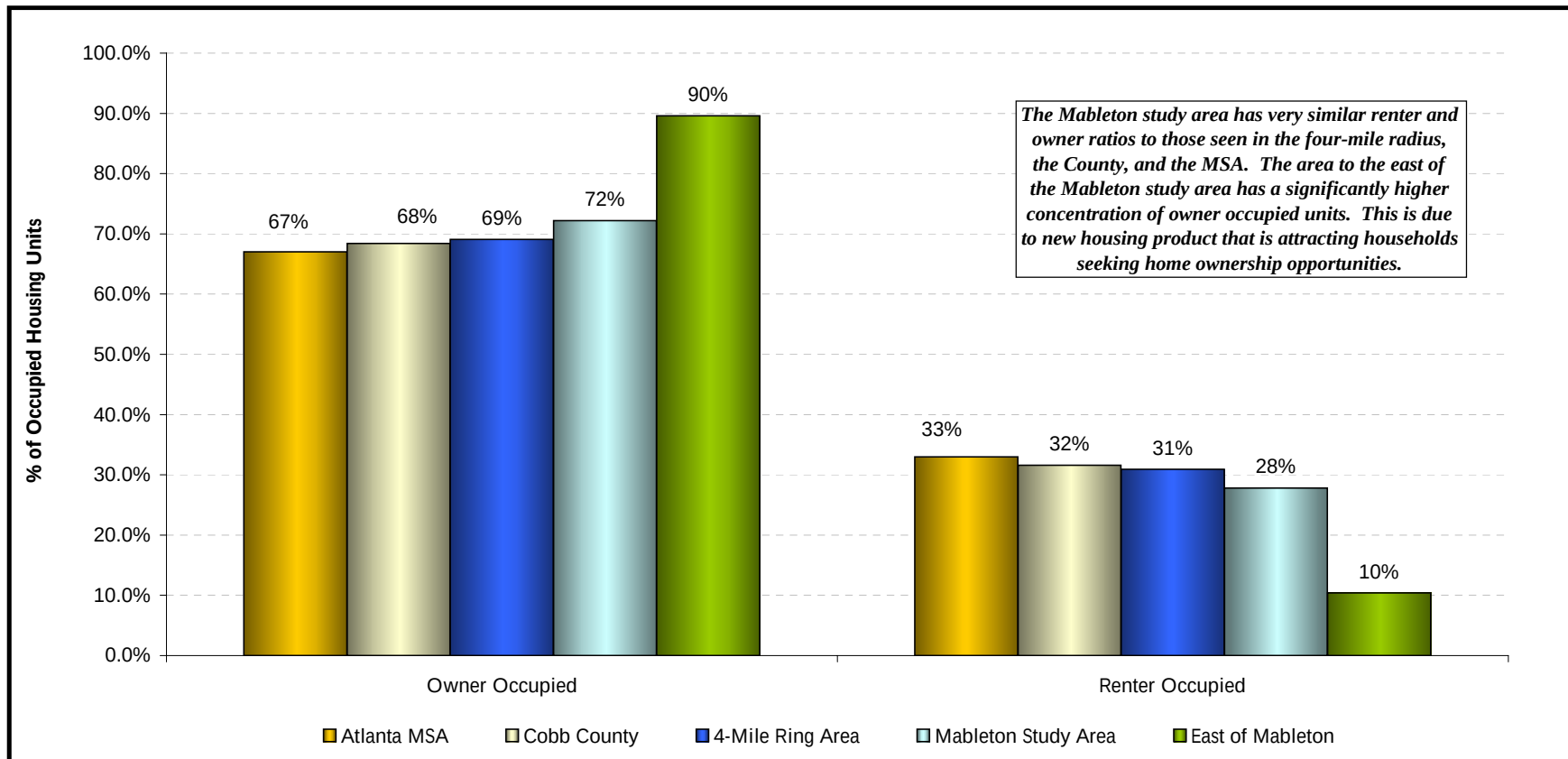
3/ The area east of Mableton is defined as census tract 313.07

SOURCE: Robert Charles Lesser & Co., LLC, Claritas, Inc.

Cobb County

Exhibit II-11

DISTRIBUTION OF OWNER AND RENTER OCCUPIED HOUSING UNITS
ATLANTA MSA /1, COBB COUNTY, 4-MILE STUDY AREA, MABLETON STUDY AREA /2, AND THE AREA EAST OF THE MABLETON STUDY AREA /3
2003



1/ The 20-county Atlanta MSA includes Barrow, Bartow, Carroll, Cherokee, Clayton, Cobb, Coweta, Dekalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Henry, Newton, Paulding, Pickens, Rockdale, Spalding, and Walton Counties.

2/ The Mableton Study Area is defined as census tract 313.06

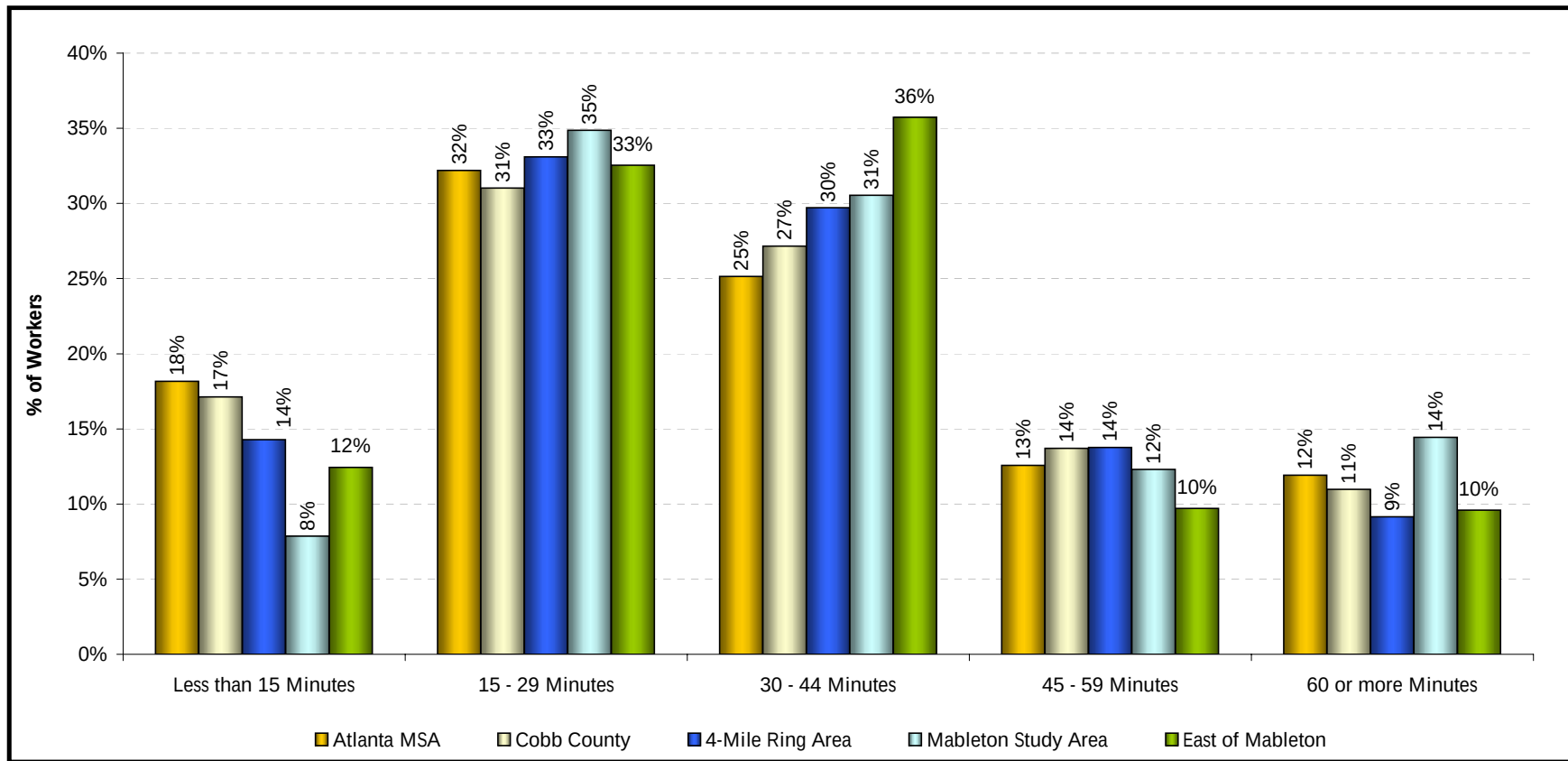
3/ The area east of Mableton is defined as census tract 313.07

SOURCE: Robert Charles Lesser & Co., LLC, Claritas, Inc.

Cobb County

Exhibit II-12

**DISTRIBUTION OF 2002 WORKING POPULATION AGE 16 + , TRAVEL TIME TO WORK
ATLANTA MSA /1, COBB COUNTY, 4-MILE STUDY AREA, MABLETON STUDY AREA /2, AND THE AREA EAST OF THE MABLETON STUDY AREA /3
2003**



1/ The 20-county Atlanta MSA includes Barrow, Bartow, Carroll, Cherokee, Clayton, Cobb, Coweta, Dekalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Henry, Newton, Paulding, Pickens, Rockdale, Spalding, and Walton Counties.

2/ The Mableton Study Area is defined as census tract 313.06

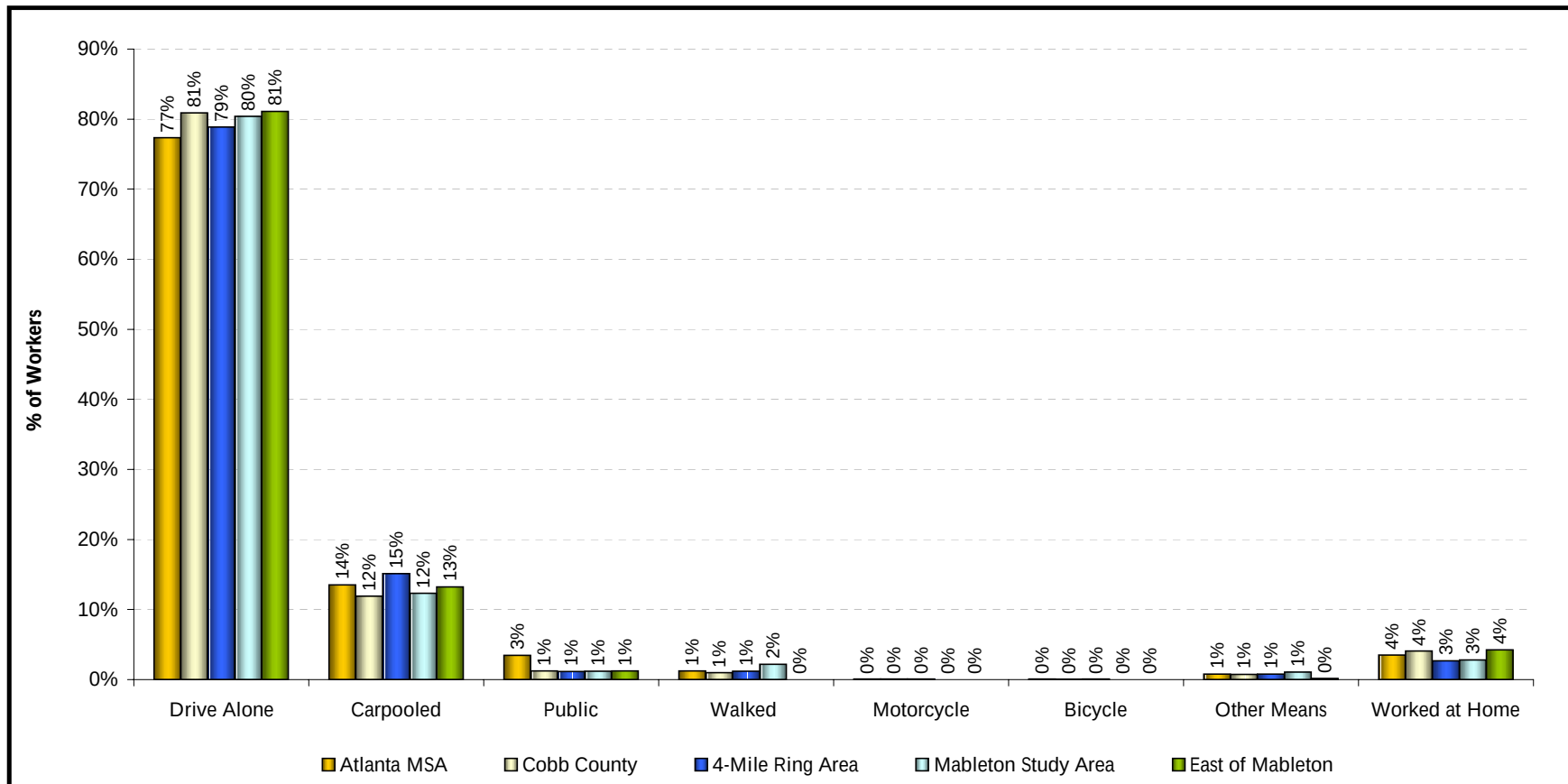
3/ The area east of Mableton is defined as census tract 313.07

SOURCE: Robert Charles Lesser & Co., LLC, Claritas, Inc.

Cobb County

Exhibit II-13

DISTRIBUTION OF 2002 WORKING POPULATION AGE 16 +, MODE OF TRANSPORTATION TO WORK
ATLANTA MSA /1, COBB COUNTY, 4-MILE STUDY AREA, MABLETON STUDY AREA /2, AND THE AREA EAST OF THE MABLETON STUDY AREA /3
2003



1/ The 20-county Atlanta MSA includes Barrow, Bartow, Carroll, Cherokee, Clayton, Cobb, Coweta, Dekalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Henry, Newton, Paulding, Pickens, Rockdale, Spalding, and Walton Counties.

2/ The Mableton Study Area is defined as census tract 313.06

3/ The area east of Mableton is defined as census tract 313.07

SOURCE: Robert Charles Lesser & Co., LLC, Claritas, Inc.

Cobb County

Exhibit II-14

STANDARDIZED TEST SCORE COMPARISON 1/ SELECTED SOUTH COBB COUNTY SCHOOLS AND THE STUDY AREA 2002

SCHOOL	GRADE 3 COMP. SCORE 2/	GRADE 5 COMP. SCORE 2/	GRADE 8 COMP. SCORE 2/	AVERAGE COMP. SCORE 2/
ELEMENTARY				
Cobb County Overall	1.02	1.02		1.02
Powder Springs	1.02	1.01		1.01
King Springs	1.00	1.00		1.00
Nickajack	1.00	1.00		1.00
Russell	1.00	1.00		1.00
Mableton	0.98	1.00		0.99
Harmony Leland	0.97	1.00		0.98
Compton	0.98	0.98		0.98
Clarkdale	0.98	0.97		0.98
Clay	0.98	0.96		0.97
Austell	0.97	0.97		0.97
Bryant	0.96	0.97		0.96
Riverside	0.96	0.96		0.96
Argyle	0.97	0.95		0.96
MIDDLE				
Cobb County Overall			1.04	
Tapp			1.01	
Smitha			1.01	
Floyd			1.00	
Griffin			0.98	
Cooper			0.98	
Garrett			0.97	
Campbell			0.97	
Lindley			0.96	
HIGH				
	SAT Verbal 2/	SAT Math 2/	SAT Total 2/	
Cobb County Overall	1.05	1.05	1.05	
Campbell	1.06	1.04	1.05	
McEachern	1.02	0.98	1.00	
South Cobb	0.95	0.95	0.95	
Pebblebrook	0.94	0.90	0.92	
Osborne	0.91	0.90	0.91	

The schools assigned to the study area are within the middle tier of South Cobb schools. South Cobb schools overall are just below Cobb County averages.

