CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
February 25, 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. **REZ2025-011 - Tax Parcel 18042100010 /18042000090 (Oak Ridge Commerce Way) - Request to rezone a 29.15-acre parcel to rezone from MHP to LI for A 300,000 square foot warehouse/distribution center.** ***Planning Commission Recommends Approval - 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

   b. **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 94 single-family detached homes. -** ***Applicant Planning Commission Recommend Deferral - Director Michael Hughes***
7. **PRESENTATIONS/ACKNOWLEDGEMENTS/PROCLAMATIONS**
   a. **FY 2026 2nd Quarter Financial Review - Finance Director Karen Ellis**
8. **APPOINTMENTS**
   a. **Appointment to the Planning Commission**
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 landscaping plan - 6470 Mableton Pkwy, PIN 18029700400

b. Approval of the recommendation for appointment of Gerald Geeter to the Planning Commission

c. Approval of the recommendation of reappointment of Clyde Ward to the License Review Board

d. Approval of February 9, 2026 Work Session Minutes

e. Approval of February 11, 2026 Regular Council Meeting Minutes

f. Authorization for the Mayor to negotiate and execute in substantial form a Verkada Security System Installation and Licensing Agreement with Knine All Systems, Inc. for Mableton Municipal Court ($88,509.38 + $9,817.76)

11. UNFINISHED BUSINESS

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

Council Questions and Discussion

b. Second 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

12. NEW BUSINESS

a. Resolution Establishing the Excise Tax Rate for Alcohol Wholesalers and Dealers - Deputy Community Development Director Tina Garver

b. Amendment of Lease Agreement between Vishal Hawthorne and City of Mableton for Suite 30, 1245 Veterans Memorial Highway, Hawthorne Plaza - City Attorney Emilia Walker-Ashby

c. Second 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 25, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: REZ2025-011 - Tax Parcel 18042100010 /18042000090 (Oak Ridge Commerce Way) - Request to rezone a 29.15-acre parcel to rezone from MHP to LI for A 300,000 square foot warehouse/distribution center. ***Planning Commission Recommends Approval - 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

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:
1. Alliance Indus. REZ2025-011
2. REZ-2025-011 Staff Report PC rec
3. ORD 2026-XX-XX Warehouse

City of Mableton
Community Development | Planning and Zoning Division
6116 Mableton Parkway, Suite 144
Mableton, GA 30126
(470) 417-4220
www.mableton.gov

Pre-Application Meeting Request Form

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

1. Applicant Information

- **Name:** Henry A. Bailey JR.
- **Organization/Company (if applicable):** Clark Hill
- **Mailing Address:** 3630 Peachtree Rd NE
- **Phone Number:** 470.845.0219
- **Email Address:** hbailey@clarkhill.com

2. Project Information

- **Project Name/Title:** Oakridge Commerce Center
- **Project Address/Location:** 18042 2000 10 / Bowen Rd
- **Parcel Number(s):** 1
- **Current Zoning:** MHP Manufactured Home Park
- **Proposed Use/Development Type:** (Check all that apply)
  - o Residential
  - o Commercial
  - ☒ Industrial
  - o Mixed-Use
  - o Other (please specify): _____
- **Brief Description of Proposal:**

  300,000 sqft warehouse

3. Meeting Preferences

- **Preferred Meeting Date(s) and Time(s):**
  1. H. Bailey
  2. Frank Fallon
- **Preferred Meeting Format:**
  - o In-person
  - X Virtual/Online
  - o Phone

4. Supporting Documents

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

None

5. Questions or Topics for Discussion

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

Question about the zoning process and application deadlines

6. Signature

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

Signature: [signature] **Date:** 7/30/25

For Office Use Only:

- Date Received: 7/29/25
- Meeting Scheduled for: 7/29/25
- Staff Assigned: Chris Wheeler

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 or100,000 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

Attachment A

Application for Rezoning
Mableton, Georgia

Application No. _____

PC Hearing Date: _____

M&C Hearing Date: _____

Applicant Alliance Industrial Partners, LLC c/o Henry Bailey Esq. **Phone#** 803-730-8134
(applicant's name printed)

Address 1720 Peachtree Street NW, Suite 150 **E-mail** frank.fallon@allindustrialco.com

Henry Bailey **Address** 3630 Peachtree Road NE, Suite 700, Atlanta, Georgia 30326
(representative's ~~name, printed~~)

_____ **Phone#** 803.730.8134 **E-mail** hbailey@clarkhill.com
(representative's signature)

Signed, sealed and delivered in presence of:

Raven J. Cooper
Notary Public

My commission expires: _____

RAVEN COOPER NOTARY PUBLIC DEKALB COUNTY GEORGIA MY COMMISSION EXPIRES FEBRUARY 23, 2027

Titleholder 1915 Cordell Road Owner II LLC **Phone#** 212-239-3355 **E-mail** [illegible]@sherrepartners.com
(titleholder's name, printed)

Signature _____ **Address** _____
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

_____
Notary Public

DEOMATTEE B FAUDER
NOTARY PUBLIC OF NEW JERSEY
ID # 2170188
My Comission Expires Oct. 14, 2029

My commission expires: 10/14/2029

Zoning Request From MHP Mobile Home Park *to* Light Industrial
(present zoning) (proposed zoning)

For the Purpose of Warehouse/Distribution (300,000 sq. ft.) *Size of Tract* 29.15 *Acre(s)*
(subdivision, restaurant, warehouse, apt., etc.)

Location 0 Oak Ridge Commerce Way
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 421 *District(s)* 18th

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

_____
(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.

_____

(applicant's signature)

Attachment B

Application No. _____

Summary of Intent for Rezoning

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

a) Proposed unit square-footage(s): N/A

b) Proposed building architecture:

c) List all requested variances:

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

a) Proposed use(s): 300,000 square feet Warehouse/distribution facility

b) Proposed building architecture: Industrial

c) Proposed hours/days of operation: TBD

d) List all requested variances: None

Attachment C1

PROPERTY/FINANCIAL DISCLOSURE REPORT[1] BY APPLICANT[2]

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

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

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

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

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

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

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

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

Applicant's Signature

[1]If 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.

[2]Applicant 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 REPORT[1] BY APPLICANT[2]

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

Has the applicant[2] 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 5th day of November, 2025.

Applicant's Signature

[1]If 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.

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

Attachment H

STATEMENT OF AGREEABLE ZONING CONDITIONS

NONE

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)

(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/Dete ntion 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

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

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.

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VICINITY MAP

COBB COUNTY, GA SCALE: NTS

SITE ANALYSIS

WAREHOUSE/DISTRIBUTION FACILITY	300,000 S.F.
% IMPERVIOUS BEFORE:	1.03%
% IMPERVIOUS AFTER:	48.44%
TOTAL IMPERVIOUS %:	49.47%
AUTO PARKING PROVIDED	170 SPACES
AUTO PARKING REQUIRED**	150 SPACES
TRAILER PARKING PROVIDED	60 SPACES
TOTAL LAND AREA	±29.15 ACRES
DOUGLAS COUNTY–NOT REZONED	1.63 ACRES
TOTAL AREA TO BE REZONED	±25.97 ACRES

**0.50 AUTO SPACES / 1,000 S.F. REQUIRED PER ZONING CODE

ZONING PLAN

0 50 100 200 400

SCALE: 1 = 100

PRELIMINARY SITE PLAN DISCLAIMER:

SITE PLAN IS BASED ON CLIENT PROVIDED INFORMATION POSSIBLY INCLUDING BUT NOT LIMITED TO THE FOLLOWING: TAX MAPS, USGS MAPS, GIS INFORMATION, SCANNED/DIGITAL BOUNDARY SURVEY, SCANNED/DIGITAL TOPOGRAPHICAL SURVEY, SCANNED/DIGITAL AS–BUILT PLAN, SCANNED/DIGITAL ALTA SURVEY, AND/OR PREVIOUS CONSTRUCTION PLANS BY PM/OTHERS. ALL ZONING INFORMATION SHOWN IN THE TITLEBLOCK TO THE RIGHT HAS BEEN RESEARCHED BUT NOT VERIFIED WITH THE JURISDICTION.