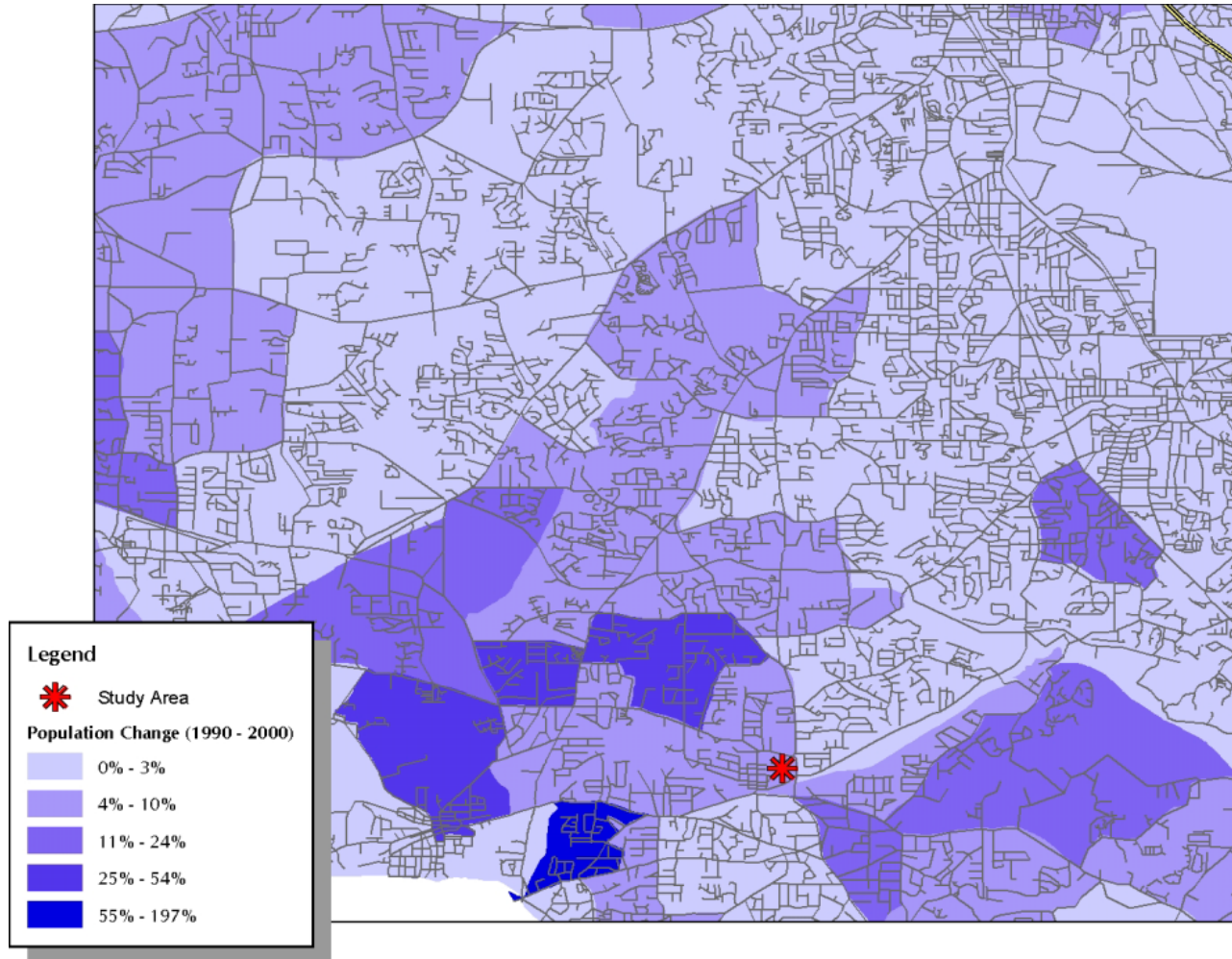
1/ Systems' scores are a ratio of the average student in that grade level relative to the state norm.

SOURCE: Robert Charles Lesser & Co., LLC; Georgia Department of Education.

Cobb County

Exhibit II-15

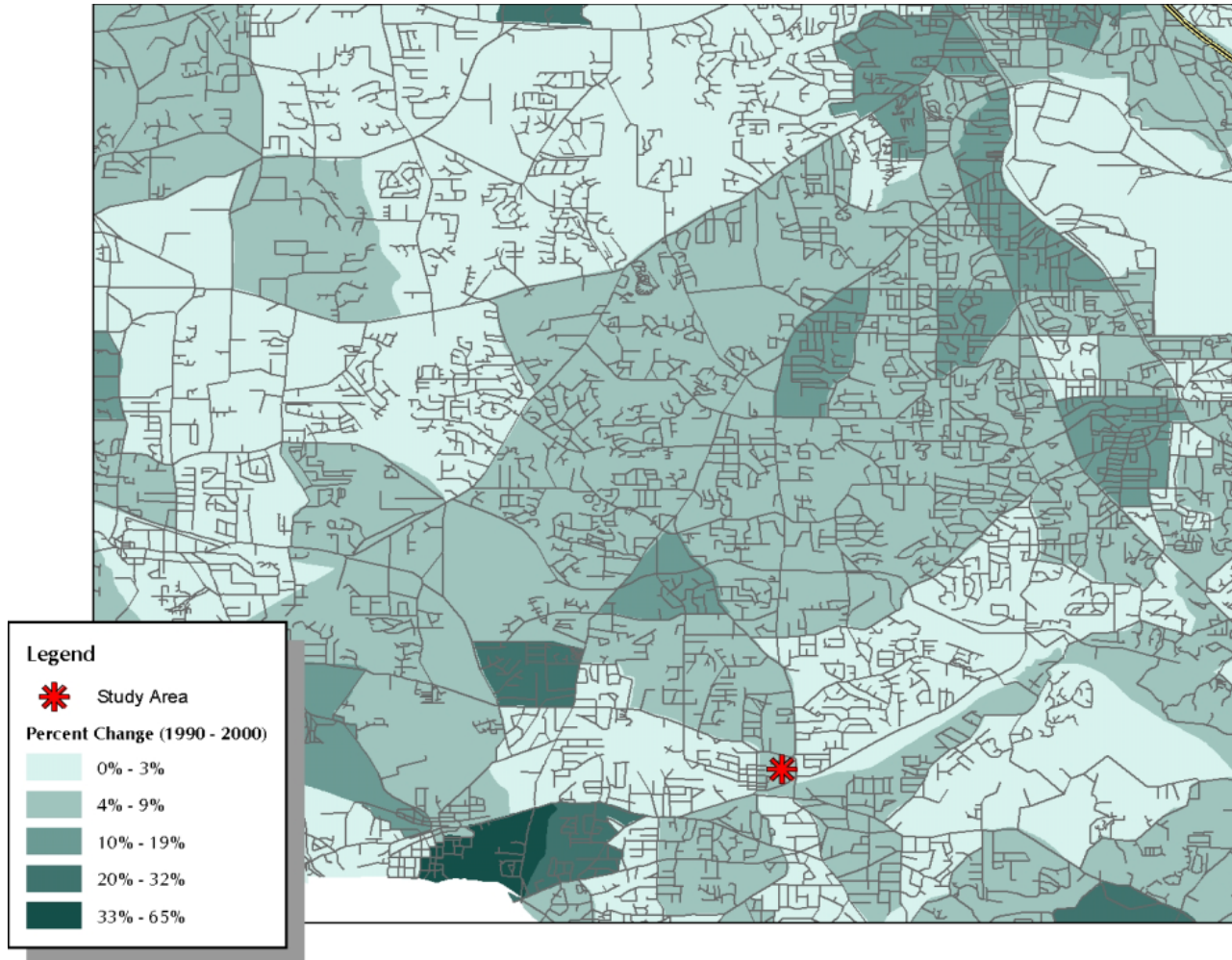
MABLETON STUDY AREA
TOTAL PERCENT CHANGE: AFRICAN AMERICAN POPULATION
1990-2000



Cobb County

Exhibit II-16

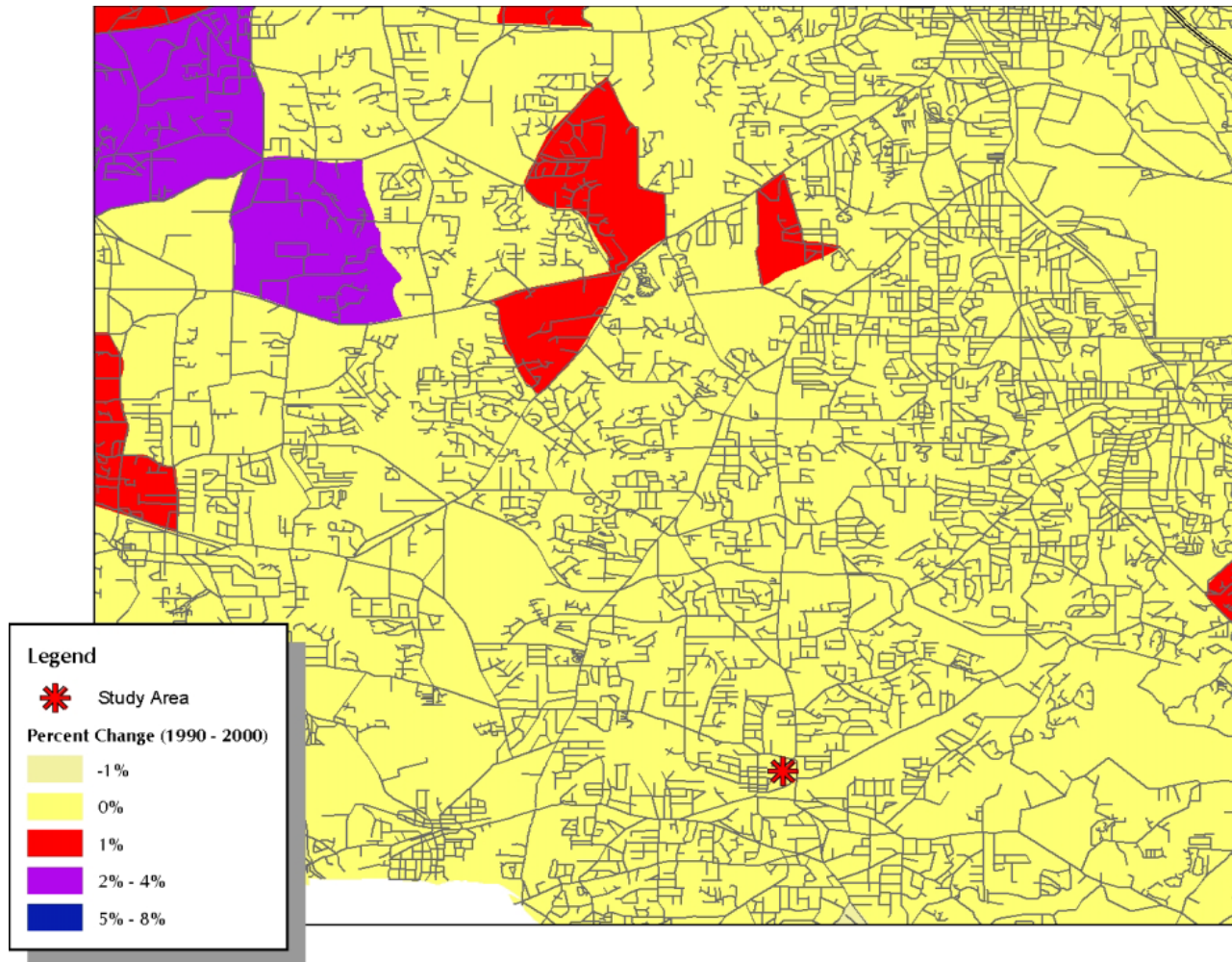
MABLETON STUDY AREA
TOTAL PERCENT CHANGE: HISPANIC POPULATION
1990-2000



Cobb County

Exhibit II-17

MABLETON STUDY AREA
TOTAL PERCENT CHANGE: WHITE POPULATION
1990-2000

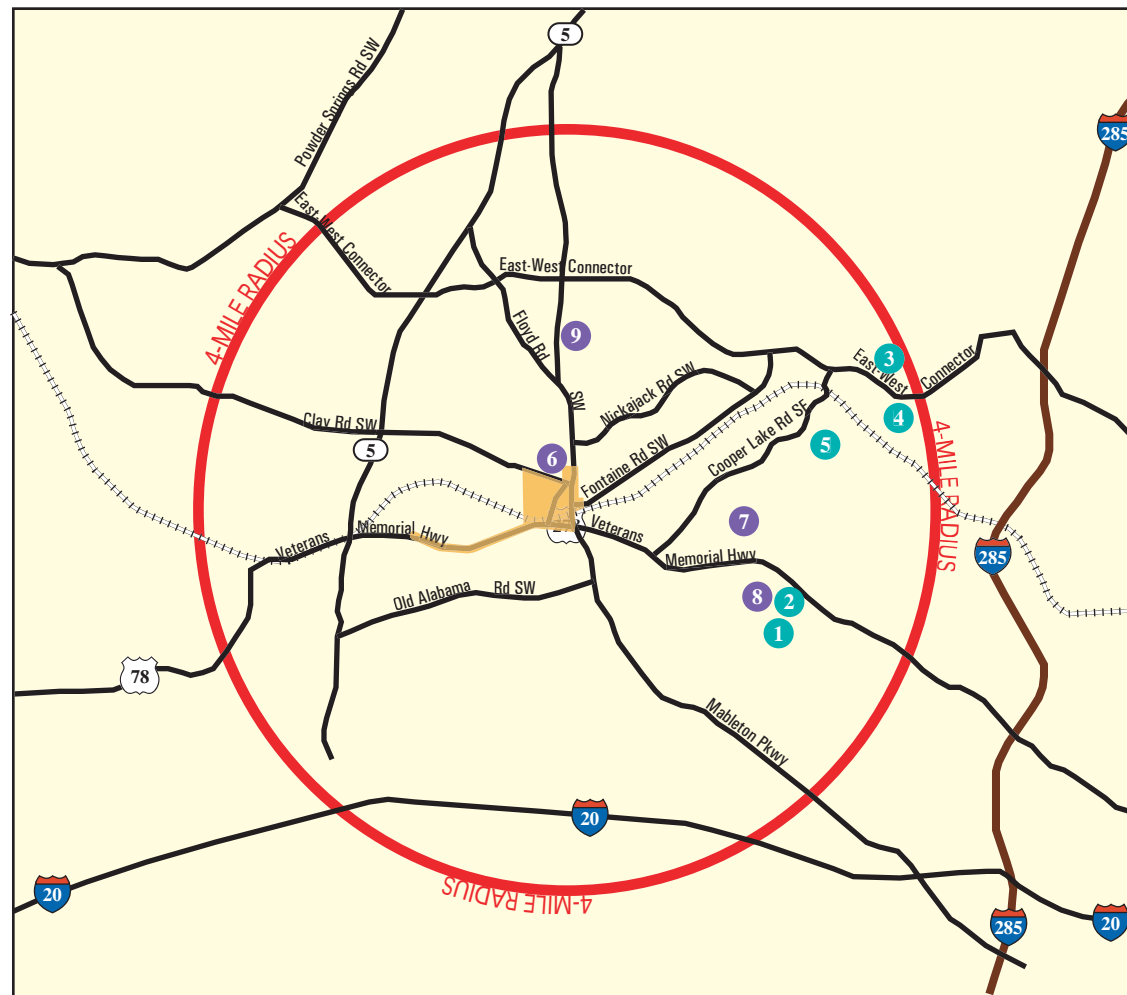


III. RESIDENTIAL MARKET ANALYSIS



Exhibit III-1

SELECTED RESIDENTIAL COMMUNITIES MABLETON STUDY AREA 2004



LEGEND

Study Area

TOWNHOMES

1. The Meadows at Queen Hill
2. Providence
3. Villas at Creekside
4. Wetherbrooke Town Homes
5. The Ridge at Vinings Estates

SINGLE-FAMILY DETACHED

6. Liberty Woods
7. The Retreat
8. Providence
9. Bridge Walk

Cobb County

Exhibit III-2

SUMMARY OF ACTIVELY-SELLING FOR-SALE DEVELOPMENTS NEAR MABLETON STUDY AREA JANUARY 2004

MAP KEY	PROJECT/ LOCATION	DATE OPEN	TOTAL UNITS	# SOLD	AVG. ANN. ABSP.	PRICE RANGE	AVG PRICE	SIZE RANGE	VALUE RATIO (\$/SF)
Town homes									
1	The Meadows at Queen Hill <i>Off of Veterans Memorial</i> Southern Comfort Homes	Mar-03	83	51	77	\$116,000 - \$124,000	\$120,000	1,120 - 1,220	\$104 - \$102
2	Providence <i>Off of Veterans Memorial</i> John Weiland	Feb-03	250	18	24	\$184,900 - \$245,000	\$214,950	1,525 - 2,125	\$121 - \$115
3	Villas at Creekside <i>East-West Connector</i> Ashton Woods	Sep-03	43	32	128	\$200,000 - \$230,000	\$215,000	2,000 - 2,100	\$100 - \$110
4	Wetherbrooke Town homes Camp Highland Road MDC Homes	Mar-02	75	30	18	\$220,000 - \$260,000	\$240,000	2,100 - 2,800	\$105 - \$93
5	The Ridge at Vinings Estates <i>Cooper Lake Road</i> John Weiland	2001	118	115	58	\$270,000 - \$370,000	\$320,000	1,800 - 2,800	\$150 - \$132
SUM/AVERAGE			376	69	50	\$198,000 - \$246,000	\$222,000	1,709 - 2,209	\$116 - \$110

Cobb County

Exhibit III-2

SUMMARY OF ACTIVELY-SELLING FOR-SALE DEVELOPMENTS NEAR MABLETON STUDY AREA JANUARY 2004

MAP KEY	PROJECT	% Singles/ Couples	% Families	% Empty/ Ret	% First Time Home Buyers	Work Location/ Occupatio n	Where are they coming from?	Comments
Town homes								
1	The Meadows at Queen Hill <i>Off of Veterans Memorial</i> Southern Comfort Homes	70%	0%	30%	65%	Downtown	Canton, Marietta Kennesaw	Attracting several first time home buyers
2	Providence <i>Off of Veterans Memorial</i> John Weiland	100%	0%	0%	35%	Downtown Marietta Airport	Intown	Primarily attracting young professional singles and couples
3	Villas at Creekside <i>East-West Connector</i> Ashton Woods	60%	5%	35%	40%	Downtown	Surrounding area; some re-location	Low sales prices and location have contributed to the rapid sales pace of the community
4	Wetherbrooke Town homes <i>Camp Highland Road</i> MDC Homes	75%	0%	25%	35%	Downtown Airport		Access to the interstate is a major buyer draw
5	The Ridge at Vinings Estates <i>Cooper Lake Road</i> John Weiland	70%	0%	30%	20%	Downtown; Surrounding Area	Midtown, Some relocation	Town homes are located within a high end SFD neighborhood which has helped contribute to sales
		75%	1%	24%	39%			

Cobb County

Exhibit III-2

SUMMARY OF ACTIVELY-SELLING FOR-SALE DEVELOPMENTS NEAR MABLETON STUDY AREA JANUARY 2004

MAP KEY	PROJECT/ LOCATION	DATE OPEN	TOTAL UNITS	# SOLD	AVG. ANN. ABSP.	PRICE RANGE	AVG PRICE	SIZE RANGE	VALUE RATIO (\$/SF)
SFD									
6	Liberty Woods <i>Off of Floyd Road</i> Marvin Waldrup Realty	Jul-03	23	12	36	\$199,000 - \$238,000	\$218,500	2,500 - 2,900	\$80 - \$82
7	The Retreat <i>Off of Cooper Lake Road</i> Traton Homes	Jul-00	308	238	95	\$233,900 - \$331,100	\$282,500	-	
8	Providence <i>Off of Bankhead Highway</i> John Weiland	Jan-02	200	65	34	\$289,900 - \$369,900	\$329,900	2,650 - 3,075	\$109 - \$120
9	Bridge Walk <i>Off of concord Road</i> Morris and Raper	Aug-02	22	17	11	\$319,900 - \$351,800	\$335,850	2,400 - 3,100	\$133 - \$113
SUM/AVERAGE			531	315	55	\$261,000 - \$323,000	\$292,000	2,517 - 3,025	\$107 - \$105

: Robert Charles Lesser & Co.

Cobb County

Exhibit III-2

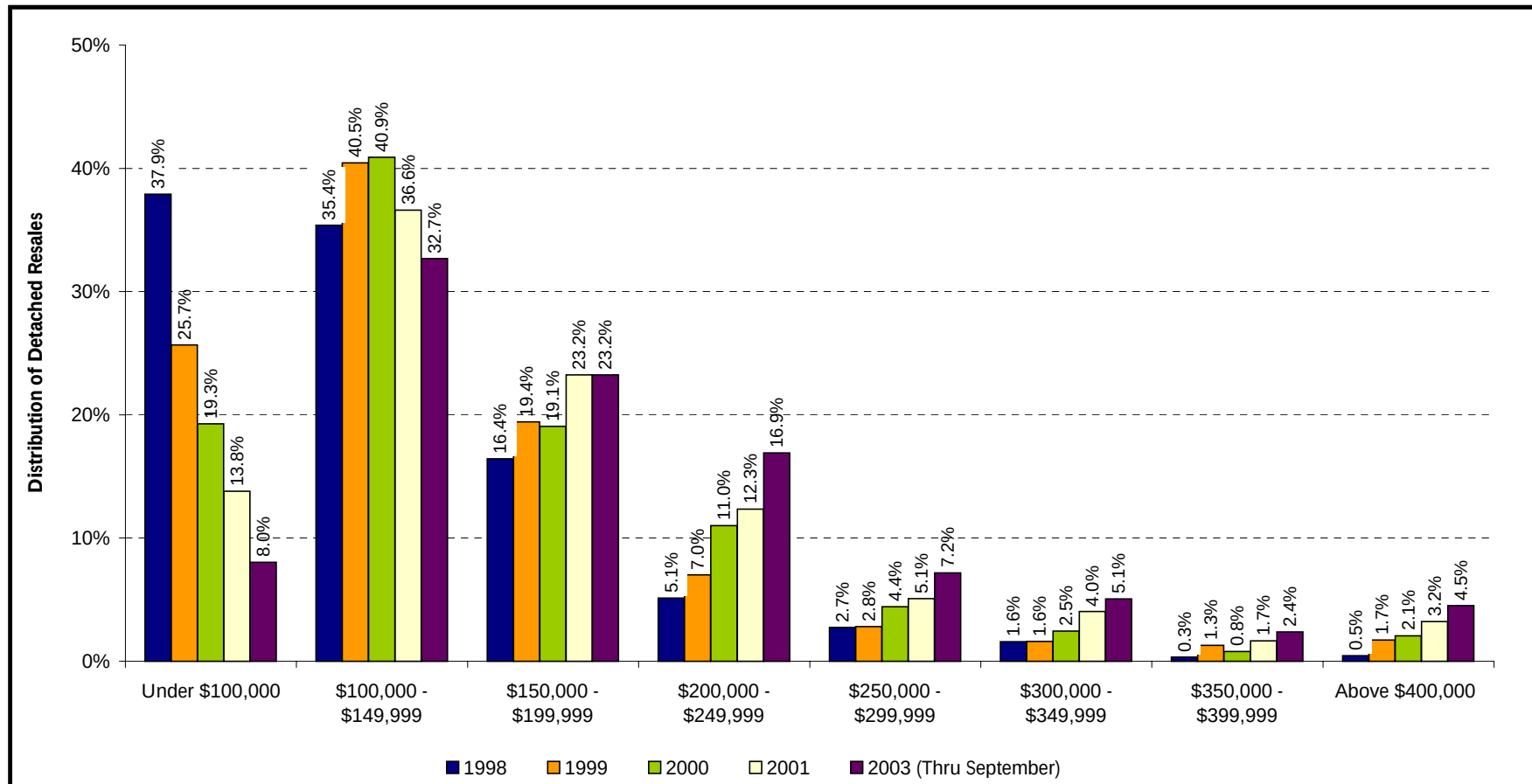
SUMMARY OF ACTIVELY-SELLING FOR-SALE DEVELOPMENTS NEAR MABLETON STUDY AREA JANUARY 2004

MAP KEY	PROJECT	% Singles/ Couples	% Families	% Empty/ Ret	% First Time Home Buyers	Work Location/ Occupatio n	Where are they coming from?	Comments
SFD								
6	Liberty Woods Off of Floyd Road Marvin Waldrip Realty	20%	75%	5%	15%	Midtown Downtown St. Josephs	Austell Powder Springs City of Atlanta Buckhead	Building additional homes at the corner of Beecher and Clay
7	The Retreat Off of Cooper Lake Road Traton Homes	40%	50%	10%	45%	Downtown Home Depot HQ	Relocation; Vinings Apartments	Several buyers moving from TH and Condos as well as apartments
8	Providence Off of Bankhead Highway John Weiland	75%	25%	0%	30%	Downtown Marietta Airport	Vinings Intown	Several intown buyers are attracted to the design and style of the homes
9	Bridge Walk Off of concord Road Morris and Raper	20%	80%	0%	5%	Downtown	Majority are Relocation	Seeing lots of traffic from local residents, however they are not buying; Majority of buyers are relocation Some Gwinnett interest (young families), and Dekalb
		39%	58%	4%	24%			

Cobb County

Exhibit III-3

ANNUAL DISTRIBUTION OF DETACHED RESALES RELEVANT MABLETON STUDY AREA ZIP CODES 1999-2003 (THRU SEPTEMBER)



1/ The relevant zip codes for the Mableton study area are 30082 and 30126.

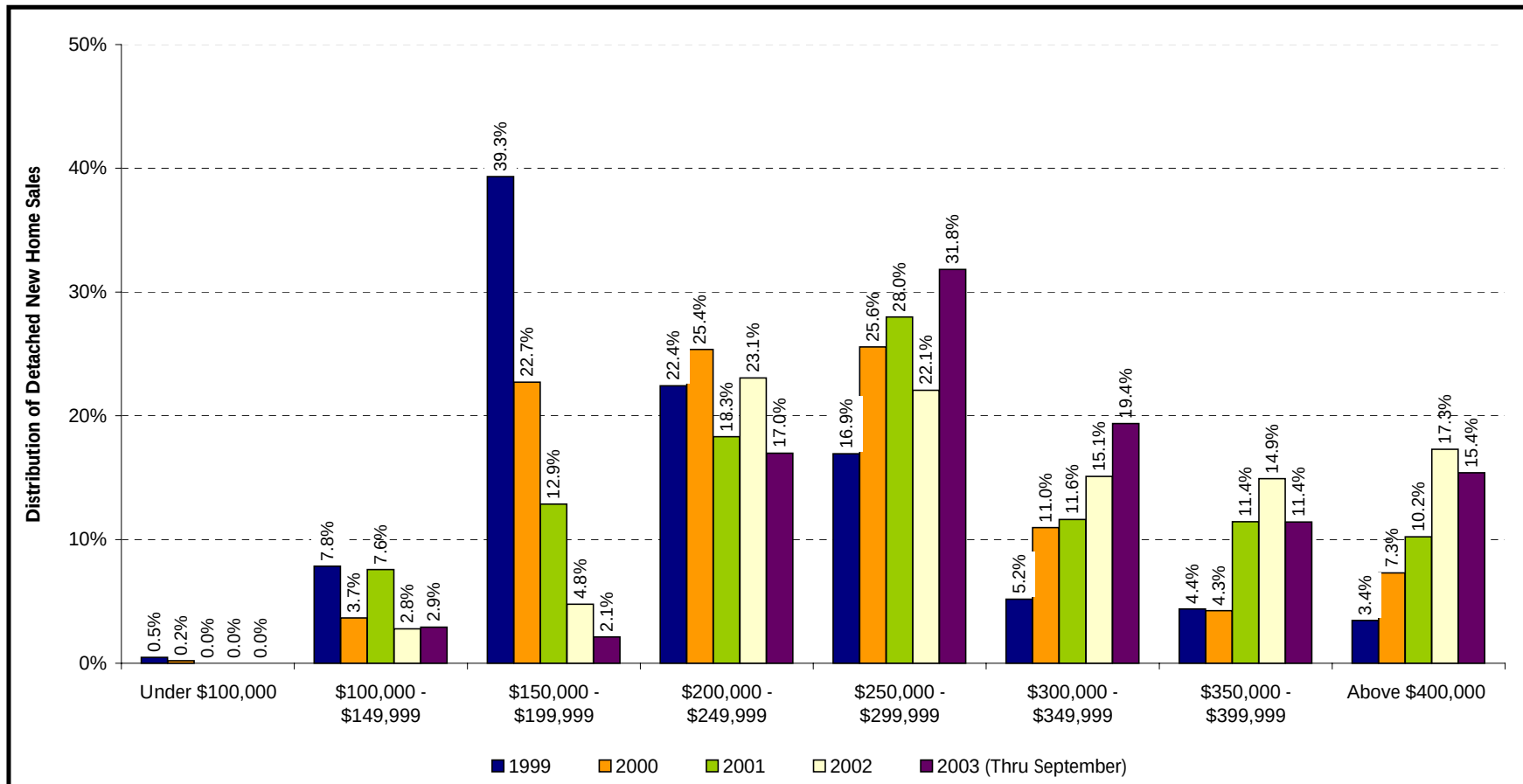
2/ The numbers provided for 2003 were through September.

SOURCE: Robert Charles Lesser & Co., LLC, Smart Numbers

Cobb County

Exhibit III-4

ANNUAL DISTRIBUTION OF DETACHED NEW HOME SALES RELEVANT MABLETON STUDY AREA ZIP CODES 1999-2003 (THRU SEPTEMBER)



1/ The relevant zip codes for the Mableton study area are 30082 and 30126.

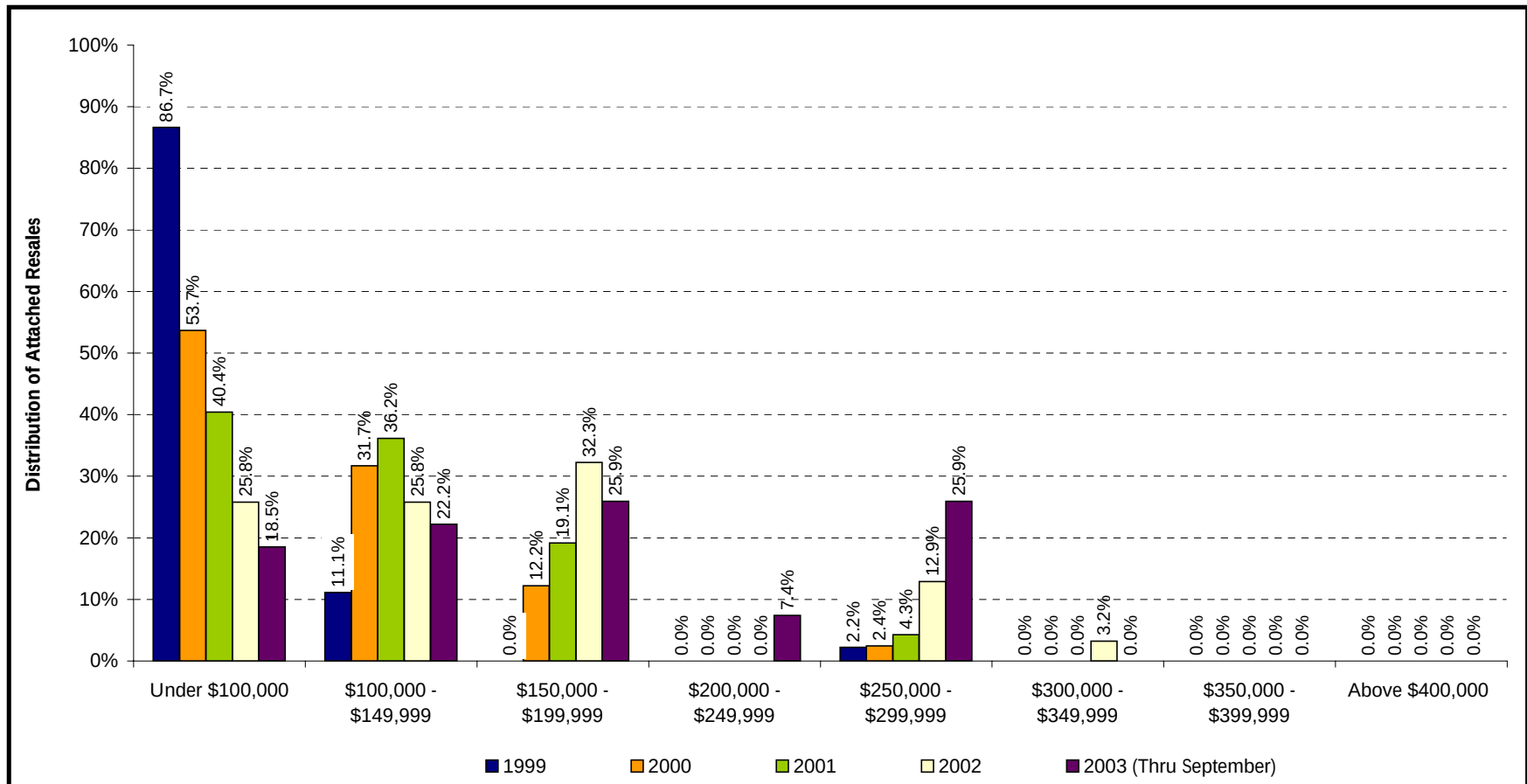
2/ The numbers provided for 2003 were through September.

SOURCE: Robert Charles Lesser & Co., LLC, Smart Numbers

Cobb County

Exhibit III-5

ANNUAL DISTRIBUTION OF ATTACHED RESALES RELEVANT MABLETON STUDY AREA ZIP CODES 1999-2003 (THRU SEPTEMBER)



1/ The relevant zip codes for the Mableton study area are 30082 and 30126.