SITE PLAN BOUNDARY AND EXISTING CONDITIONS ARE ONLY AS ACCURATE AS THE INFORMATION PROVIDED.

PAULSON·MITCHELL·WISE
— CIVIL ENGINEERS & PLANNERS —
85-A MILL STREET
SUITE 200
ROSWELL, GA 30075
INFO@CIVILPMW.COM
770.650.7685
CIVILPMW.COM

PROJECT:

OAK RIDGE WAREHOUSE

OAK RIDGE COMMERCE WAY
LAND LOT 421
DISTRICT 18, 2nd SECTION
COBB CO., GA 30168

FOR:

ALLIANCE INDUSTRIAL COMPANY

1720 PEACHTREE ROAD NW,
SUITE 150
ATLANTA, GA 30309

ZONING INFORMATION

ZONING RESEARCH DATE: MONTH, YEAR

ZONING CLASSIFICATION

JURISDICTION:	COBB COUNTY, GA
EX. ZONING:	MHP (MOBILE HOME PARK)
PR. ZONING:	LI (LT. INDUSTRIAL)

BUILDING SETBACKS (LI)

FRONT:	50'
SIDE:	20'
REAR:	30'

BUFFERS (SEC. 134.230)

FRONT/STREET:	8' LANDSC. STRIP
SIDE (ADJ. TO RESIDENTIAL):	50'
REAR:	--'

BUILDING SUMMARY

MAX. BUILDING HT.:	70' (4 STORIES)
FLOOR AREA RATIO (FAR):	0.75

PARKING SUMMARY (134.272, 403.1.6)

WAREHOUSE REQ.:	0.5 SPACES/1,000 S.F.
OFFICE REQ.:	3.5 SPACES/1,000 S.F.
STD. CAR STALL DIMENSIONS:	9' x 19'
STD. TRAILER STALL DIMENSIONS:	12' x 55'
MIN. TRUCK DRIVE AISLE:	--'
MIN. 90°/60° CAR DRIVE AISLE:	22'/18'-6"

LANDSCAPE REG'S. (416.02.04/04.03)

TREE DENSITY:	15 UNITS/ACRE
ISLAND REQ.:	MAX. 50 FT. TREE TO PKG. SPACE
MIN. ISLAND SIZE/WIDTH:	148 S.F./8'
GREENSPACE %:	1 TREE/1,140 S.F. OF PARKING

FEMA MAP

FIRM PANEL #:	13067C0211H (03.04.13)

DRAWING RECORD

DRAWN BY:	--
2024155 Z-1-renderbase.dwg	11.03.25

ZONING PLAN

SHEET Z-1

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VICINITY MAP
COBB COUNTY, GA SCALE: NTS

SITE ANALYSIS	
WAREHOUSE/DISTRIBUTION FACILITY	300,000 S.F.
% IMPERVIOUS BEFORE:	1.03%
% IMPERVIOUS AFTER:	48.44%
TOTAL IMPERVIOUS %:	49.47%
AUTO PARKING PROVIDED	170 SPACES
AUTO PARKING REQUIRED**	150 SPACES
TRAILER PARKING PROVIDED	60 SPACES
TOTAL LAND AREA	±29.15 ACRES
DOUGLAS COUNTY-NOT REZONED	1.63 ACRES
TOTAL AREA TO BE REZONED	±25.97 ACRES

**0.50 AUTO SPACES / 1,000 S.F. REQUIRED PER ZONING CODE

ZONING PLAN

0 50 100 200 400
SCALE: 1 = 100

PRELIMINARY SITE PLAN DISCLAIMER:

SITE PLAN IS BASED ON CLIENT PROVIDED INFORMATION POSSIBLY INCLUDING BUT NOT LIMITED TO THE FOLLOWING: TAX MAPS, USGS MAPS, GIS INFORMATION, SCANNED/DIGITAL BOUNDARY SURVEY, SCANNED/DIGITAL TOPOGRAPHICAL SURVEY, SCANNED/DIGITAL AS-BUILT PLAN, SCANNED/DIGITAL ALTA SURVEY, AND/OR PREVIOUS CONSTRUCTION PLANS BY PMI/OTHERS. ALL ZONING INFORMATION SHOWN IN THE TITLEBLOCK TO THE RIGHT HAS BEEN RESEARCHED BUT NOT VERIFIED WITH THE JURISDICTION.

SITE PLAN BOUNDARY AND EXISTING CONDITIONS ARE ONLY AS ACCURATE AS THE INFORMATION PROVIDED.

GREEN GIANT ARBORVITAE (T. x Green Giant)


SOUTHERN MAGNOLIA (M. grandiflora)


AMERICAN HOLLY (I. opaca)

PROPOSED SCREENING TREES:
- DBL STAGGERED ROW AT 12-16 FT SPACING
- 6 FT HT MIN. WHEN INSTALLED, PER CODE
- TREES WILL ATTAIN 30-50 FT MATURE HT

- TREES SHALL BE EVERGREEN AND MAY INCLUDE:
GREEN GIANT ARBORVITAE (T. x Green Giant)
AMERICAN HOLLY (I. opaca)
SOUTHERN MAGNOLIA (M. grandiflora)

EVERGREEN SCREENING PLANTING

PAULSON·MITCHELL·WISE
CIVIL ENGINEERS & PLANNERS
85-A MILL STREET
SUITE 200
ROSWELL, GA 30075
INFO@CIVILPMW.COM
770.650.7685
CIVILPMW.COM

PROJECT:
OAK RIDGE WAREHOUSE
OAK RIDGE COMMERCE WAY
LAND LOT 421
DISTRICT 18, 2nd SECTION
COBB CO., GA 30168

FOR:
ALLIANCE INDUSTRIAL COMPANY
1720 PEACHTREE ROAD NW,
SUITE 150
ATLANTA, GA 30309

ZONING INFORMATION
ZONING RESEARCH DATE: MONTH, YEAR

ZONING CLASSIFICATION	
JURISDICTION:	COBB COUNTY, GA
EX. ZONING:	MHP (MOBILE HOME PARK)
PR. ZONING:	LI (LT. INDUSTRIAL)
BUILDING SETBACKS (LI)	
FRONT:	50'
SIDE:	20'
REAR:	30'
BUFFERS (SEC. 134.230)	
FRONT/STREET:	8' LANDSC. STRIP
SIDE (ADJ. TO RESIDENTIAL):	50'
REAR:	--'
BUILDING SUMMARY	
MAX. BUILDING HT.:	70' (4 STORIES)
FLOOR AREA RATIO (FAR):	0.75
PARKING SUMMARY (134.272, 403.1.6)	
WAREHOUSE REQ.:	0.5 SPACES/1,000 S.F.
OFFICE REQ.:	3.5 SPACES/1,000 S.F.
STD. CAR STALL DIMENSIONS:	9' x 19'
STD. TRAILER STALL DIMENSIONS:	12' x 55'
MIN. TRUCK DRIVE AISLE:	--'
MIN. 90'/60' CAR DRIVE AISLE:	22'/18'-6"
LANDSCAPE REG'S. (416.02.04/04.03)	
TREE DENSITY:	15 UNITS/ACRE
ISLAND REQ.:	MAX. 50 FT. TREE TO PKG. SPACE
MIN. ISLAND SIZE/WIDTH:	148 S.F./8'
GREENSPACE %:	1 TREE/1,140 S.F. OF PARKING
FEMA MAP	
FIRM PANEL #:	13067C0211H (03.04.13)
DRAWING RECORD	
DRAWN BY:	--