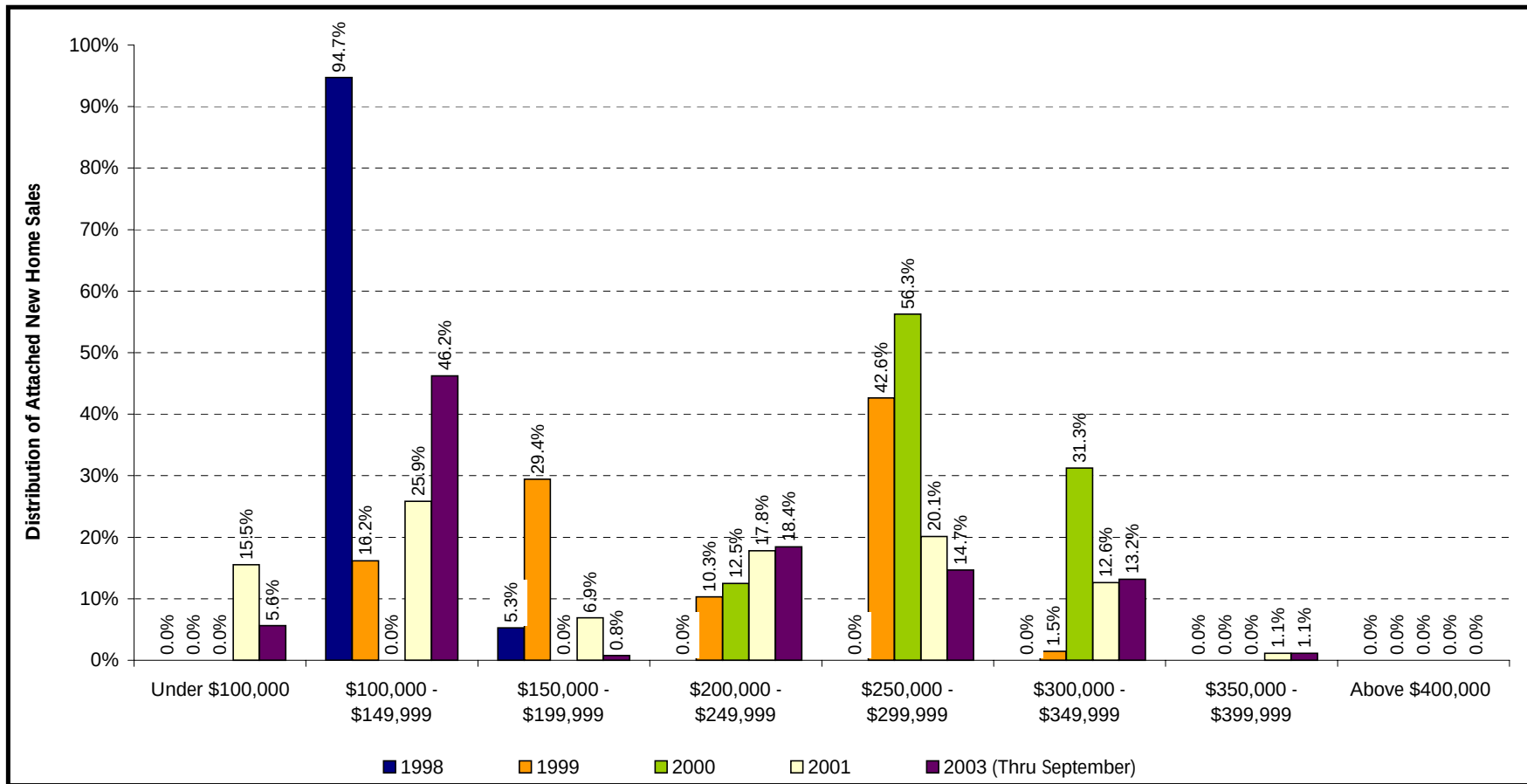
2/ The numbers provided for 2003 were through September.

SOURCE: Robert Charles Lesser & Co., LLC, Smart Numbers

Cobb County

Exhibit III-6

ANNUAL DISTRIBUTION OF ATTACHED NEW HOME SALES RELEVANT MABLETON STUDY AREA ZIP CODES 1999-2003 (THRU SEPTEMBER)



1/ The relevant zip codes for the Mableton study area are 30082 and 30126.

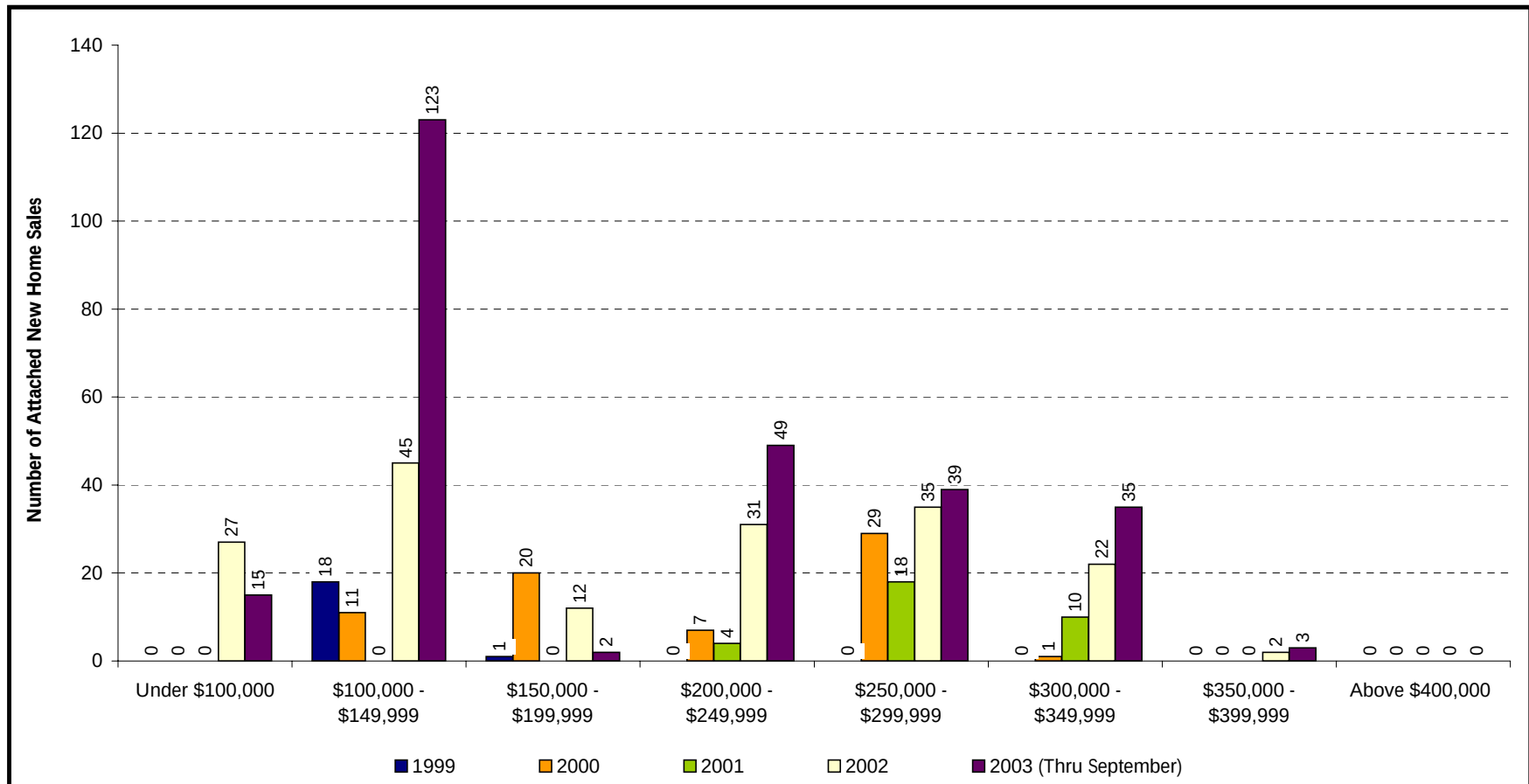
2/ The numbers provided for 2003 were through September.

SOURCE: Robert Charles Lesser & Co., LLC, Smart Numbers

Cobb County

Exhibit III-7

QUANTITY OF ATTACHED NEW HOME SALES RELEVANT MABLETON STUDY AREA ZIP CODES 1999-2003 (THRU SEPTEMBER)



1/ The relevant zip codes for the Mableton study area are 30082 and 30126.

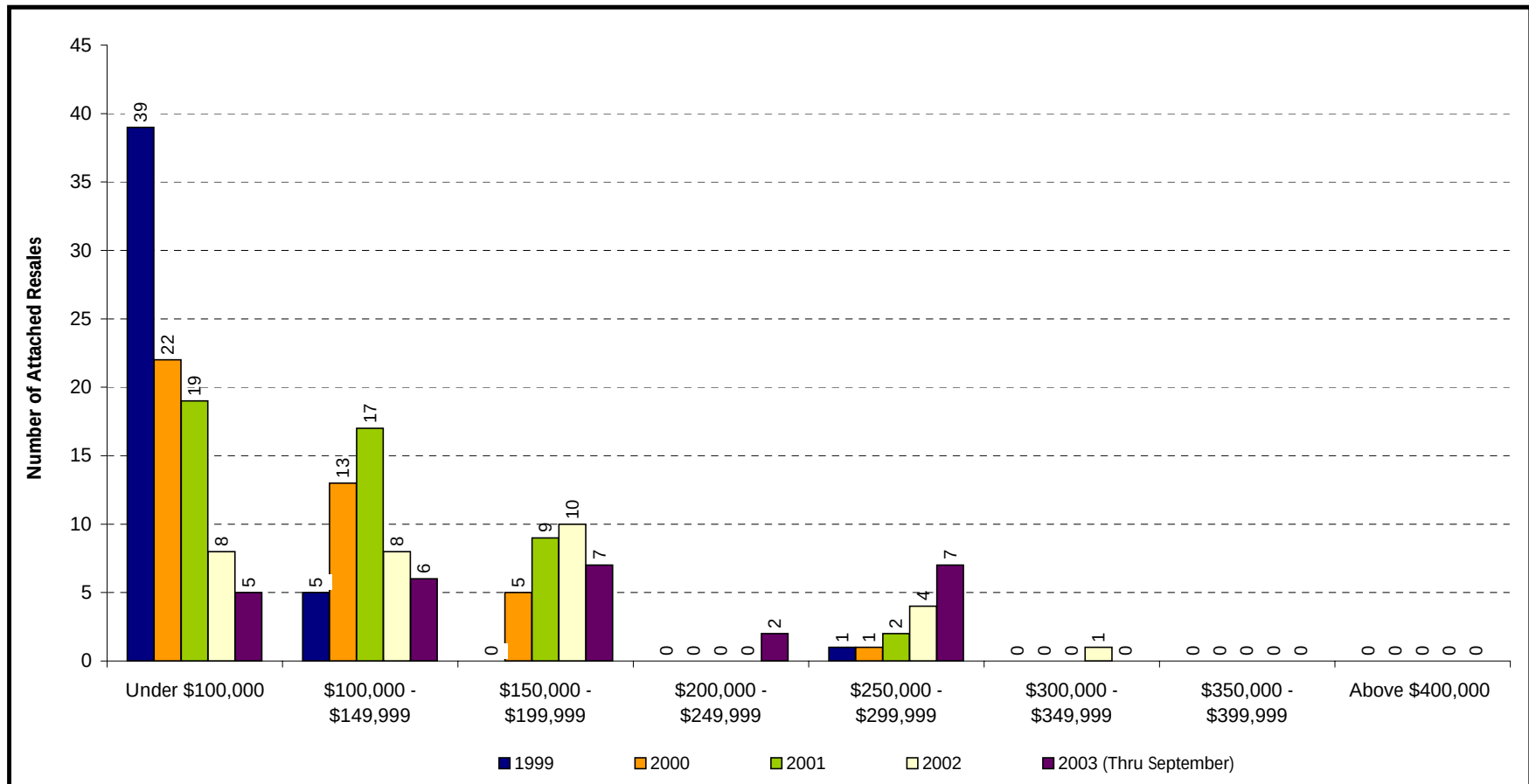
2/ The numbers provided for 2003 were through September.

SOURCE: Robert Charles Lesser & Co., LLC, Smart Numbers

Cobb County

Exhibit III-8

QUANTITY OF ATTACHED RESALES RELEVANT MABLETON STUDY AREA ZIP CODES 1999-2003 (THRU SEPTEMBER)



1/ The relevant zip codes for the Mableton study area are 30082 and 30126.

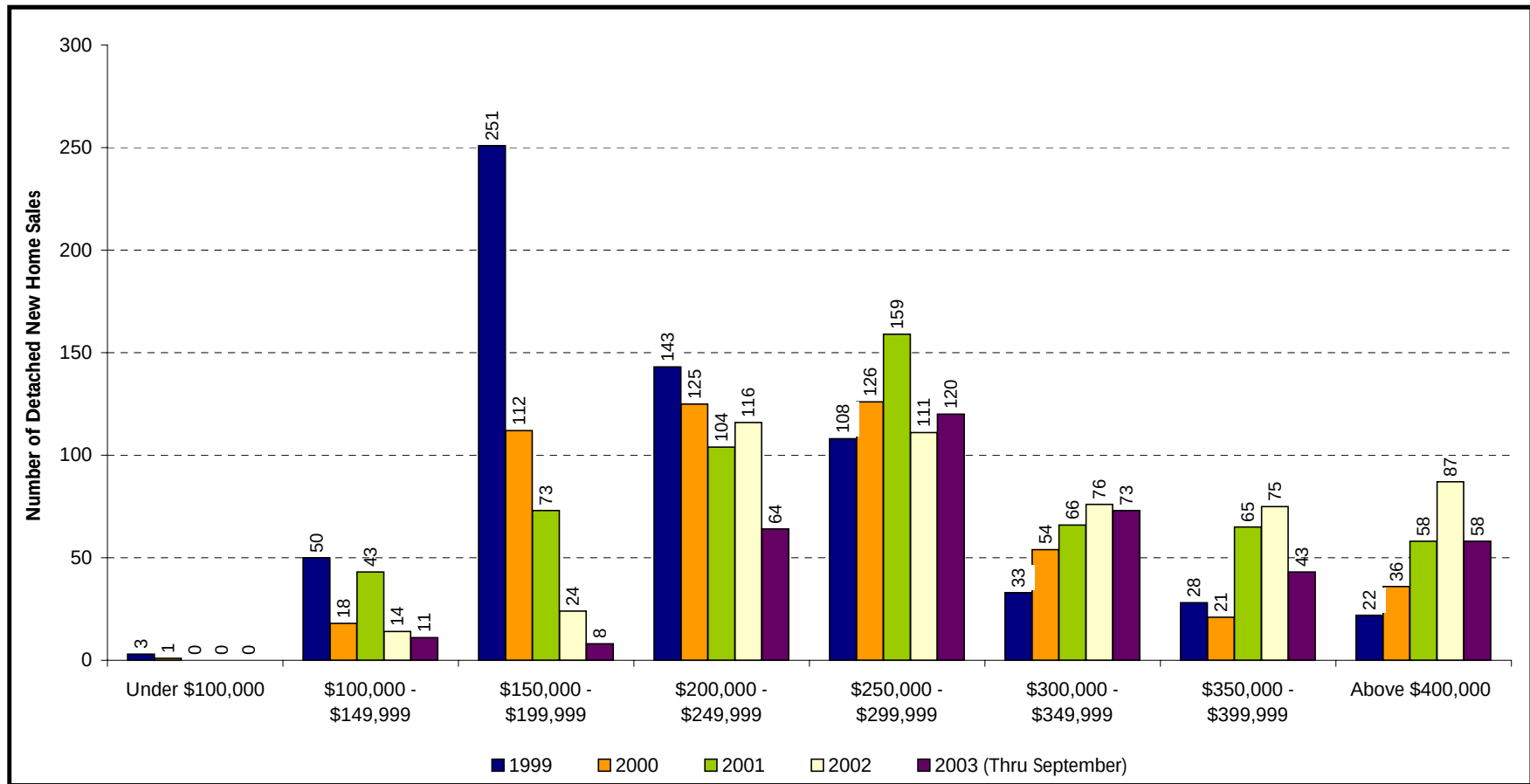
2/ The numbers provided for 2003 were through September.

SOURCE: Robert Charles Lesser & Co., LLC, Smart Numbers

Cobb County

Exhibit III-9

**QUANTITY OF DETACHED NEW HOME SALES
RELEVANT MABLETON STUDY AREA ZIP CODES
1999-2003 (THRU SEPTEMBER)**



1/ The relevant zip codes for the Mableton study area are 30082 and 30126.