2024155 Z-1-renderbase.dwg 11.03.25
ZONING PLAN

SHEET **Z-1**

Type: WD
Recorded: 5/4/2021 10:00:00 AM
Fee Amt: $25.00 Page 1 of 4
Transfer Tax: $0.00
Douglas County Georgia
ANNETTA D STEMBRIDGE Clerk Superior

Participant ID(s): 0070962796,
7067927936

Deed Book 15902 Page 590
Filed and Recorded 04/23/21 3:45:00 PM
2021-0060845
Real Estate Transfer Tax $100.00
Connie Taylor
Clerk of Superior Court
Cobb County, GA
Participant IDs: 0070962796
7067927936

BK 3962 PG 687 - 690

After recording, return to:
Kevin T. Caiaccio, Esq.
CAIACCIO LAW FIRM LC
P.O. Box 422584
Atlanta, Georgia 30342
#454

STATE OF GEORGIA
COUNTY OF Cobb

Tax Parcel No(s). 0421-182-0-001 (Douglas Co.) and 18-0421-0-0010 (Cobb Co.)

LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into this 22nd day of April, 2021 by and between **GREEN ACRES MOBILE HOMES ESTATES, INC.**, a Georgia corporation, a/k/a **GREEN ACRES MOBILE HOME ESTATES, INC.** (herein referred to as "**Grantor**"), and **1915 CARDELL ROAD PHASE II OWNER, LLC**, a Georgia limited liability company (herein referred to as "**Grantee**").

WITNESSETH THAT, the said Grantor, for and in consideration of the sum of Ten and no/100 ($10.00) Dollars, and other good and valuable consideration, in hand paid at or before the delivery of this deed, the receipt and sufficiency of which are hereby acknowledged, and pursuant to proper authority, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey to the said Grantee, and its successors and assigns, the following described property:

> ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING in Land Lot 421 of the 18th District, Cobb County and Douglas County, Georgia being more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference.

TOGETHER WITH all fixtures, structures and improvements located on such property and the easements, rights, members and appurtenances thereunto appertaining.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, privileges, easements, members and appurtenances belonging or thereunto appertaining, to the only proper use and benefit of the Grantee and its successors and assigns forever in FEE SIMPLE.

AND EXCEPT for those matters set forth on **Exhibit "B"** attached hereto and incorporated herein by reference, Grantor will warrant and defend the title to said premises against the claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed, sealed and delivered by its duly authorized officer on the date above written.

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

My commission expires: 09/01/2024

(Notary Seal)

JESSICA TURNER NOTARY PUBLIC COBB COUNTY EXPIRES GEORGIA SEPT 1, 2024

GREEN ACRES MOBILE HOMES ESTATES, INC., a Georgia corporation a/k/a **GREEN ACRES MOBILE HOME ESTATES, INC.**

By: _____
James T. Butler, President

(Corp. Seal)

EXHIBIT "A"

Undeveloped Land

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 421, 18TH DISTRICT, 2ND SECTION OF COBB COUNTY AND DOUGLAS COUNTY, GEORGIA, AND BEING FURTHER DESCRIBED BY THE FOLLOWING METES AND BOUNDS DESCRIPTION:

COMMENCING AT A FOUND MAG-NAIL SITUATED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CARDELL ROAD (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), SAID MAG-NAIL BEING LOCATED S72°10'48"E A DISTANCE OF 307.58' FROM THE INTERSECTION OF CARDELL ROAD AND SONGBIRD DRIVE AND MARKING THE NORTHEAST CORNER OF THAT LAND AS DESCRIBED IN DEED BOOK 14920, PAGE 990, THENCE S08°55'01"W DEPARTING SAID RIGHT-OF-WAY AND ALONG THE EAST LINE THEREOF FOR A DISTANCE OF 197.16' TO A FOUND 5/8" REBAR MARKING THE SOUTHEAST CORNER OF SAID PARCEL;

THENCE N73°30'45"W ALONG THE SOUTH LINE THEREOF FOR A DISTANCE OF 276.95' TO A FOUND 1" ROD SITUATED ON THE EASTERLY RIGHT-OF-WAY LINE OF SONGWOOD DRIVE (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) AND MARKING THE SOUTHWEST CORNER OF SAID PARCEL;

THENCE S00°54'01"W DEPARTING THE SOUTH LINE THEREOF AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 709.57' TO A FOUND 1" ROD;

THENCE S01°04'22"W FOR A DISTANCE OF 1312.72' TO A FOUND 1" ROD SITUATED ON THE EAST LINE OF THAT LAND NOW OR FORMERLY OWNED BY CARDELL LAND TRUST AND BEING THE POINT OF BEGINNING;

THENCE S88°38'03"E FOR A DISTANCE OF 839.74' TO A FOUND 1" ROD;

THENCE S88°36'12"E, PASSING A FOUND 1/2" REBAR AT 405.41', AND CONTINUING FOR A TOTAL DISTANCE OF 470.09' TO A FOUND 2" OPEN TOP PIPE MARKING THE SOUTHWEST CORNER OF LAND LOT 377;

THENCE S02°07'45"W FOR A DISTANCE OF 1096.31' TO THE NORTH BANK OF SWEETWATER CREEK;

THENCE ALONG THE NORTH BANK THEREOF THE FOLLOWING TWENTY-SEVEN (27) CALLS:

1. N80°40'49"W FOR A DISTANCE OF 31.08';

2. N76°49'35"W FOR A DISTANCE OF 40.67', 3. S86°02'31"W FOR A DISTANCE OF 45.51', 4. N88°07'02"W FOR A DISTANCE OF 87.69', 5. N44°20'24"W FOR A DISTANCE OF 75.92', 6. N36°36'44"W FOR A DISTANCE OF 18.07', 7. N14°29'21"W FOR A DISTANCE OF 44.91', 8. N65°52'11"W FOR A DISTANCE OF 116.00', 9. N55°15'45"W FOR A DISTANCE OF 65.33', 10. N73°30'57"W FOR A DISTANCE OF 49.29', 11. N60°21'01"W FOR A DISTANCE OF 91.29', 12. N42°31'43"W FOR A DISTANCE OF 50.22', 13. N50°09'29"W FOR A DISTANCE OF 49.51', 14. S80°41'27"W FOR A DISTANCE OF 56.56', 15. S86°01'10"W FOR A DISTANCE OF 44.48', 16. S71°39'16"W FOR A DISTANCE OF 77.05', 17. N86°43'45"W FOR A DISTANCE OF 51.45', 18. N84°30'07"W FOR A DISTANCE OF 55.85', 19. N83°07'11"W FOR A DISTANCE OF 132.06', 20. N88°04'01"W FOR A DISTANCE OF 52.97',

21. N88°04'01"W FOR A DISTANCE OF 3.39';

22. S61°39'54"W FOR A DISTANCE OF 56.21';

23. S46°52'25"W FOR A DISTANCE OF 84.50';

24. S42°46'27"W FOR A DISTANCE OF 28.68';

25. S18°33'23"W FOR A DISTANCE OF 64.20';

26. S57°50'56"W FOR A DISTANCE OF 30.26';

27. S72°05'53"W FOR A DISTANCE OF 22.89';

THENCE N01°46'17"E DEPARTING SAID NORTH BANK, PASSING A FOUND 1" ROD ON LINE AT 7.48', AND CONTINUING FOR A TOTAL DISTANCE OF 988.74' TO THE POINT OF BEGINNING, CONTAINING 1,171,816 SQUARE FEET, OR 26.901 ACRES MORE OR LESS.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for 2021 and subsequent years, a lien not yet due and payable.