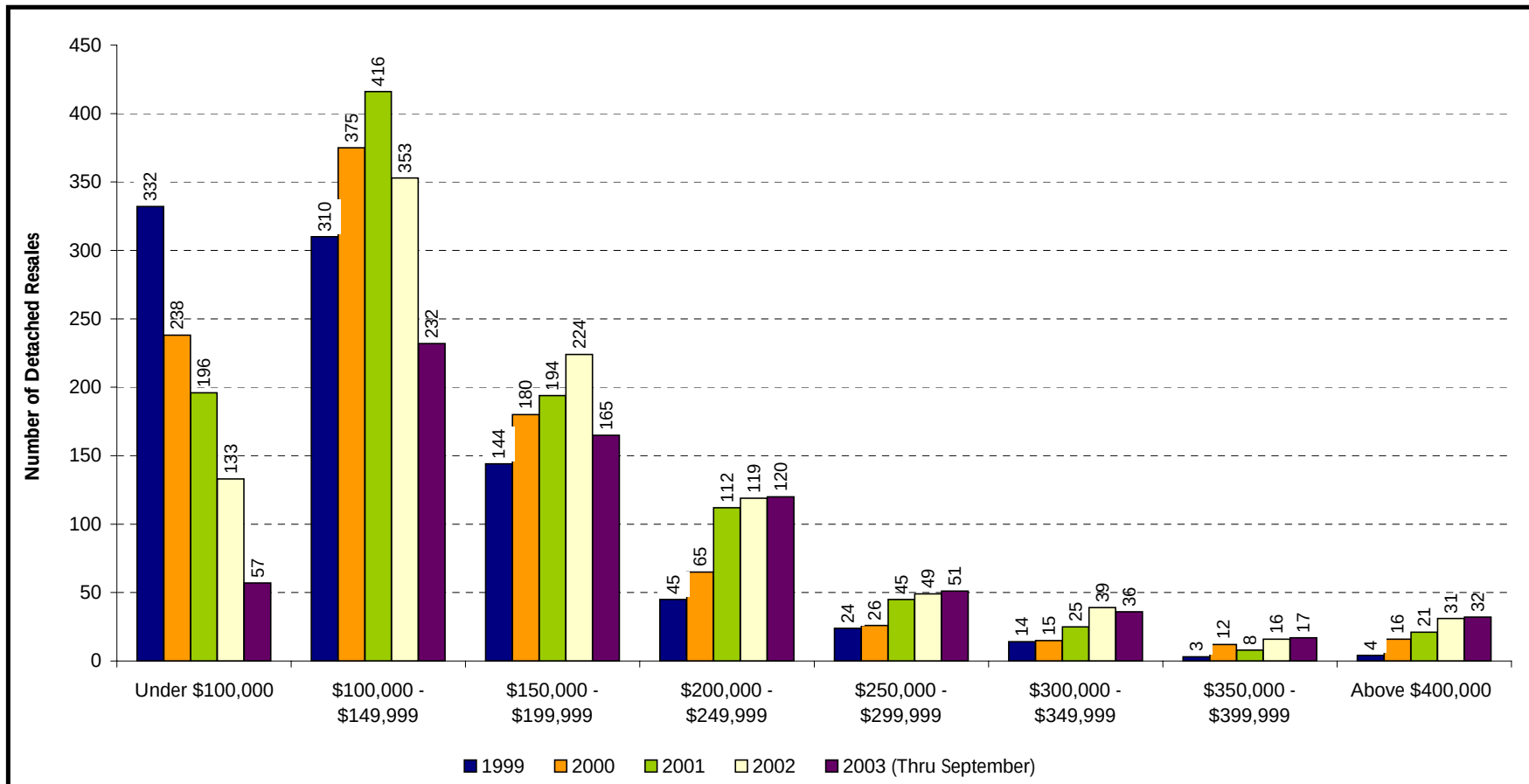
2/ The numbers provided for 2003 were through September.

SOURCE: Robert Charles Lesser & Co., LLC, Smart Numbers

Cobb County

Exhibit III-10

QUANTITY OF DETACHED RESALES RELEVANT MABLETON STUDY AREA ZIP CODES 1999-2003 (THRU SEPTEMBER)



1/ The relevant zip codes for the Mableton study area are 30082 and 30126.

2/ The numbers provided for 2003 were through September.

SOURCE: Robert Charles Lesser & Co., LLC, Smart Numbers

Cobb County

Exhibit III-11

ESTIMATED ANNUAL DEMAND POTENTIAL FOR NEW SINGLE-FAMILY HOMES BASED ON 2003-2008 DEMOGRAPHIC TRENDS, MABLETON STUDY AREA /2

Interest Rate	6.25%	Product Type:	Starter Affordable	Starter Production	Upgrade Production	2nd Upgrade Production/ Semi-Custom	Move-up Production/ Semi-Custom	Luxury Custom	
Taxes, PMI, Insur.	2.00%								
Assumed APR	8.25%	Home Price:	Below \$100,000	\$100,000 \$150,000	\$150,000 \$200,000	\$200,000 \$250,000	\$250,000 \$350,000	\$350,000 and above	
		Income: /1	Below \$38,000	\$38,000 \$55,000	\$55,000 \$75,000	\$75,000 \$95,000	\$95,000 \$125,000	\$125,000 and above	
SOURCES OF DEMAND		Down Payment:	5%	5%	5%	10%	15%	20%	TOTALS
New Household Growth, 2003 - 2007									
Total Annual New Households, South Cobb Area /2			854	854	854	854	854	854	854
x Income Qualified /3			32.2%	19.2%	19.4%	11.2%	8.4%	9.6%	100.0%
= Income Qualified			275	164	166	95	72	82	854
x Owner Propensity /4			40%	67%	80%	88%	98%	99%	69%
= Qualified New Households			110	110	133	83	70	81	587
Existing Owner Household Annual Turnover									
Total Households, South Cobb Area /2			34,632	34,632	34,632	34,632	34,632	34,632	34,632
x Income Qualified /3			32.2%	19.2%	19.4%	11.2%	8.4%	9.6%	100.0%
x Owner Propensity /4			40%	67%	80%	88%	98%	99%	69%
Total Owner Households, South Cobb Area /2			4,466	4,455	5,375	3,379	2,851	3,291	23,817
x Annual Turnover Rate /4			10.5%	12.0%	13.0%	12.5%	11.5%	8.5%	11.5%
= Qualified Owners in Turnover			469	535	699	422	328	280	2,732
x Estimated Percent Who Purchase vs. Rent /5			90%	90%	90%	90%	93%	98%	91%
= Estimated Owners in Turnover Who Buy			422	481	629	380	303	274	2,490
Existing Renter Household Annual Turnover									
Total Households, South Cobb Area /2			34,632	34,632	34,632	34,632	34,632	34,632	34,632
x Income Qualified /3			32.2%	19.2%	19.4%	11.2%	8.4%	9.6%	100.0%
x Renter Propensity /4			60%	33%	20%	13%	2%	1%	31%
= Income and Renter Qualified			6,699	2,194	1,344	483	58	33	10,811
x Annual Turnover Rate /4			40%	45%	45%	43%	43%	42%	42%
= Qualified Renters in Turnover			2,680	987	605	208	25	14	4,518
x Estimated Percent Who Purchase vs. Rent /5			30%	30%	30%	25%	25%	25%	30%
= Estimated Renters in Turnover who Buy			804	296	181	52	6	3	1,343
Total Qualified Households/ Demand Potential			1,336	887	943	515	380	359	4,420

For Sale Residential Demand

02-9571.00

Printed: 3/10/2004

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Cobb County

Exhibit III-11

ESTIMATED ANNUAL DEMAND POTENTIAL FOR NEW SINGLE-FAMILY HOMES BASED ON 2003-2008 DEMOGRAPHIC TRENDS, MABLETON STUDY AREA /2

Interest Rate	6.25%	Product Type:	Starter Affordable	Starter Production	Upgrade Production	2nd Upgrade Production/ Semi-Custom	Move-up Production/ Semi-Custom	Luxury Custom	
Taxes, PMI, Insur.	2.00%								
Assumed APR	8.25%	Home Price:	Below \$100,000	\$100,000 \$150,000	\$150,000 \$200,000	\$200,000 \$250,000	\$250,000 \$350,000	\$350,000 and above	
		Income: /1	Below \$38,000	\$38,000 \$55,000	\$55,000 \$75,000	\$75,000 \$95,000	\$95,000 \$125,000	\$125,000 and above	
SOURCES OF DEMAND		Down Payment:	5%	5%	5%	10%	15%	20%	TOTALS
Total Qualified Households/ Demand Potential			1,336	887	943	515	380	359	4,420
		Estimated % Buy New /6:	20%	25%	33%	60%	75%	65%	37%
POTENTIAL NEW SALES - SOUTH COBB AREA			267	222	311	309	285	233	1,627
		ESTIMATED % DETACHED /6:	0%	80%	90%	85%	85%	80%	71%
ESTIMATED DETACHED SALES - SOUTH COBB AREA			0	177	280	263	242	187	1,149
CONVENTIONAL DEMAND POTENTIAL					188	176	81	93	538
Potential Mableton Study Area Capture					17	14	6	4	41
SMALL LOT DEMAND POTENTIAL				177	92	87	40		397
Potential Mableton Study Area Capture				44	11	10	5		71
		ESTIMATED % ATTACHED /6:	100%	20%	10%	15%	15%	20%	29%
ESTIMATED ATTACHED SALES - SOUTH COBB AREA			267	44	31	46	43	47	478
Potential Mableton Study Area Capture - Base				11	4	6	5		26

1/ Assumes 6.25% interest rate, monthly mortgage payment equivalent to 29% of gross income, and 5% to 20% down payment.

2/ Mableton Study Area shown in Exhibit II-1

3/ Based on incomes in the study area according to Claritas, Inc.

4/ Based on owner versus renter household propensity by income for the larger Beaver Ruin study area. Assumes an opportunity for new households to have higher owner propensity

5/ Based on RCLCo experience and purchasing patterns in similar markets.

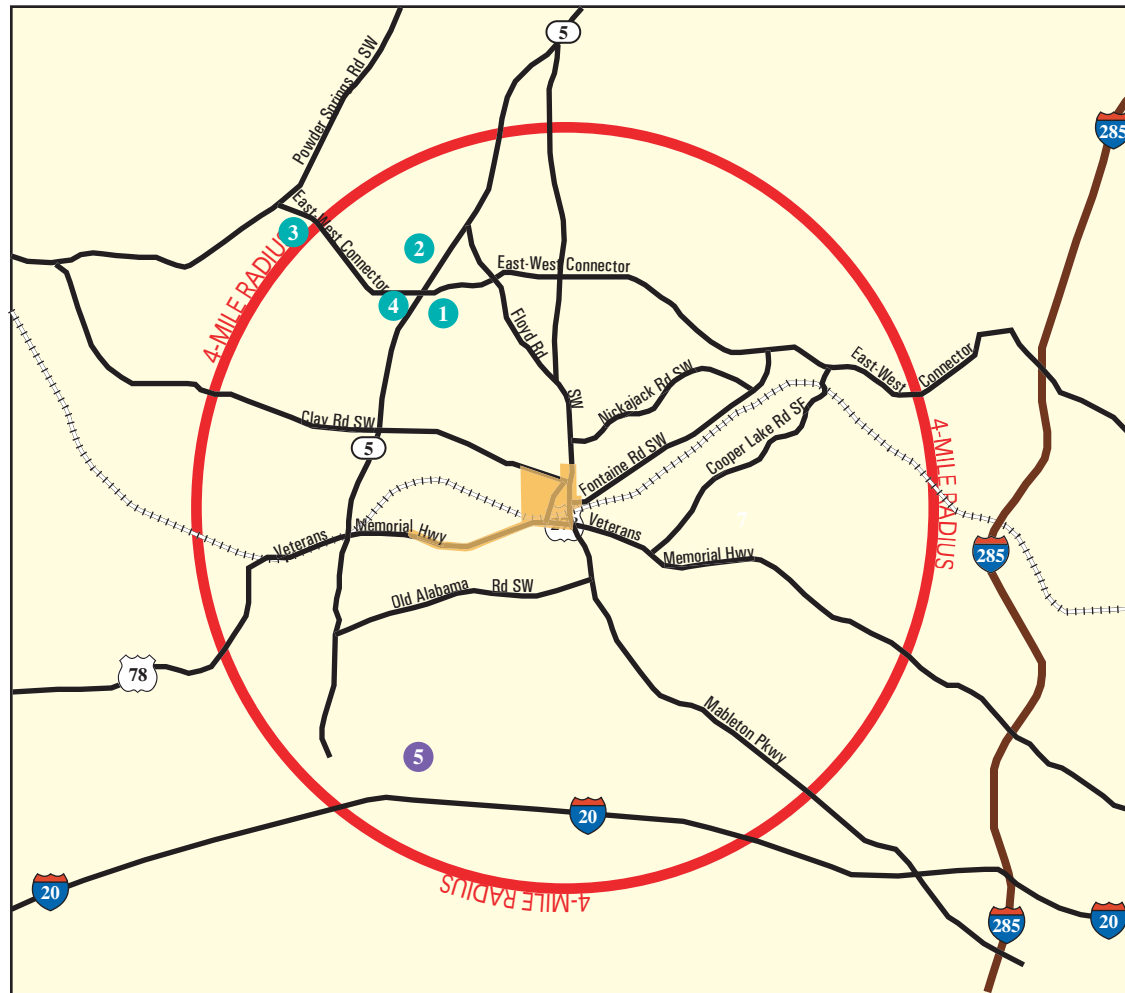
6/ Based on demonstrated sales data in the Gwinnett County market

7/ Assumes supply will influence demand and unique, mixed-use projects will allow study area to draw from a larger area, capturing a greater percentage of Gwinnett and MSA growth

SOURCE: Robert Charles Lesser & Co., LLC

Exhibit III-12

SELECTED APARTMENT COMMUNITIES MABLETON STUDY AREA 2004



LEGEND

Study Area

NORTH OF THE STUDY AREA

1. Alta Mill
2. Orchard Mill
3. Tramore Village
4. Madison at Forest Glen

SOUTH OF THE STUDY AREA

5. Lake Crossing

Cobb County

Exhibit III-13

SUMMARY OF SELECT LOCAL APARTMENT COMMUNITIES AREA SURROUNDING THE MABLETON STUDY AREA JANUARY 2004

Map Key	Project/Location	Date Open	Total Units	Occ. Rate	# Occ.	Street Rent Range	Size Range (SF)	Value Ratio (\$/SF)	Ann. Turn-over Rate	Concessions	Amenities	Why Here? Comments
NORTH OF THE STUDY AREA												
1	Alta Mill 1650 Anderson Mill Road Austell, GA	1999	436	89%	402	\$722 - \$1,109	670 - 1377	\$1.08 - \$0.81	n/av	\$2,000 off 14 month lease	Volleyball, Pool, Tennis, Playground, Fitness, Library	Proximity to hospital; Amenities Desire to be "out of town" Waiting for homes to be built
2	Orchard Mill 1800 Mulkey Road Austell, GA	1988	238	n/av	n/av	\$695 - \$960	630 - 1,314	\$1.10 - \$0.73	n/av	\$75 off monthly rent	Fitness, Tennis, Pool, Playground	n/av
3	Tramore Village 2222 East-West Connector Austell, GA	1999	324	92%	306	\$750 - \$1,035	811 - 1475	\$0.92 - \$0.70	75%	1 month free pro- rated and 1 month free up-front	Fitness, Tennis, Trails Pools, Playground	Short term leases afford flexibility; near employer
4	Madison at Forest Glen 4236 Austell Road Austell, GA	1987	264	94%	247	\$725 - \$825	850 - 1250	\$0.85 - \$0.66	23%	approx 2 months free rent	Fitness, Tennis, Pools	Proximity to retail and office Mature landscaping
AVERAGE/SUM			1993	1262	92%	955	\$723 - \$982	740 - 1,354	\$0.99 - \$0.72			
SOUTH OF THE STUDY AREA												
5	Lake Crossing 1425 Blair Bridge Road Austell, GA	1989	300	83%	254	\$689 - \$989	734 - 1301	\$0.94 - \$0.76	55%	Approx 2 months free, pro-rated	Lake, Fitness, Tennis, Pools Playground	Desire to be "out of town"
AVERAGE/SUM			1989	300	83%	254	\$689 \$989	734 - 1,301	\$0.94 - \$0.76			

Cobb County

Exhibit III-14

ESTIMATED ANNUAL DEMAND POTENTIAL: RENTAL RESIDENTIAL PRODUCTS MABLETON STUDY AREA

	Existing Renters	Annual HH Growth	Total
Total Area Households, Four Mile Radius /1	34,632	854	35,486
% Rent vs. Own /2	31%	31%	31%
Renter HHS	10,701	264	10,965
% Target Incomes (\$25,000 - \$50,000) /1	37%	37%	37%
Target Households	4,002	99	4,101
Annual Turnover Rate /2	42%	100%	13%
Target Annual Households /3	416	99	515
Mableton Study Area Capture /4	12%	12%	12%
Potential Mableton Study Area New Renters	50	12	62
Total Potential Households Through Year 5	250	59	309
Total Potential Households Through Year 25	1,249	296	1,545

1/ Source: Claritas, Inc.

2/ For Existing Renters: Claritas for Beaver Ruin Study Area.

3/ Based on annual renter turnover and demonstrated rent new preference in Cobb County.

4/ Assumes two times "fair share" capture due to lack of rental product in area.

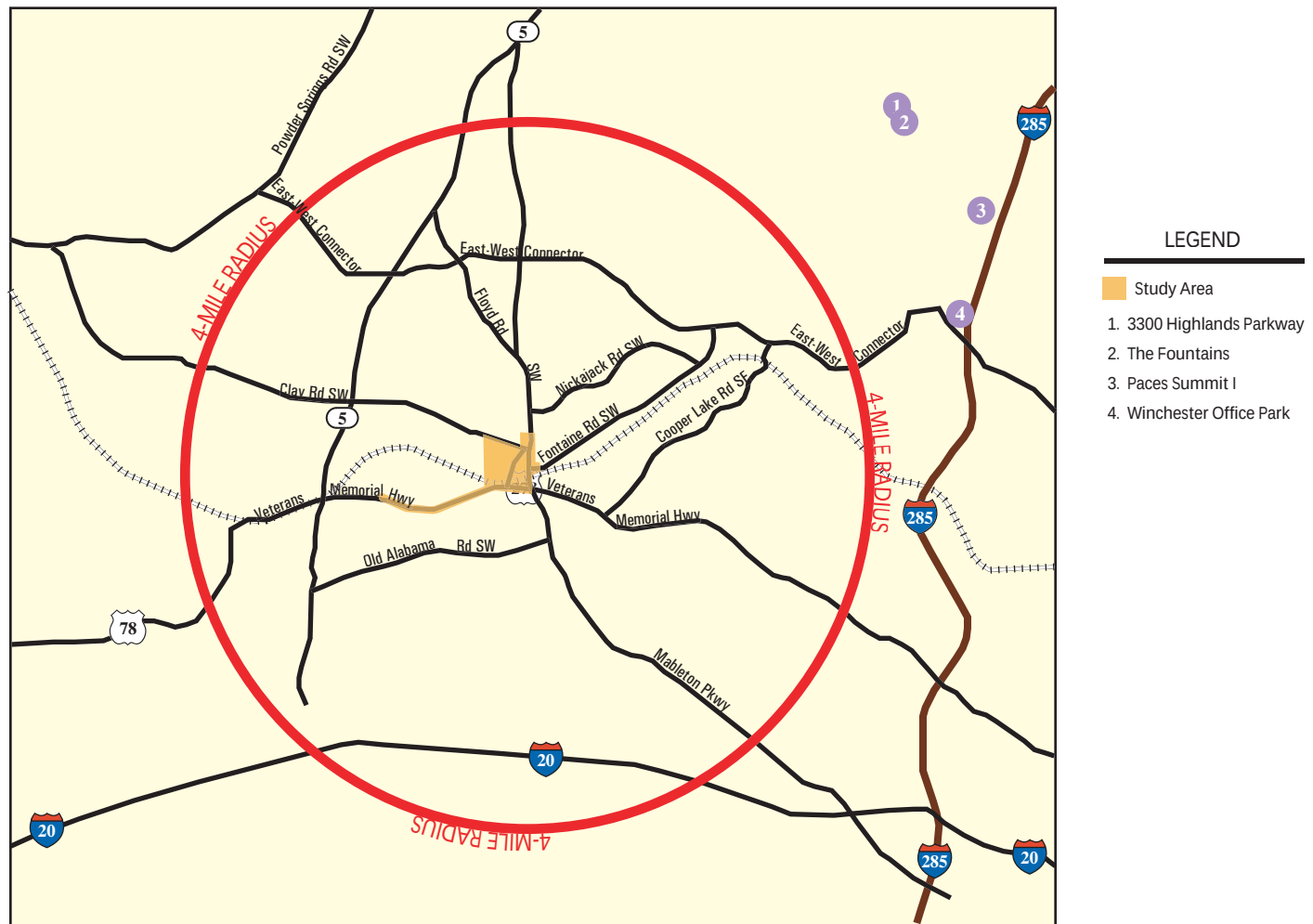
IV. COMMERCIAL MARKET ANALYSIS



COBB COUNTY

Exhibit IV-1

SELECTED OFFICE BUILDINGS CLOSEST TO THE MABLETON STUDY AREA, GEORGIA 2004



Cobb County

Exhibit IV-2

SUMMARY OF SELECT OFFICE BUILDINGS CITY OF MABLETON STUDY AREA AND SURROUNDING AREA

Map Key	Business Center Location/	Type-Use/Class	Yr. Built/Renovated	# of Bldgs	Gross Useable Sq. Ft.	Vac. Rate	Vac. Sq. Ft.	Quoted Lease Rates/Terms	Tenant Mix	Why Here?
Highlands Parkway Area										
1	3300 Highlands Parkway 3300 Highlands Parkway SE Magellan Properties	Office Building	1989	1	64,525	31%	20,013	\$15.50 - \$17.00	Publishing Co, Architect, Insurance Agency	Value; Several East Point Residents.
2	The Fountains 3200 Highland Pkwy SE PM Realty Group	Office Building portion sub-leased	1987	1	82,745	59%	49,000	\$15.50 - \$16.50	UPS (marketing), Mortgage Sales	In area because of warehouses; Residents of the area Have 5 acres to build 95k bldg
Atlanta Road/Paces Ferry Area										
3	Paces Summitt I 2410 Paces Ferry Rd. SE Regent Partners	Office Building	1997	1	120,000	0%	0	\$22.00 - \$23.00 Gross	Bank and Insurance	Executive housing within close proximity
4	Winchester Office Park 1190-1280 Winchester Pkwy Roberts Commercial	Office Park	1972	5	70,000	4%	2,500	\$14.00 - \$14.50 Gross	Architect, Insurance, Trucking Sales, Engineers	Value; Proximity to Home Depot; Access to interstate
TOTAL/				8	337,270		71,513			
AVERAGE				1986	84,318	21%		\$16.75 - \$17.75		

SOURCE: Robert Charles Lesser & Co.

Cobb County

Exhibit IV-3

ESTIMATED COMMUNITY-SERVING OFFICE SPACE DEMAND POTENTIAL MABLETON STUDY AREA - BASE CASE /6 2004-2023

COMMUNITY-SERVING OFFICE DEMAND FACTORS		YEAR							
	Assumptions	2004	2005	2006	2007	2008	2013	2018	2023
Mableton Study Area									
Mableton Study Area Households 1/	70	3,637	3,707	3,777	3,847	3,917	4,267	4,617	4,967
Mableton Study Area Population 2/	2.6	9,602	9,786	9,971	10,156	10,341	11,265	12,189	13,113
Employment-to-Population Ratio 3/	0.030								
(Non-Retail Employment)									
Estimated Community-Serving Office Employees 4/		288	294	299	305	310	338	366	393
Average S.F. per Employee 3/	250								
Total Potential Office S.F. Demanded		72,013	73,399	74,785	76,171	77,557	84,487	91,417	98,347
Incremental Office S.F. Demanded			1,386	1,386	1,386	1,386	6,930	6,930	6,930
TOTAL ADDITIONAL DEMAND /5						5-Year 31,138	10-Year 38,068	15-Year 44,998	20-Year 51,928

1/ Claritas, Inc. defined as 2000 Census tract 313.07

2/ Based on Claritas, Inc. and the U.S. Census Bureau. Assumes current household size does continue to rise.

3/ Based on RCLCo national experience with town centers in outer suburb locations.

4/ Includes: Finance and Insurance, Real Estate, Rental, and Leasing, Professional Services, Management Services, Health Care and Medical Services, Social, Civic, Business Organizations, Information Services and office-using Personal Services.

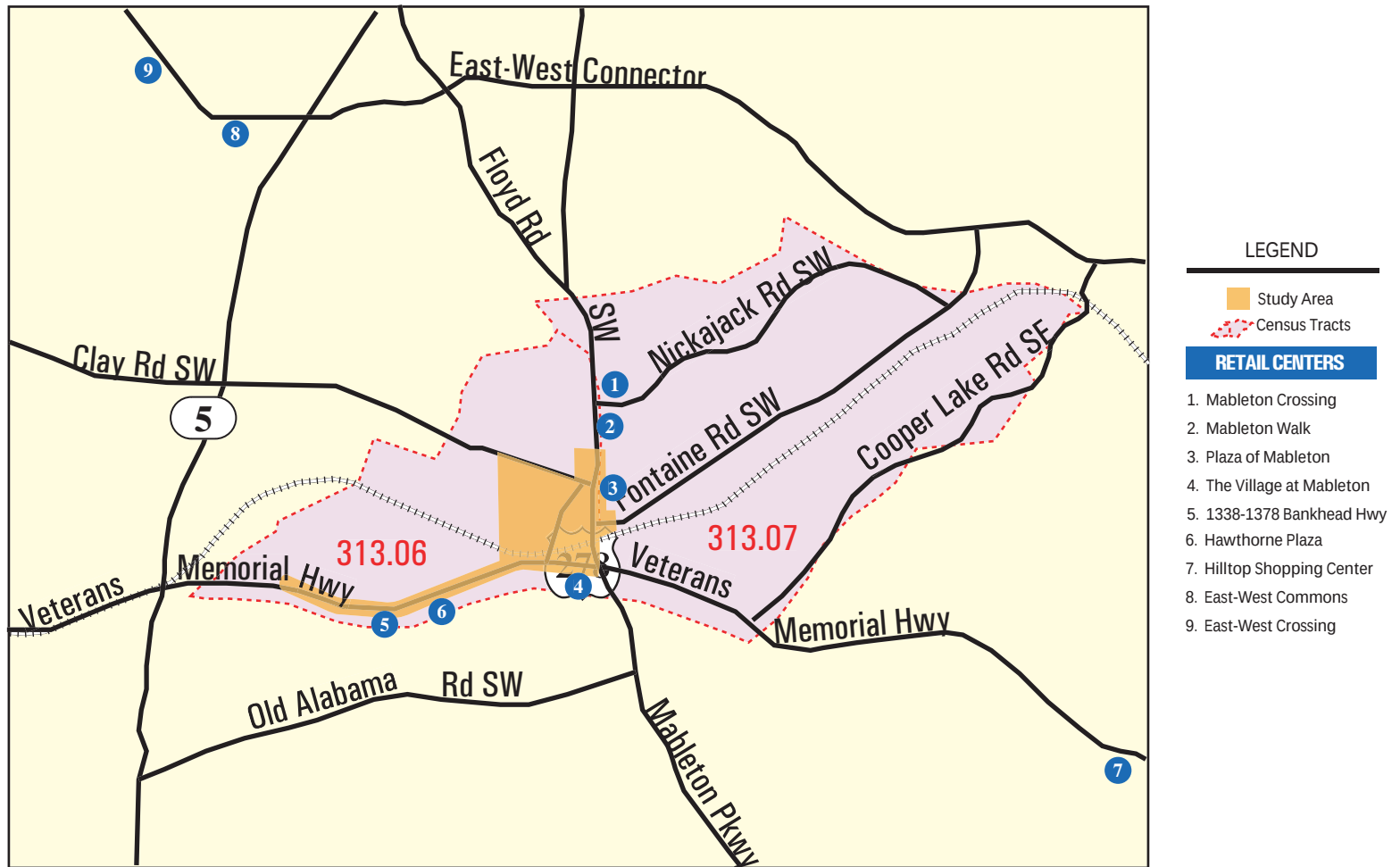
5/ Assumes 33% is unmet demand or moving out of existing space, obsolete space plus incremental demand from household growth. Requires new, attractive development in location convenient to affluent households.

6/ Demand based only on current projected household growth. Does not account for additional demand generated by "upside potential" - new households moving into mixed use projects.

SOURCE: RCLCo; Claritas.

Exhibit IV-4

SELECTED RETAIL CENTERS MABLETON STUDY AREA, GEORGIA 2004



Cobb County

Exhibit IV-5

SUMMARY OF SELECT RETAIL CENTERS CITY OF MABLETON STUDY AREA AND SURROUNDING AREA JANURAY 2004

Map Key	Project/ Location/ Management Company	Type	Yr. Built/ Renovated	# of Stores	Gross Leasable Area Sq. Ft.	Vacancy Rate	Vacant Sq. Ft.	Quoted Lease Rates/Terms	Major Tenant/ Anchor	Comments
NORTH OF CLAY RD. /1										
1	Mableton Crossing 4875 Floyd Rd SW Equity One	Neighborhood Center	1997	17	86,819	0%	0	\$10.00 - \$15.00 NNN	Kroger	Strictly neighborhood serving
2	Mableton Walk 5015 Floyd Road SW New Plan Excel Realty Trust	Neighborhood Center	1994	26	105,742	4%	4,000	\$12.00 - \$15.00	Publix	Mostly 5,000 sf users
SUB TOTAL/ AVERAGE				43 22	192,561 96281	2%	4,000	\$11.00 - \$15.00		
SOUTH OF CLAY RD. /1										
3	Plaza of Mableton 5345 Floyd Road SW Sierra Realty Services Inc.	Neighborhood Center	1975	11	63,358	0%	0	\$9.00 - \$12.00 NNN	Food Depot, Bealls, Cash Advance	Several tenants are long term; Food depot is expanding into Bealls
4	The Village at Mableton 5590 Mableton Pkwy SE Kramont Realty Trust	Community Center	1989	30	239,474	32%	77,568	\$10.00 - \$12.00 NNN	K-Mart, Cub Foods, CVS	Cub Foods(60,000 sf) is still paying rent although looking for new tenant
SUB TOTAL/ AVERAGE				41 21	302,832 151416	16%	77,568	\$9.50 - \$12.00		

Cobb County

Exhibit IV-5

SUMMARY OF SELECT RETAIL CENTERS CITY OF MABLETON STUDY AREA AND SURROUNDING AREA JANURAY 2004

Map Key	Project/ Location/ Management Company	Type	Yr. Built/ Renovated	# of Stores	Gross Leasable Area Sq. Ft.	Vacancy Rate	Vacant Sq. Ft.	Quoted Lease Rates/Terms	Major Tenant/ Anchor	Comments
VETERANS MEMORIAL HWY										
5	1338-1378 Bankhead Hwy 1338-1378 Veterans Memorial Hwy Selig Enterprises	Neighborhood Center	n/av	6	86,442	6%	5,360	\$9.00 - \$10.00 NNN	Auto Zone, Furniture World	Vacant restaurant, hair salon, and retail
6	Hawthorne Plaza 1245 Veterans Memorial Hwy SW SeArrow Realty Services	Neighborhood Center	1969	27	119,525	5%	5,500	\$5.00 - \$11.00 NNN	Family Dollar, HR Block	Extremely transitional nature; highly hispanic area
7	Hilltop Shopping Center 1421 Veterans Memorial Hwy SE SeArrow Realty Services	Unanchored Strip	1971	12	48,854	10%	5,000	\$3.00 - \$9.00 NNN	Dollar General, Sherwin Williams,	Mexican restaurant planned; Interest from professional services (tax prep and chiro.), pawn shops, churches, laundromat
EAST/WEST CONNECTOR										
8	East-West Commons 1605 E. West Connector Isakson-Barnhart Properties, Inc.	Power Center	1999	18	422,000	0%	0	\$18.50 - \$22.00 NNN	Target, Lowe's, Office Max, Goody's, T.J. Maxx, Old Navy	One 4,300 space is vacant although rent is being paid
9	East West Crossing 1825 E West Connector The Shopping Center Group	Anchored Strip Center	2001	7	133,332	1%	1,440	\$18.50 - \$23.00	Kohl's, Walgreens, Red Lobster	Highly sought after center; vacancy is rare
				SUB TOTAL/ AVERAGE	2000	13	555,332	1%	1,440	\$18.50 - \$22.50

/1 These retail centers are located within the defined study area.

SOURCE: Robert Charles Lesser & Co., LLC; Dorey's Retail Guide

Cobb County

Exhibit IV-6

ESTIMATED DEMAND FOR RETAIL SPACE IN THE MABLETON "PROPER" STUDY AREA FROM LOCAL MARKET-SOURCES 2003

SOURCE OF PATRONAGE	ASSUMPTIONS/ FACTORS	RESTAURANTS AND BARS	OTHER CONVENIENCE GOODS	APPAREL & ACCESSORIES	OTHER COMPARISON GOODS	TOTAL
LOCAL MABLETON HOUSEHOLDS /1						
Number of Households	3,567					
Retail Expenditure per Household		\$4,381	\$5,998	\$1,788	\$13,509	\$25,676
Annual Resident Expenditures		\$15,627,606	\$21,394,709	\$6,378,168	\$48,186,885	\$91,587,368
Mableton Area Potential Capture		25%	33%	20%	15%	
Potential Sales		\$3,906,901	\$7,060,254	\$1,275,634	\$7,228,033	\$19,470,822
<i>Percent of Total</i>		34%	43%	30%		
PMA HOUSEHOLDS /1						
Number of Households	31,065					
Retail Expenditure per Household		\$4,381	\$5,998	\$1,788	\$13,509	\$25,676
Annual Resident Expenditures		\$136,100,806	\$186,326,504	\$55,547,459	\$419,659,543	\$797,634,312
Mableton Area Potential Capture		5%	5%	5%	3%	
Potential Sales		\$6,805,040	\$9,316,325	\$2,777,373	\$10,491,489	\$29,390,227
<i>Percent of Total</i>		59%	56%	65%	59%	
AREA EMPLOYEES						
Number of Workers	865					
Annual Expenditures per Worker /2		\$1,563	\$336	\$674	\$238	\$2,811
Annual Area Expenditures		\$1,351,715	\$290,932	\$582,983	\$205,890	\$2,431,521
Mableton Study Area Potential Capture		50%	50%	33%	33%	
Potential Sales		\$675,858	\$145,466	\$192,384	\$67,944	\$1,081,652
<i>Percent of Total</i>		6%	1%	5%	0%	

Cobb County

Exhibit IV-6

ESTIMATED DEMAND FOR RETAIL SPACE IN THE MABLETON "PROPER" STUDY AREA FROM LOCAL MARKET-SOURCES 2003

SOURCE OF PATRONAGE	ASSUMPTIONS/ FACTORS	RESTAURANTS AND BARS	OTHER CONVENIENCE GOODS	APPAREL & ACCESSORIES	OTHER COMPARISON GOODS	TOTAL
MABLE HOUSE VISITORS						
Number of Annual Visitors	45,000					
Retail Expenditure per Tourist		\$16	\$2	\$7	\$8	\$34
Annual Expenditures		\$732,558	\$104,651	\$313,953	\$366,279	\$1,517,442
Mableton Study Area Potential Capture		25%	20%	5%	0%	
Potential Sales		\$183,140	\$20,930	\$15,698	\$0	\$219,767
<i>Percent of Total</i>		2%	0%	0%	0%	
SUMMARY						
Total Annual Expenditures:		\$11,570,939	\$16,542,976	\$4,261,089	\$17,787,465	\$50,162,468
Sales Per Square Foot /3		\$300	\$216	\$250	\$248	
Supportable Retail Square Feet:		38,570	76,766	17,044	71,869	204,248
<i>Distribution of Square Feet</i>		19%	38%	8%	35%	

1/ Mableton area defined as Census tract 313.07 and .06. PMA defined as a four-mile radius shown in Exhibit IV-1

2/ Annual Expenditures per worker via International Council of Shopping Centers.