2. Deed of Easement made by and between Sarah and Robert Bowen and Green Acres Mobile Home Estates, Inc., dated October 18, 1984, filed for record December 4, 1984, recorded at Deed Book 3331, Page 517, Cobb County, Georgia Records.

3. Right-of-Way Easement made by Green Acres Mobile Home Estates, Inc., to Southern Bell Telephone and Telegraph Company, dated June 18, 1985, filed for record August 16, 1982, recorded at Deed Book 3608, Page 278, Cobb County, Georgia Records.

4. Right-of-Way Easement made by Green Acres Mobile Home Estates, Inc., to Douglas County Electric Membership Corporation, dated August 2, 1985, filed for record October 30, 1985, recorded at Deed Book 3705, Page 33, Cobb County, Georgia Records.

5. Right-of-Way Easement made by Winnie Crook Price to Douglas County Electric Membership Corporation, dated December 5, 1985, filed for record February 14, 1986, recorded at Deed Book 3825, Page 73, Cobb County, Georgia Records.

6. Easement made by Green Acres Mobile Home Estates, Inc., to BellSouth Telecommunications, Inc., dated April 13, 1998, filed for record June 22, 1998, recorded at Deed Book 11403, Page 123, Cobb County, Georgia Records.

7. Drainage Easement Agreement made by and between Green Acres Mobile Home Estates, Inc., and McCar Development Corporation, dated January 7, 2003, filed for record February 18, 2003, recorded at Deed Book 13688, Page 1006, Cobb County, Georgia Records.

8. Right-of-Way Easement made by Green Acres Mobile Home Estates, Inc., to GreyStone Power Corporation, dated January 19, 2005, filed for record February 8, 2005, recorded at Deed Book 14109, Page 4528, Cobb County, Georgia Records.

9. Easement made by Green Acres Mobile Homes Estates, Inc., to BellSouth Telecommunications, Inc. d/b/a AT&T Georgia, dated March 24, 2009, filed for record June 8, 2009, recorded at Deed Book 14699, Page 2003, Cobb County, Georgia Records.

Printed: 11/24/2025

Cobb County Online Tax Receipt

Thank you for your payment!

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

Payer:
Isadore Betesh

1915 CARDELL ROAD PHASE II OWNER LLC

Payment Date: 10/10/2025

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2025	18042100010	10/15/2025	**Pay:**	N/A	or	$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
$0.00	$0.00	$0.00	$0.00	$10,980.33	**$0.00**

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

OAK RIDGE COMMERCE "AS-SURVEYED" LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 377 and 421 of the 18th District, 2ND Section of Cobb County and Douglas County, Georgia and being more particularly described as follows:

COMMENCING at a 1" open-topped pipe located at the common land lot corner to Land Lots 377, 378, 420 and 421; said 1" open-topped pipe also being known as the POINT OF BEGINNING.

THENCE, from the POINT OF BEGINNING and southerly along the common land lot line to Land Lots 420 and 421 a bearing of South 02 degrees 08 minutes 15 seconds West, a distance of 159.88 feet to a ½" rebar found;
THENCE, southerly continuing along said common land lot line a bearing of South 02 degrees 16 minutes 56 seconds West, a distance of 139.02 feet to a ½" rebar found;
THENCE, southerly continuing along said common land lot line a bearing of South 01 degrees 39 minutes 14 seconds West, a distance of 134.85 feet to a ½" rebar found;
THENCE, southerly continuing along said common land lot line a bearing of South 02 degrees 14 minutes 39 seconds West, a distance of 643.92 feet to the north bank of Gordon Creek (a.k.a. Carroll Creek, a.k.a. Sweetwater Creek);
THENCE, westerly along said north bank of Gordon Creek the following twenty-seven (27) courses and distances: North 61 degrees 03 minutes 27 seconds West, a distance of 25.22 feet to a point; THENCE, North 73 degrees 52 minutes 41 seconds West, a distance of 39.37 feet to a point; THENCE, South 65 degrees 40 minutes 57 seconds West, a distance of 42.88 feet to a point; THENCE, South 84 degrees 11 minutes 17 seconds West, a distance of 57.07 feet to a point; THENCE, North 79 degrees 35 minutes 35 seconds West, a distance of 83.59 feet to a point; THENCE, North 26 degrees 27 minutes 20 seconds West, a distance of 59.88 feet to a point; THENCE, North 18 degrees 25 minutes 36 seconds West, a distance of 48.75 feet to a point; THENCE, North 45 degrees 12 minutes 24 seconds West, a distance of 51.33 feet to a point; THENCE, North 81 degrees 27 minutes 01 seconds West, a distance of 61.76 feet to a point; THENCE, North 62 degrees 37 minutes 49 seconds West, a distance of 87.32 feet to a point; THENCE, North 67 degrees 33 minutes 38 seconds West, a distance of 59.63 feet to a point; THENCE, North 70 degrees 27 minutes 29 seconds West, a distance of 41.28 feet to a point; THENCE, North 39 degrees 42 minutes 06 seconds West, a distance of 89.99 feet to a point; THENCE, North 60 degrees 59 minutes 43 seconds West, a distance of 64.48 feet to a point; THENCE, South 67 degrees 44 minutes 03 seconds West, a distance of 63.88 feet to a point; THENCE, South 77 degrees 21 minutes 56 seconds West, a distance of 70.67 feet to a point; THENCE, South 78 degrees 01 minutes 57 seconds West, a distance of 59.12 feet to a point; THENCE, North 84 degrees 13 minutes 59 seconds West, a distance of 63.39 feet to a point; THENCE, North 78 degrees 39 minutes 29 seconds West, a distance of 57.35 feet to a point; THENCE, North 84 degrees 08 minutes 25 seconds West, a distance of 72.89 feet to a point; THENCE, North 89 degrees 05 minutes 03 seconds West, a distance of 57.99 feet to a point; THENCE, South 56 degrees 14 minutes 39 seconds West, a distance of 77.68 feet to a point; THENCE, South 51 degrees 01 minutes 35 seconds West, a distance of 66.99 feet to a point; THENCE, South 36 degrees 14 minutes 29 seconds West, a distance of 44.92 feet to a point; THENCE, South 21 degrees 43 minutes 43 seconds West, a distance of 45.10 feet to a point; THENCE, South 52 degrees 20 minutes 47 seconds West, a distance of 39.58 feet to a point; THENCE, South 71 degrees 23 minutes 55 seconds West, a distance of 9.66 feet to a point located on the common land lot line to Land Lots 421 and 422;
THENCE, northerly leaving the north bank of said creek along the common land lot line to Land Lots 421 and 422 a bearing of North 02 degrees 03 minutes 47 seconds East, a distance of 7.44 feet to a 1" steel rod found;
THENCE, northerly continuing along said common land lot line a bearing of North 02 degrees 10 minutes 01 seconds East, a distance of 349.58 feet to a 1" steel rod found;