3/ Dollars and Cents.

SOURCE: Robert Charles Lesser & Co.



AGENDA ITEM MEMORANDUM

MEETING OF: February 11, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: SECOND READ — Amending an ordinance updating Chapter 8, Buildings and Construction of the City of Mableton Code of Ordinances and Other Lawful Purposes — Jerry Silver, Code Enforcement Director

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. Ordinance Updating Chapter 8, Building and Construction Rev. 1.22.26
2. Ordinance Updating Chapter 8, Building and Construction Rev. 1.23.26 (1) Clean

**AN ORDINANCE UPDATING CHAPTER 8, BUILDINGS AND CONSTRUCTION, OF
THE CITY OF MABLETON CODE OF ORDINANCES AND FOR OTHER LAWFUL
PURPOSES**

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

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

WHEREAS, Sec. 1.13(3) of the City Charter authorizes the City “[t]o regulate and to license the erection and construction of buildings and all other structures; to adopt building, housing, plumbing, fire safety, electrical, gas, and heating and air conditioning codes; and to regulate all housing and building trades to the extent permitted by general law.”;

WHEREAS, the City Council desires through this Ordinance to exercise its powers and authority under the City Charter and other applicable laws to promotion the health and general welfare of the City; and

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

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

Section 1: Section 8.1.1 of Article 1, Chapter 8, Buildings and Construction, of the City Code of Ordinances is hereby amended to read as follows:

CHAPTER 8 - BUILDINGS AND CONSTRUCTION

ARTICLE 1 - GENERALLY

Sec. 8.1.1 - Definitions

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Adopted state codes means the state minimum standard codes and all other state codes and standards adopted by reference in this chapter.

Approved means approved by the city’s building official or city manager’s designee.

Board means the city’s board of zoning appeals.

Building official means the city building inspector, and/or an officer or other person designated by the city, city manager and/or community development director with the authority charged with the administration and enforcement of this chapter.

Director means the director of the city community development department or designee.

Emergency means any situation resulting in imminent danger to the public health or safety or the loss of an essential governmental service.

End user means the ultimate consumer of a product, especially the one for whom a product has been designed.

Independent means not affiliated in any way with the applicant for the variance or any city or county official or employee.

Justifiable cause means a reason given by the applicant or permit holder that in the opinion of the director is valid and sufficient. Justifiable cause does not include delay that is created by the applicant or permit holder or delay that reasonably could have been avoided by the applicant or permit holder.

Ordinary repairs mean nonstructural repairs to a building or structure or repairs to a mechanical system, gas system, plumbing system, electrical system, and energy conservation system for which the codes specify no minimum requirements or standards or do not address the repair. The term "ordinary repairs" does not include additions, alterations, relocations, or replacements to buildings or structures, water supplies, sewers, drains, drain leaders, gas, soil waste, vent or other similar piping, electrical systems or wiring, mechanical systems, or other work for which a permit is required by the Code or the building official.

Portable equipment means equipment not permanently install or fixed in place.

Pre-qualified alternate registered engineer means a registered design professional holding a certificate of registration issued under Chapter 15 of Title 43 of the official code of Georgia, recommended by the city council, city manager, city community development director or board of appeals.

Protective means a method or material that provides the same or greater protection of health, safety, life or property as provided by the construction requirements set forth in this Code.

Registered design professional means architects, civil, structural, mechanical, electrical, and plumbing engineers, and others whose services require licensing by the state.

Technical codes means collectively the ~~International Building Code, International Residential Code, International Plumbing Code, International Mechanical Code, International Fuel Gas Code, National Electrical Code, International Energy Conservation Code, International Fire Code, and International Swimming Pool and Spa Code as adopted, amended, and mandated by the State of Georgia along with amendments; the International Property Maintenance Code adopted state codes, state minimum standard codes~~, Rules of Office of Insurance and Fire Safety Commissioner Chapter 120-3-20, National Fire Protection Code 101, and local supplemental codes as adopted by the city.

State minimum standard codes means the state minimum standard codes adopted by the state pursuant to O.C.G.A. § 8-2-20(B)(i), as may be subsequently adopted or amended by the board of community affairs of the state department of community affairs.

Section 12: Section 8.2.1 of Article 2, Chapter 8, Buildings and Construction, of the City Code of Ordinances is hereby amended to read as follows:

CHAPTER 8 - BUILDINGS AND CONSTRUCTION

ARTICLE 2 - CONSTRUCTION AND TECHNICAL CODE

Sec. 8.2.1 - Adopted state minimum standards codes

~~(a)~~ ~~(a)~~ Generally. As ~~future new editions or amendments of the codes listed in this article~~adopted state codes ~~are adopted updated and/or amended~~ by the board of community affairs of the state department of community affairs, they shall become a part of adopted state codes adopted herein ~~or replacement for the adopted codes, rules and regulations or standards~~ and shall become enforceable as prescribed without separate adoption by the ~~governing authority~~city.

~~(a)~~(b) Adoption. All new construction, installations, repairs, or alterations shall be in conformance with the ~~current edition of the~~ following state minimum standard codes~~codes and with state amendments as currently adopted by the board of community affairs of the state department of community affairs:~~

1. International Building Code (ICC);
2. National Electrical Code (NFPA);
3. International Fuel Gas Code (ICC);
4. International Mechanical Code (ICC);
5. International Plumbing Code (ICC);
6. International Residential Code for One- and Two-Family Dwellings (ICC);
7. International Energy Conservation Code (ICC);
8. International Fire Code (ICC);
9. International Existing Building Code (ICC);
10. International Property Maintenance Code (ICC); and

11. Any other codes deemed appropriate by the board of community affairs of the state department of community affairs, Board of Community Affairs for the safety and welfare of Georgia's citizens.

~~International Building Code.~~

~~(2) International Residential Code.~~

~~(3) International Plumbing Code~~

~~(4) International Mechanical Code.~~

~~(5) International Fuel Gas Code.~~

~~(6) National Electrical Code.~~

~~(7) International Energy Conservation Code,~~

~~(8) International Fire Code.~~

~~(9) International Swimming Pool and Spa Code.~~

- (b) *Referenced standards.* Standards referenced in the state minimum standard codes and adopted ~~have-stated~~ codes shall be considered an integral part of ~~the code~~this chapter without separate adoption herein. If specific portions of a standard are denoted by a code test, only those portions of the standard shall be enforced. Where code provisions conflict with a standard, the code provisions shall govern. Permissive and advisory provisions in a standard shall not be construed as mandatory.
- (c) *Appendices.* The appendices included in any code adopted pursuant to this chapter are not intended for enforcement unless specifically referenced in this chapter or specifically included in this Code.
- (d) *Referenced codes and standards.* The ~~state minimum standard codes and adopted state codes adopted state codes adopted pursuant to this article~~ shall be ~~considered part of the~~ requirements underof this chapter ~~to the prescribed extent of each such adoption~~. Where differences occur between the provisions of this chapter and state minimum standard codes and adopted state codes~~referenced codes and standards~~, the provisions of this chapter shall govern.

Section 3: Article 2, Chapter 8, Buildings and Construction, of the City Code of Ordinances is hereby amended to create a new Section 8.2.6, which shall read as follows:

CHAPTER 8 - BUILDINGS AND CONSTRUCTION

ARTICLE 2 - CONSTRUCTION AND TECHNICAL CODE

...

Sec. 8.2.6 – Amendments to the International Property Maintenance Code.

(a) Notwithstanding anything to the contrary contained herein, the International Fuel Gas Code adopted by reference in section 8.2.1 of this chapter is adopted with the following additions, deletions, modifications, or amendments:

(1) IPMC 302.4 Weeds. Premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

(2) IPMC 602.3 Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from October 15th to May 15th, annually, to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms. Exceptions: 1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the International Plumbing Code. 2. In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

Section 24. It is hereby declared to be the intention of the City Council that:

- (a) All Ordinances and parts of Ordinances in conflict with this Ordinance are hereby repealed.
- (b) All sections, paragraphs, sentences and phrases of this Ordinance are or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.
- (c) To the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. No section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.
- (d) In the event any portion of this Ordinance shall be declared or adjudged invalid or unconstitutional, it is the intention of the City Council of the City that such adjudication shall in no manner affect the other sections, sentences, clauses or phrases of this Ordinance which shall remain in full force and effect, as if the invalid or unconstitutional section, sentence, clause or phrase were not originally a part of the Ordinance.

Section 35. The City Attorney and City Clerk are authorized to make non-substantive editing and renumbering revisions to this Ordinance for proofing and renumbering purposes.

Section 46. The effective date of this Ordinance shall the date of its adoption by the City Council, unless required otherwise by the City Charter, state and/or federal law. In the event that any effective date herein is determined by a Court of law to be invalid, said effective date shall instead be the earliest date allowed by law.

SO ORDAINED this _____ day of _____, 2026.

ATTEST:

CITY OF MABLETON, GEORGIA:

Susan D. Hiott, City Clerk

Dr. Michael Owens, Mayor

APPROVAL AS TO FORM:

Emilia Walker-Ashby, Interim City Attorney

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

ORD

**AN ORDINANCE UPDATING CHAPTER 8, BUILDINGS AND CONSTRUCTION, OF
THE CITY OF MABLETON CODE OF ORDINANCES AND FOR OTHER LAWFUL
PURPOSES**

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

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

WHEREAS, Sec. 1.13(3) of the City Charter authorizes the City “[t]o regulate and to license the erection and construction of buildings and all other structures; to adopt building, housing, plumbing, fire safety, electrical, gas, and heating and air conditioning codes; and to regulate all housing and building trades to the extent permitted by general law.”;

WHEREAS, the City Council desires through this Ordinance to exercise its powers and authority under the City Charter and other applicable laws to promotion the health and general welfare of the City; and

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

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

Section 1: Section 8.1.1 of Article 1, Chapter 8, Buildings and Construction, of the City Code of Ordinances is hereby amended to read as follows:

CHAPTER 8 - BUILDINGS AND CONSTRUCTION

ARTICLE 1 - GENERALLY

Sec. 8.1.1 - Definitions

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Adopted state codes means all codes and standards adopted by reference in this chapter.

Approved means approved by the building official or city manager’s designee.

Board means the city’s board of zoning appeals.

Building official means the city building inspector, and/or an officer or other person designated by the city, city manager and/or community development director with the authority charged with the administration and enforcement of this chapter.

Director means the director of the city community development department or designee.

Emergency means any situation resulting in imminent danger to the public health or safety or the loss of an essential governmental service.

End user means the ultimate consumer of a product, especially the one for whom a product has been designed.

Independent means not affiliated in any way with the applicant for the variance or any city or county official or employee.

Justifiable cause means a reason given by the applicant or permit holder that in the opinion of the director is valid and sufficient. Justifiable cause does not include delay that is created by the applicant or permit holder or delay that reasonably could have been avoided by the applicant or permit holder.

Ordinary repairs mean nonstructural repairs to a building or structure or repairs to a mechanical system, gas system, plumbing system, electrical system, and energy conservation system for which the codes specify no minimum requirements or standards or do not address the repair. The term "ordinary repairs" does not include additions, alterations, relocations, or replacements to buildings or structures, water supplies, sewers, drains, drain leaders, gas, soil waste, vent or other similar piping, electrical systems or wiring, mechanical systems, or other work for which a permit is required by the Code or the building official.

Portable equipment means equipment not permanently install or fixed in place.

Pre-qualified alternate registered engineer means a registered design professional holding a certificate of registration issued under Chapter 15 of Title 43 of the official code of Georgia, recommended by the city council, city manager, city community development director or board of appeals.

Protective means a method or material that provides the same or greater protection of health, safety, life or property as provided by the construction requirements set forth in this Code.

Registered design professional means architects, civil, structural, mechanical, electrical, and plumbing engineers, and others whose services require licensing by the state.

Technical codes means collectively the, Rules of Office of Insurance and Fire Safety Commissioner Chapter 120-3-20, National Fire Protection Code 101 and local supplemental codes as adopted by the city.

State minimum standard codes means the state minimum standard codes adopted by the state pursuant to O.C.G.A. § 8-2-20(B)(i), as may be subsequently adopted or amended by the board of community affairs of the state department of community affairs.

Section 2: Section 8.2.1 of Article 2, Chapter 8, Buildings and Construction, of the City Code of Ordinances is hereby amended to read as follows:

CHAPTER 8 - BUILDINGS AND CONSTRUCTION

ARTICLE 2 - CONSTRUCTION AND TECHNICAL CODE

Sec. 8.2.1 - Adopted state minimum standards codes

- (a) *Generally.* As adopted state codes are updated and/or amended by the board of community affairs of the state department of community affairs, they shall become a part of adopted state codes adopted herein and shall become enforceable as prescribed without separate adoption by the city.

Adoption. All new construction, installations, repairs, or alterations shall be in conformance with the following state minimum standard codes:

1. International Building Code (ICC);
 2. for the safety and welfare of Georgia's citizens.
- (b) *Referenced standards.* Standards referenced in the state minimum standard codes and adopted state codes shall be considered an integral part of this chapter without separate adoption herein. If specific portions of a standard are denoted by a code test, only those portions of the standard shall be enforced. Where code provisions conflict with a standard, the code provisions shall govern. Permissive and advisory provisions in a standard shall not be construed as mandatory.
- (c) *Appendices.* The appendices included in any code adopted pursuant to this chapter are not intended for enforcement unless specifically referenced in this chapter or specifically included in this Code.
- (d) *Referenced codes and standards.* The state minimum standard codes and adopted state codes shall be requirements under this chapter. Where differences occur between the provisions of this chapter and state minimum standard codes and adopted state codes, the provisions of this chapter shall govern.

Section 3: Article 2, Chapter 8, Buildings and Construction, of the City Code of Ordinances is hereby amended to create a new Section 8.2.6, which shall read as follows:

CHAPTER 8 - BUILDINGS AND CONSTRUCTION

ARTICLE 2 - CONSTRUCTION AND TECHNICAL CODE

...

Sec. 8.2.6 – Amendments to the International Property Maintenance Code.

- (a) Notwithstanding anything to the contrary contained herein, the International Fuel Gas Code adopted by reference in section 8.2.1 of this chapter is adopted with the following additions, deletions, modifications, or amendments:

- (1) IPMC 302.4 Weeds. Premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.
- (2) IPMC 602.3 Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from October 15th to May 15th, annually, to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms. Exceptions: 1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the International Plumbing Code. 2. In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

Section 4. It is hereby declared to be the intention of the City Council that:

- (a) All Ordinances and parts of Ordinances in conflict with this Ordinance are hereby repealed.
- (b) All sections, paragraphs, sentences and phrases of this Ordinance are or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.
- (c) To the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. No section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.
- (d) In the event any portion of this Ordinance shall be declared or adjudged invalid or unconstitutional, it is the intention of the City Council of the City that such adjudication shall in no manner affect the other sections, sentences, clauses or phrases of this Ordinance which shall remain in full force and effect, as if the invalid or unconstitutional section, sentence, clause or phrase were not originally a part of the Ordinance.

Section 5. The City Attorney and City Clerk are authorized to make non-substantive editing and renumbering revisions to this Ordinance for proofing and renumbering purposes.

Section 6. The effective date of this Ordinance shall be the date of its adoption by the City Council, unless required otherwise by the City Charter, state and/or federal law. In the event that any effective date herein is determined by a Court of law to be invalid, said effective date shall instead be the earliest date allowed by law.