THENCE, northerly continuing along said common land lot line a bearing of North 01 degrees 17 minutes 47 seconds East, a distance of 217.88 feet to a capped ½" rebar found on the common county line between Cobb County and Douglas County;
THENCE, northerly continuing along said common land lot line between Land Lots 421 and 422 a bearing of North 01 degrees 38 minutes 46 seconds East, a distance of 411.97 feet to a 1" steel rod found at the common land lot corner to Land Lots 376, 377, 421 and 422;
THENCE, easterly along the common land lot line to Land Lots 377 and 421 a bearing of South 88 degrees 53 minutes 28 seconds East, a distance of 193.67 feet to a point;
THENCE, northerly leaving said common land lot line a bearing of North 01 degrees 06 minutes 32 seconds East, a distance of 50.00 feet to a point;
THENCE, easterly a bearing of South 88 degrees 40 minutes 41 seconds East, a distance of 645.43 feet to a point;
THENCE, southerly a bearing of South 00 degrees 51 minutes 44 seconds West a distance of 50.00 feet to a 1" steel rod found on the common land lot line to Land Lots 377 and 421;
THENCE, easterly along said common land lot line a bearing of South 88 degrees 13 minutes 33 seconds East, a distance of 76.13 feet to a 1" open-topped pipe found;
THENCE, easterly continuing along said common land lot line a bearing of South 88 degrees 59 minutes 14 seconds East, a distance of 148.84 feet to a ½" rebar found;
THENCE, easterly continuing along said common land lot line a bearing of South 88 degrees 31 minutes 14 seconds East, a distance of 180.55 feet to a ½" rebar found;
THENCE, easterly continuing along said common land lot line a bearing of South 88 degrees 22 minutes 36 seconds East, a distance of 64.95 feet to the POINT OF BEGINNING.

The herein described tract of land contains 1,194,079 square feet or 27.412 acres of land, more or less.

(Attachment J)

Project Summary of Intent and Impact Analysis

Applicant requests to rezone the 29.15 acre property located along Oak Ridge Commerce Way, from Mobile Home Park to Light Industrial. The purpose of this rezoning is to accommodate the development of an approximately 300,000 square foot light industrial warehouse/distribution facility. Access to the property will be located along Oak Ridge Commerce Way. Parking for the property will be provided on site. Further, the property will maintain significant buffering between the development and the existing mobile home park located immediately north as shown on the enclosed site plan and discussed more below. The applicant has also submitted as a part of this application, a traffic impact study and a line of site study to illustrate the impact of the proposed development on the surrounding properties and traffic infrastructure.

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

The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property. The property is abutted on to the north, east and south by industrially zoned properties with industrial uses. A mobile home park also abuts the property to the north and undeveloped property located in Douglas County abuts the property to the west. The primary land use and development pattern in the immediate area is industrial. Access to the property will traverse through the existing industrial uses and impact to the adjacent mobile home park is anticipated to be minimal if any at all. The proposed use of the property is suitable for the area.

B. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property. As mentioned above, the prevailing land use and development pattern in the immediate area is industrial that is aligned with the proposed use. There is existing vegetation that serves as a buffer between the proposed development and the abutting mobile home park development to reduce any visual and noise impacts from the development. A line of site study has been provided as a part of this application provides a prospective view of the visual impact of the development on adjacent parcels.

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

Under the current zoning the property may be developed as a mobile home park. However, the property has remained vacant and undeveloped, which indicates that the zoning on the property is misaligned with market demand. A development under the existing zoning with a mobile home park has little to no economic use. Contrarily, the proposed development on the property is much more aligned with market demand given the existing uses in the area thereby increasing the economic use of the property following a successful rezoning.

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;

The property is located in a largely industrial area with all of the necessary utilities in place. The property will not cause excessive use of existing streets or transportation facilities as evidenced by the traffic impact study submitted along with this application. There is not expected to be any impact on the schools as the proposed development is light industrial as opposed to residential.

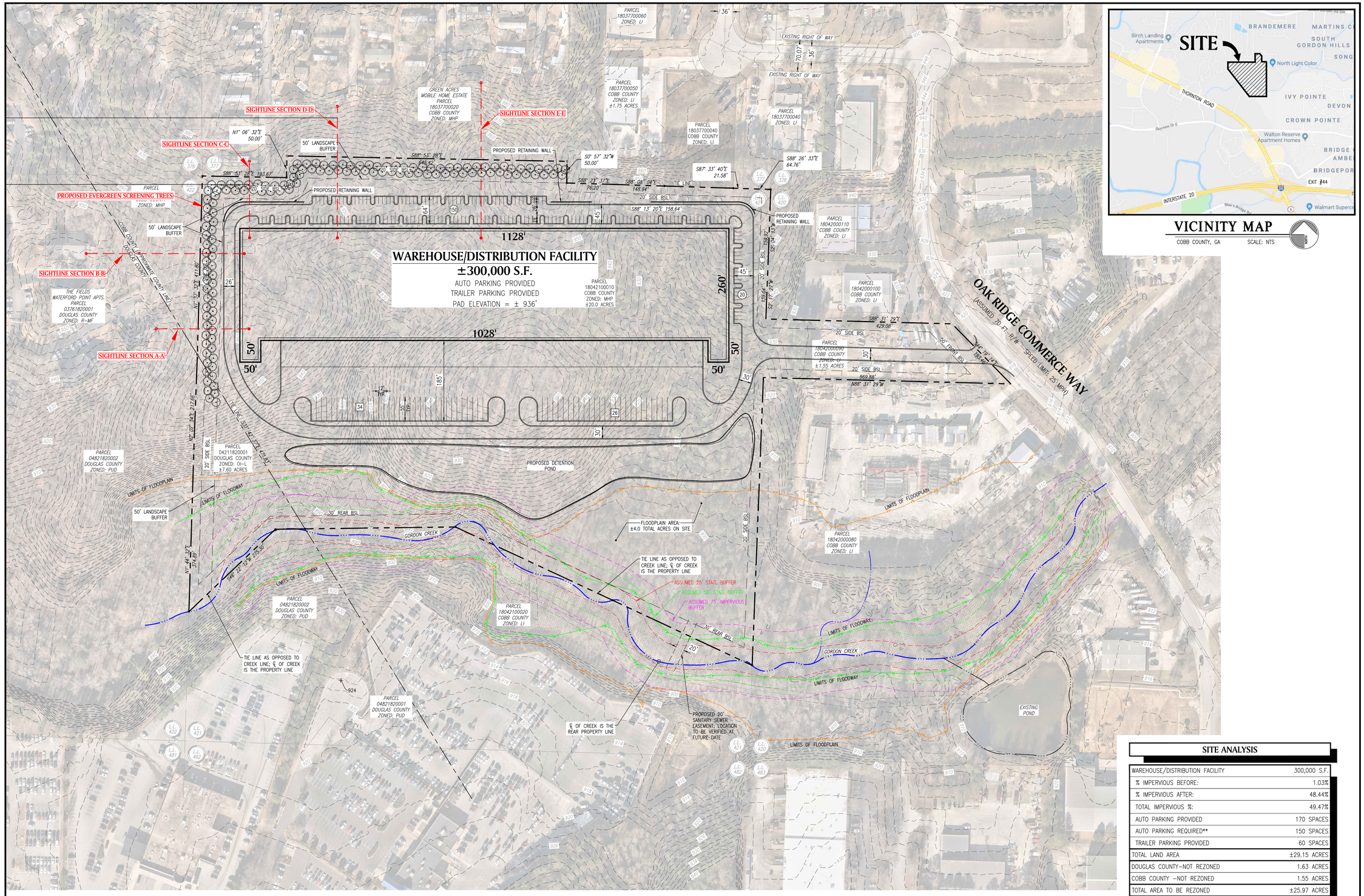
E. Whether the zoning proposal is in conformity with the policy and intent of the land use plan; and

The zoning proposal is in conformity with the policy and intent of the land use plan. The land use plan designates this property as industrial compatible. The proposed zoning is light industrial that is directly aligned with the policy and intent of the land use plan.

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.

There are existing conditions affecting the use and development of the property. The property as zoned at its current acreage is outsized relative to the yield expected with a mobile home park development. Further, the property is located in a highly industrial area that has established a neighborhood character. This character is most suitable for other industrial developments as opposed to any other development type – especially on a property with this acreage. Given that the area is industrial, the proposed use of the property as a light industrial warehouse building will be able to use the existing infrastructure in the area with overburdening said infrastructure and impacting the mobile home park adjacent to the north.

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VICINITY MAP

COBB COUNTY, GA SCALE: NTS

PRELIMINARY SITE PLAN DISCLAIMER:

SITE PLAN IS BASED ON CLIENT PROVIDED INFORMATION POSSIBLY INCLUDING BUT NOT LIMITED TO THE FOLLOWING: TAX MAPS, USGS MAPS, GIS INFORMATION, SCANNED/DIGITAL BOUNDARY SURVEY, SCANNED/DIGITAL TOPOGRAPHICAL SURVEY, SCANNED/DIGITAL AS-BUILT PLAN, SCANNED/DIGITAL ALTA SURVEY, AND/OR PREVIOUS CONSTRUCTION PLANS BY PMI/OTHERS. ALL ZONING INFORMATION SHOWN IN THE TITLEBLOCK TO THE RIGHT HAS BEEN RESEARCHED BUT NOT VERIFIED WITH THE JURISDICTION.

SITE PLAN BOUNDARY AND EXISTING CONDITIONS ARE ONLY AS ACCURATE AS THE INFORMATION PROVIDED.

SITE ANALYSIS

WAREHOUSE/DISTRIBUTION FACILITY	300,000 S.F.
% IMPERVIOUS BEFORE:	1.03%
% IMPERVIOUS AFTER:	48.44%
TOTAL IMPERVIOUS %:	49.47%
AUTO PARKING PROVIDED	170 SPACES
AUTO PARKING REQUIRED**	150 SPACES
TRAILER PARKING PROVIDED	60 SPACES
TOTAL LAND AREA	±29.15 ACRES
DOUGLAS COUNTY-NOT REZONED	1.63 ACRES
COBB COUNTY -NOT REZONED	1.55 ACRES
TOTAL AREA TO BE REZONED	±25.97 ACRES

**0.50 AUTO SPACES / 1,000 S.F. REQUIRED PER ZONING CODE

SIGHTLINE EXHIBIT

0 50 100 200 400

SCALE: 1 = 100

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770.650.7685
CIVILPMW.COM
85-A MILL STREET
SUITE 200
ROSWELL, GA 30075

PROJECT:

OAK RIDGE WAREHOUSE

OAK RIDGE COMMERCE WAY
LAND LOT 421
DISTRICT 18, 2nd SECTION
COBB CO., GA 30168

FOR:

ALLIANCE INDUSTRIAL COMPANY

1720 PEACHTREE ROAD NW,
SUITE 150
ATLANTA, GA 30309

ZONING INFORMATION

ZONING RESEARCH DATE: MONTH, YEAR

ZONING CLASSIFICATION

JURISDICTION:	COBB COUNTY, GA
EX. ZONING:	MHP (MOBILE HOME PARK)
PR. ZONING:	LI (LT. INDUSTRIAL)

BUILDING SETBACKS (LI)

FRONT:	50'
SIDE:	20'
REAR:	30'

BUFFERS (SEC. 134.230)

FRONT/STREET:	8' LANDSC. STRIP
SIDE (ADJ. TO RESIDENTIAL):	50'
REAR:	--'

BUILDING SUMMARY

MAX. BUILDING HT.:	70' (4 STORIES)
FLOOR AREA RATIO (FAR):	0.75

PARKING SUMMARY (134.272, 403.1.6)

WAREHOUSE REQ.:	0.5 SPACES/1,000 S.F.
OFFICE REQ.:	3.5 SPACES/1,000 S.F.
STD. CAR STALL DIMENSIONS:	9' x 19'
STD. TRAILER STALL DIMENSIONS:	12' x 55'
MIN. TRUCK DRIVE AISLE:	--'
MIN. 90°/60° CAR DRIVE AISLE:	22'/18'-6"

LANDSCAPE REG'S. (416.02.04/04.03)

TREE DENSITY:	15 UNITS/ACRE
ISLAND REQ.:	MAX. 50 FT. TREE TO PKG. SPACE
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GREENSPACE %:	1 TREE/1,140 S.F. OF PARKING

FEMA MAP

FIRM PANEL #:	13067C0211H (03.04.13)

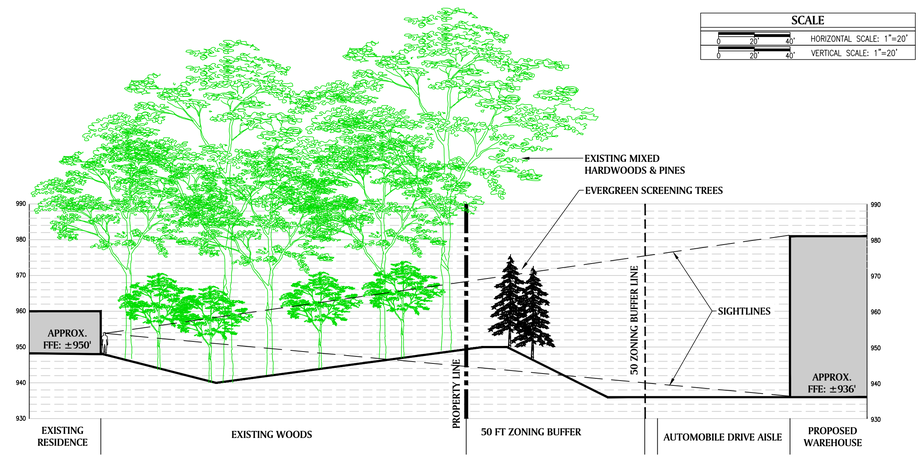
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SIGHTLINE EXHIBIT