SO ORDAINED this _____ day of _____, 2026.

ATTEST:

CITY OF MABLETON, GEORGIA:

Susan D. Hiott, City Clerk

Dr. Michael Owens, Mayor

APPROVAL AS TO FORM:

Emilia Walker-Ashby, Interim City Attorney



AGENDA ITEM MEMORANDUM

MEETING OF: February 11, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Second Read - An Ordinance Amending Fiscal Year 2025-2026 Budget of the City of Mableton and for Other Lawful Purposes - Finance Director Karen Ellis

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. ORD 2026-02-02 Amending the 2025-26 Budget
2. MEMO Mid-Year Budget Amendment FY26
3. BA2026-001 Proposed Budget Amendment V2

**AN ORDINANCE AMENDING THE FISCAL YEAR 2025-2026 BUDGET OF THE CITY
OF MABLETON AND FOR OTHER LAWFUL PURPOSES**

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

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

WHEREAS, the approved budget for the fiscal year 2025-26 was adopted on or about June 25, 2025;

WHEREAS, it has become necessary to amend said budget due to a review of budget-to-actual variances;

WHEREAS, the City Council has reviewed the proposed amendments to the budget and finds it to be in the best interest of the public welfare; and

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

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

Section 1.

- a. Approval.** The 2025-26 budget is hereby amended as set forth in the attached "Budget Amendment", which is made a part of this Ordinance. This amendment includes adjustments to both revenues and expenditures.
- b. Appropriations and expenditures.** The City Council hereby authorizes the appropriations and expenditures as detailed in the attached Exhibit A. The total amount of the amendment is \$0.

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

- a.** All Ordinances and parts of Ordinances in conflict with this Ordinance are hereby repealed.

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

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

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

SO ORDAINED this _____ day of February 2026.

ATTEST:

CITY OF MABLETON, GEORGIA:

Susan D. Hiott, City Clerk

Dr. Michael Owens, Mayor

APPROVAL AS TO FORM:

Emilia Walker-Ashby, Interim City Attorney



TO: William Tanks, City Manager
FROM: Karen Ellis, Finance Director
DATE: Submitted on February 6, for the February 11, 2026, Regular City Council Meeting

AGENDA ITEM: Budget Amendment for FY 2026 Budget.

SUMMARY:

Each year the City adopts a budget which supports assumptions at that certain point in time. As the fiscal year progresses, variances may arise between what was budgeted to be received or expended and what has actually been received or expended. This amendment will provide for a true-up to what the City anticipates will occur through the end of the fiscal year.

DISCUSSION:

Because budgeting is not an exact science, this amendment is necessary to create a more accurate presentation of FY 2026. Large variances must be explained to both external auditors and the State Department of Audits. Amendments of this type are routinely made to adjust for actual outcomes and Staff is recommending approval of the proposed amendments.

FUNDING AND FINANCIAL IMPACT:

None.

RECOMMENDATION:

Staff recommends approval of the proposed Budget Amendment for FY2026.

REVIEW & APPROVALS:

Financial Review: Karen Ellis, Finance Director –
Legal Review: Emilia Walker-Ashby, City Attorney –
Concurrent Review: William Tanks, City Manager –

ATTACHMENT(S):

FY2026 Budget Amendment

EXHIBIT A

FY 2025-26 PROPOSED BUDGET AMENDMENT

BA2026-001



GENERAL FUND

REVENUE

100.00.316200.00	Insurance Premium Tax	\$4,250,000	\$8,380,000	(\$4,130,000)
100.0000.344190.00	SWB Charges	\$0	\$200,000	(\$200,000)
Total				(\$4,330,000)

EXPENDITURE

100.1110.523900.00	Council - Purchased Services	\$0	\$120,000	\$120,000
100.1310.523905.00	Mayor - Purchased Services	\$0	\$25,000	\$25,000
100.1510.542400.00	Finance - Computer Software	\$0	\$287,860	\$287,860
100.1565.522210.00	Facilities - Maintenance ROW	\$150,000	\$5,000	(\$145,000)
100.1565.541200.00	Facilities - Leasehold Imp	\$400,000	\$1,200,000	\$800,000
100.1570.521200.00	Communications - Prof Svcs	\$25,000	\$75,000	\$50,000
100.6200.511100.00	Parks & Rec - Salaries	\$550,600	\$350,600	(\$200,000)
100.7000.521200.00	Comm Dev - Prof Svcs	\$150,000	\$315,000	\$165,000
100.9000.611271.00	Interfund Transfers Out-PSSSD	\$0	\$3,000,000	\$3,000,000
100.9000.611975.00	Interfund Transfers Out-MURA	\$513,193	\$740,333	\$227,140
Total				\$4,330,000

Net Change **\$0**

GRANTS FUND

REVENUE

250.0000.336100.00	Local Grant Revenue	\$0	\$24,000	(\$24,000)
250.0000.391100.00	Interfund Transfers In-GF	\$0	\$0	\$0
Total				(\$24,000)

EXPENDITURE

250.1310.521200.00	Professional Services	\$0	\$24,000	\$24,000
Total				\$24,000

Net Change **\$0**

EXHIBIT A**FY 2025-26 PROPOSED BUDGET AMENDMENT****BA2026-001****PUBLIC SAFETY FUND****REVENUE**

	From	To	(Increase) / Decrease
271.0000.391100.00 Interfund Transfers In-GF	\$0	\$3,000,000	(\$3,000,000)
		Total	(\$3,000,000)

EXPENDITURE

	From	To	Increase / (Decrease)
271.3210.572000.00 Payments to Other Agencies	\$0	\$3,000,000	\$3,000,000
		Total	\$3,000,000

Net Change **\$0**

URBAN REDEVELOPMENT AGENCY FUND**REVENUE**

	From	To	(Increase) / Decrease
975.0000.391100.00 Interfund Transfers In-GF	\$513,193	\$740,333	(\$227,140)
		Total	(\$227,140)

EXPENDITURE

	From	To	Increase / (Decrease)
975.8000.581200.00 Principal Expense	\$260,000	\$265,000	\$5,000
975.8000.582200.00 Interest Expense	\$253,193	\$475,333	\$222,140
		Total	\$227,140

Net Change **\$0**



AGENDA ITEM MEMORANDUM

MEETING OF: February 11, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Consideration of Resolution Authorizing and Requesting the Local Legislative Delegation to Introduce Legislation for the Municipal Court of the City of Mableton to Assess a Technology Fee - City Attorney Emilia Walker-Ashby

BACKGROUND/SUMMARY: This is pending legal consideration and review. Additional information will be added first of week.

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. External Copy of Mableton Court Technology Fee Bill
2. Technology Fee Resolution Rev. 2.10.26

A BILL TO BE ENTITLED

AN ACT

1 To authorize the Municipal Court of the City of Mableton to assess a technology fee; to specify the uses to which such technology fees may be applied for court and public safety purposes; to repeal conflicting laws; and for other purposes.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

SECTION 1.

(a) The clerk of the Municipal Court of the City of Mableton shall be entitled to charge and collect a technology fee as a surcharge to each criminal and quasi-criminal fine paid. The technology fee shall be set by order of the judge of the court, provided that the fee shall not exceed \$15.00.

(b) The technology fee shall be used exclusively for the Municipal Court's and the City's Public Safety technological needs, including but not limited to:

1. Purchasing, leasing, maintaining, and installing computer hardware and software;
2. Purchasing, leasing, maintaining, and subscribing to software-as-a-service (SaaS) platforms;
3. Purchasing, leasing, maintaining, and installing equipment for imaging, scanning, facsimile, communication, and projections;
4. Purchasing, leasing, maintaining, and operating body-worn, mobile, fixed, or vehicle-mounted cameras;
5. Acquiring, operating, and maintaining drones and other emerging public safety technology; and
6. Any additional technology necessary to improve operational efficiency, service delivery, and public safety effectiveness.

(c) All funds collected pursuant to this Act shall be maintained in a segregated account by the Chief Financial Officer or Director of Finance of the City and the Clerk of Court, separate from other funds of the City. Funds shall be expended only for the authorized purposes outlined above, upon direction of the City Manager. In a declared state of emergency, the Mayor may also direct the use of these funds. The funds may also be used to reimburse the City's information technology department for services provided to the court or public safety operations.

(d) The technology fee shall be in addition to any other fines or fees authorized by law, and shall be assessed only upon conviction or final disposition of the case. No fee shall be assessed for cases that are dismissed or nolle prossed.

SECTION 2.

All laws and parts of laws in conflict with this Act are repealed.

**A RESOLUTION BY THE CITY OF MABLETON, GEORGIA, REQUESTING THE
COBB COUNTY LEGISLATIVE DELEGATION INTRODUCE LEGISLATION
DURING THE 2026 SESSION OF THE GEORGIA GENERAL ASSEMBLY
ESTABLISHING A TECHNOLOGY FEE FOR THE MUNICIPAL COURT OF
MABLETON AND FOR OTHER PURPOSES**

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

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

WHEREAS, the Municipal Court of Mableton, Georgia ("Court") is established pursuant to state law, which requires modern and reliable technology to operate efficiently, maintain accurate records and administer justice effectively;

WHEREAS, the Mableton Police Department, which is integral to the operation of the Municipal Court, similarly relies on advanced technology for evidence collection, management, and public safety, including but not limited to body-worn cameras, automated license plate readers, and evidence management systems;

WHEREAS, the Georgia General Assembly has authorized numerous municipal courts across the state to assess a technology fee to fund specific technological needs, and consistent with this practice, the establishment of a new fee to be collected in connection with its judicial operations requires specific authorization from the General Assembly;

WHEREAS, the City Council has determined that the establishment of a technology fee, no to exceed ten dollars (\$10.00) as a surcharge on fines imposed by the Court, is a necessary and appropriate method to generate a designated funding to address the critical and ongoing technological needs of the Municipal Court and the Police Department without placing a greater burden on the City's general fund;

**THEREFORE, THE CITY COUNCIL OF THE CITY OF MABLETON, GEORGIA
HEREBY RESOLVES:**

Section 1. Request to Local Delegation. The Mayor and Council respectfully request that the Cobb County Legislative Delegation introduce legislation for consideration by the General Assembly in the 2026 session providing for an exemption in substantially the same form as the proposed legislation attached hereto and incorporated herein as Exhibit "A".

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

All sections, paragraphs, sentences and phrases of this Resolution are or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.

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

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

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

SO RESOLVED this ____ day of February, 2026.

ATTEST:

CITY OF MABLETON, GEORGIA:

Susan D. Hiott, City Clerk

Dr. Michael Owens, Mayor

APPROVAL AS TO FORM:

Emilia Walker-Ashby, Interim City Attorney

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EXHIBIT A

A BILL TO BE ENTITLED

AN ACT

To authorize the Municipal Court of the City of Mableton in Cobb County, Georgia, to charge a technology fee; to specify the uses to which such technology fees may be applied; to repeal conflicting laws and for other purposes.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

SECTION 1.

(a) The Municipal Court Clerk of the City of Mableton shall be entitled to charge and collect a technology fee as a surcharge to each criminal and quasi-criminal fine paid. The technology fee shall be set by order of the Judge of the court, provided that the fee shall not exceed \$15.00.

(b) The technology fee shall be used exclusively for the City's Municipal Court and public safety technological needs, including but not limited to:

- (1) Purchasing, leasing, upgrading, maintaining, and installing of general technology infrastructure, including computer hardware, software and equipment used for imaging, scanning, facsimile transmission, communication, printing and projections;
- (2) Purchasing, leasing, maintaining, upgrading, and subscribing to software-as-a-service (SaaS) platforms and evidence management systems; Purchasing, leasing, upgrading, maintaining, and installing equipment for imaging, scanning, facsimile, communication and projections;
- (3) Purchasing, leasing, upgrading, maintaining, and operating body-worn, mobile, fixed, or vehicle-mounted cameras, automated license plate reader systems, drones and other emerging public safety technology;
- (4) Any additional technology necessary to improve public safety and court efficiency, service delivery, and effectiveness; and
- (5) Any other technology-related equipment, system, or service the City deems necessary for enhancing public safety or court operations.

(c) All funds collected pursuant to this Act shall be maintained in a segregated account by the Chief Financial Officer or Director of Finance of the City and the Clerk of Court, separate from other funds of the City. Funds shall be expended only for the authorized purposes outlined above, upon direction of the Mayor or City Manager. The funds may also be used to reimburse the City's Information Technology Department for services provided to the court or public safety operations.

(d) The technology fee shall be in addition to any other fines or fees authorized by law, and shall be assessed only upon conviction, a nolo plea or final disposition of the case. No fee shall be assessed for cases that are dismissed or nolle prossed.

SECTION 2.

All laws and parts of laws in conflict with this Act are repealed.



AGENDA ITEM MEMORANDUM

MEETING OF: February 11, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: First Read - An Ordinance to be Known as the Mableton Crown Act, Creating Article 3, Crown Act, of a New Chapter 15, General Offenses, of the City Code of Ordinances to Prohibit Discrimination Based on Protective and Cultural Hair Textures and Hairstyles and for Other Lawful Purposes - City Attorney Emilia Walker-Ashby

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. Crown Act Ordinance Rev. 2.9.26 Clean

**AN ORDINANCE, TO BE KNOWN AS THE MABLETON CROWN ACT, CREATING
ARTICLE 3, CROWN ACT, OF A NEW CHAPTER 15, GENERAL OFFENSES, OF
THE CITY CODE OF ORDINANCES TO PROHIBIT DISCRIMINATION BASED ON
PROTECTIVE AND CULTURAL HAIR TEXTURES AND HAIRSTYLES AND FOR
OTHER LAWFUL PURPOSES**

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

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

WHEREAS, as a Home Rule municipality, the City possesses authority to enact this Ordinance pursuant to its general and police powers which define, regulate, and prohibit any act, practice, conduct, or use of property which is detrimental to the health, welfare and public safety;

WHEREAS, the City is further authorized to regulate business activities so to promote or protect the safety, health, peace, security, good order, or general welfare of the City;

WHEREAS, the City Council understands and acknowledges the importance of racial equity and equal protection under the laws of the City;

WHEREAS, all citizens deserve to wear their natural hair without being denied access to opportunity or experiencing discrimination;

WHEREAS, it is imperative that the City do its part to remove barriers to success and health for persons within the City;

WHEREAS, the City Council desires to make certain that residents and religious groups do not face natural hair discrimination in the workplace, when searching for a home, and when entering a business within the City;

WHEREAS, the City may use this authority as a civil society to respond to changing social, economic and political circumstances to maintain its vitality and order;

WHEREAS, the acknowledgment of rights proposed herein is necessary for the accomplishment of such purposes herein and not unduly oppressive upon individuals;

WHEREAS, nothing in this amendment is intended to diminish the protections of rights all individuals currently enjoy under existing interpretations of antidiscrimination laws; and

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

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

Section 1. The City of Mableton Code of Ordinances is hereby amended to create a new Chapter 15, General Offenses, Article 3, Crown Act, to read as follows:

CHAPTER 15 - GENERAL OFFENSES

ARTICLE 3 – CROWN ACT

Sec. 1.3.1 - Title

This article shall be known as the “Mableton Crown Act.”

Sec. 1.3.2 – Definitions

“*Hairstyle*” means hair texture and styles of hair of any length, such as protective or cultural hairstyles, natural hairstyles, and other forms of groomed hair presentation.

“*Protective and cultural hair textures and hairstyles*” means hairstyles and hair textures most commonly associated with race, including, but not limited to braids, cornrows, locs, Bantu knots, Afros, and twists, whether or not hair extensions or treatments are used to create or maintain any such style, and whether or not hair is adorned by hair ornaments, beads or headwraps.

Sec. 1.3.3 - Unlawful business practices

Except where permitted based upon applicable regulations established by the State of Georgia or federal government, it shall be unlawful for any business owner and/or hiring personnel to discriminate against any person because of hairstyles and protective and cultural hair textures and hairstyles, in any way which would deprive or limit such person’s employment opportunities or otherwise adversely affect their status as an applicant for employment.

Sec. 1.3.4 - Unlawful housing practices

It shall be unlawful for any owner, real estate broker or any other person to refuse to sell, lease, sublease, rent, negotiate, assign or otherwise transfer the title or other interest in any dwelling to any person, on the basis of hairstyles and protective and cultural hair textures and hairstyles.

Sec. 1.3.5 - Unlawful public accommodation practices

It shall be an unlawful public accommodation practice for the owner, lessee, proprietor, manager, superintendent, agent or employee of any business or place of public accommodation to withhold from or deny to any person any of the accommodations, advantages, facilities, services

or privileges, products or goods in such place of public accommodation on the basis of hairstyles and protective and cultural hair textures and hairstyles.

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

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

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

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

SO ORDAINED this _____ day of _____ 2026.

ATTEST:

CITY OF MABLETON, GEORGIA:

Susan D. Hiott, City Clerk

Dr. Michael Owens, Mayor

APPROVAL AS TO FORM:

Emilia Walker-Ashby, Interim City Attorney