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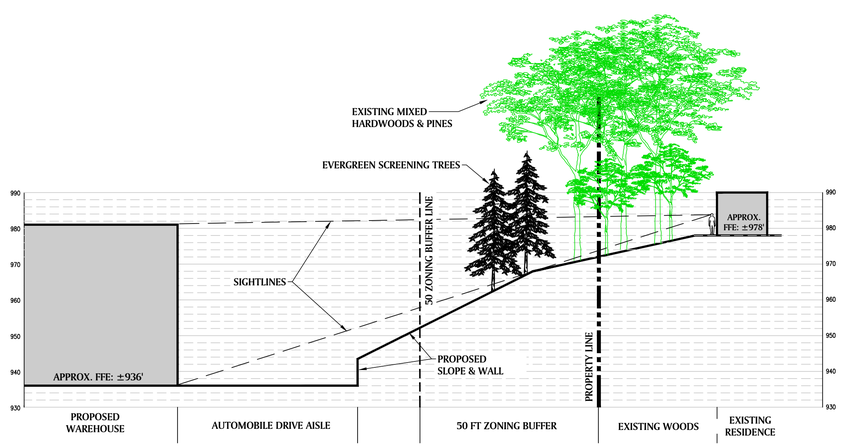
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SIGHTLINE A-A



SIGHTLINE B-B



SIGHTLINE C-C

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PROJECT:

OAK RIDGE WAREHOUSE

OAK RIDGE COMMERCE WAY
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REAR:	30'

BUFFERS (SEC. 134.230)

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MIN. 90°/60° CAR DRIVE AISLE:	22'/18'-6"

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MIN. ISLAND SIZE/WIDTH:	148 S.F./8'
GREENSPACE %:	1 TREE/1,140 S.F. OF PARKING

FEMA MAP

FIRM PANEL #:	13067C0211H (03.04.13)

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SIGHTLINE EXHIBIT

SHEET **EXH-SL2**

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GREEN GIANT ARBORVITAE (T. x Green Giant)



AMERICAN HOLLY (I. opaca)



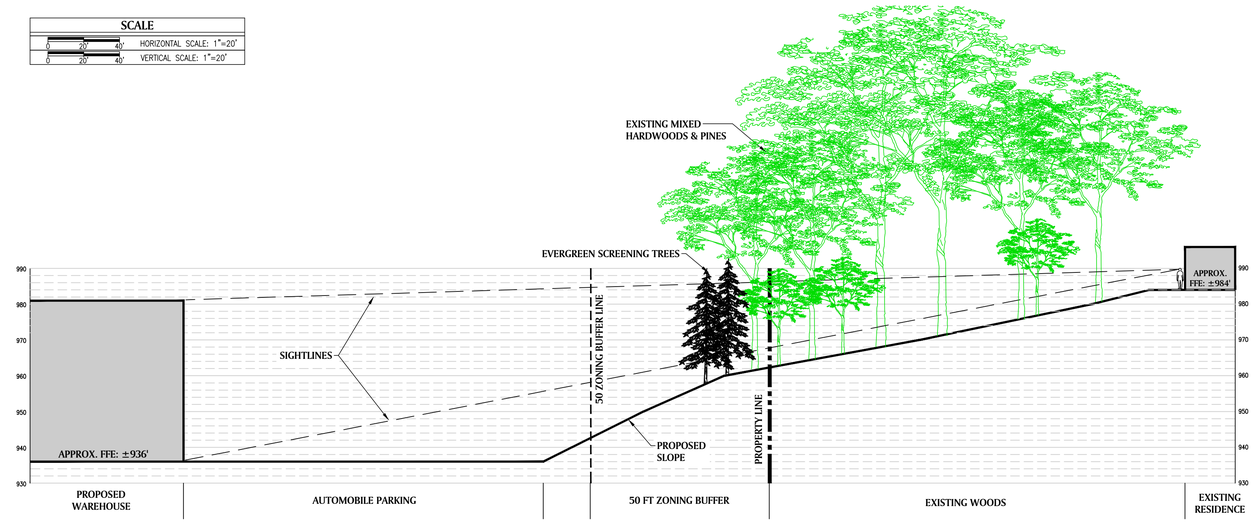
SOUTHERN MAGNOLIA (M. grandiflora)

PROPOSED SCREENING TREES:
- DBL STAGGERED ROW AT 12-16 FT SPACING
- 6 FT HT MIN. WHEN INSTALLED, PER CODE
- TREES WILL ATTAIN 30-50 FT MATURE HT

- TREES SHALL BE EVERGREEN AND MAY INCLUDE:
GREEN GIANT ARBORVITAE (T. x Green Giant)
AMERICAN HOLLY (I. opaca)
SOUTHERN MAGNOLIA (M. grandiflora)

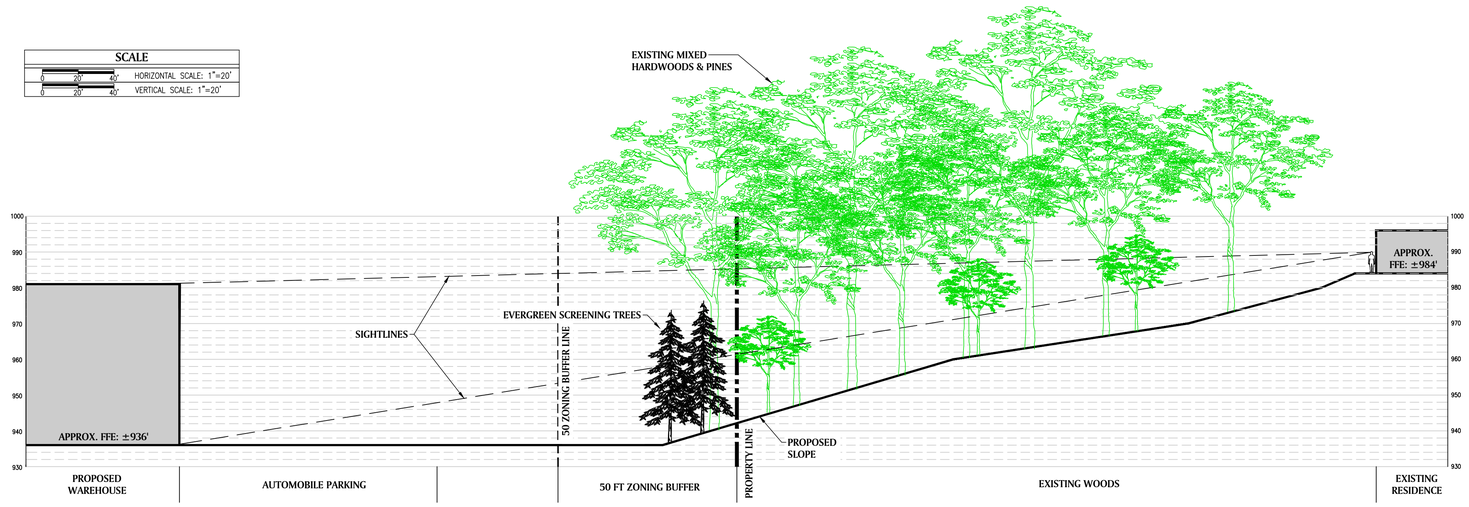
EVERGREEN SCREENING PLANTING

SCALE
0 20' 40' HORIZONTAL SCALE: 1"=20'
0 20' 40' VERTICAL SCALE: 1"=20'



SIGHTLINE D-D

SCALE
0 20' 40' HORIZONTAL SCALE: 1"=20'
0 20' 40' VERTICAL SCALE: 1"=20'



SIGHTLINE E-E

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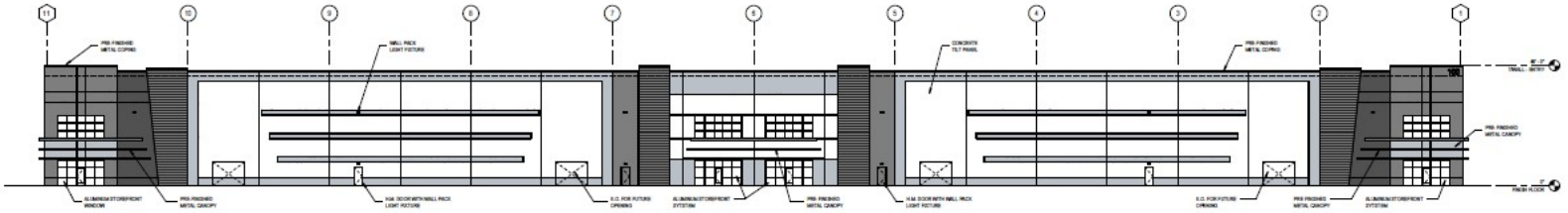
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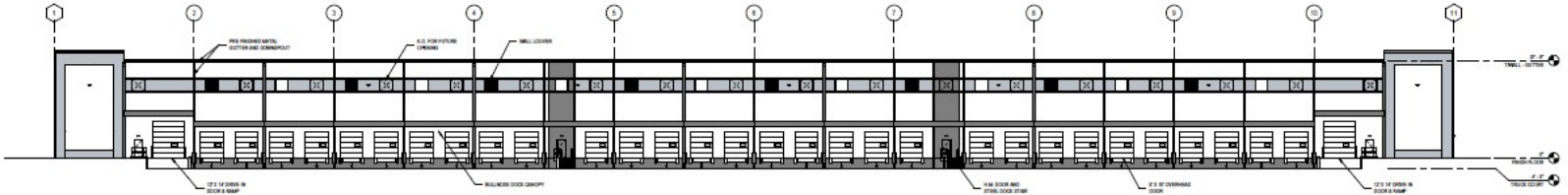
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SIGHTLINE EXHIBIT

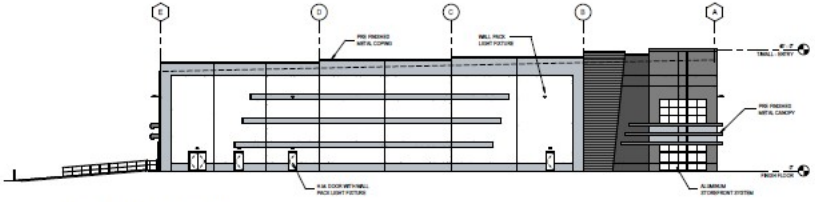
SHEET **EXH-SL3**



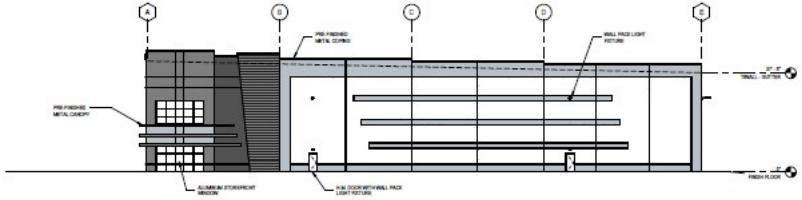
1 SK-101 OVERALL NORTH EVATION 1/16" = 1'-0"



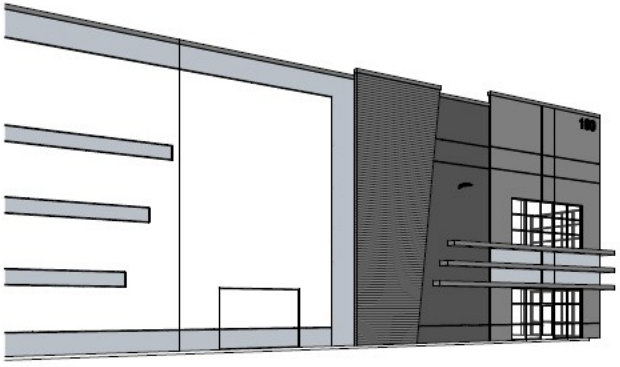
2 SK-101 OVERALL SOUTH ELEVATION 1/16" = 1'-0"



3 SK-101 OVERALL EAST ELEVATION 1/16" = 1'-0"



4 SK-101 OVERALL WEST ELEVATION 1/16" = 1'-0"



5 SK-101 OFFICE PERSPECTIVE


100



1 DR-102 PRELIMINARY PERSPECTIVE



2 DR-102 DOCK WALL

TRAFFIC IMPACT STUDY FOR

Oak Ridge Warehouse
Mableton, Georgia

DATE:
November 19, 2025

LOCATION:
Mableton, Georgia

PREPARED FOR:
Alliance Industrial Company

PREPARED BY:
NV5 Engineers and Consultants, Inc.
10745 Westside Way, Suite 300
Alpharetta, GA 30009
678.795.3600

nv5.com

Executive Summary

A warehouse development is proposed for construction on the west side of Oak Ridge Commerce Way in Mableton, Georgia. The development will consist of a single 300,000 square foot warehouse and will have one (1) full-access driveway onto Oak Ridge Commerce Way opposite a driveway for Concrete Pump Partners.

When completed, the development is expected to generate 370 new daily trips with 43 (33 inbound and 10 outbound) occurring during the morning peak hour and 53 (15 inbound and 38 outbound) occurring during the evening peak hour.

In Existing conditions, the nearby intersection of Oak Ridge Road with Oak Ridge Commerce Way operates satisfactorily during both peak periods with low traffic along Oak Ridge Road. Additional traffic from background growth in the area is not expected to have a large impact on traffic operations. Without any changes to the roadways, traffic is projected to continue to operate similar to Existing conditions in 2027.

Traffic from the proposed development is expected to also have a minimal impact on the intersection of Oak Ridge Road with Oak Ridge Commerce Way. While delay at the intersection is expected to increase slightly, the overall level of service at each of the intersections will remain consistent with the No-Build conditions.

The proposed driveway along Oak Ridge Commerce Way is expected to have a minimal impact on traffic along the roadway. According to standards from the Georgia Department of Transportation, turn lanes are not warranted at the driveway, as Oak Ridge Commerce Way has very low traffic volume.

Based on the analysis prepared, improvements at the study intersections are not required to mitigate the impact of the proposed development.

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A. Introduction

A new warehouse development is proposed for construction along the west side of Oak Ridge Commerce Way in Mableton, Georgia. The proposed development will consist of a single 300,000 square foot building. The development proposes to have one (1) full-access driveway onto Oak Ridge Commerce Way opposite a driveway for Concrete Pump Partners.

The traffic analysis in this report is for a single phase of construction. The purpose of this report is to identify the traffic expected to be generated by new vehicular trips when the development is completed. This study includes analysis of the Existing, No-Build, and Build conditions at the following intersections for the year 2027:

1. Oak Ridge Road & Oak Ridge Commerce Way
2. Oak Ridge Commerce Way & Concrete Pump Partners Driveway / Site Driveway

The report summarizes the analysis of existing, background and projected traffic at the study locations, analysis of traffic impacts including Levels of Service (LOS) and conclusions and recommendations from the analysis.

Figure 1 depicts the study area (vicinity map) in Mableton, Georgia. The study intersections listed above are depicted in Figure 2. A copy of the development concept plan is included in Appendix A.

Figure 1: Vicinity Map

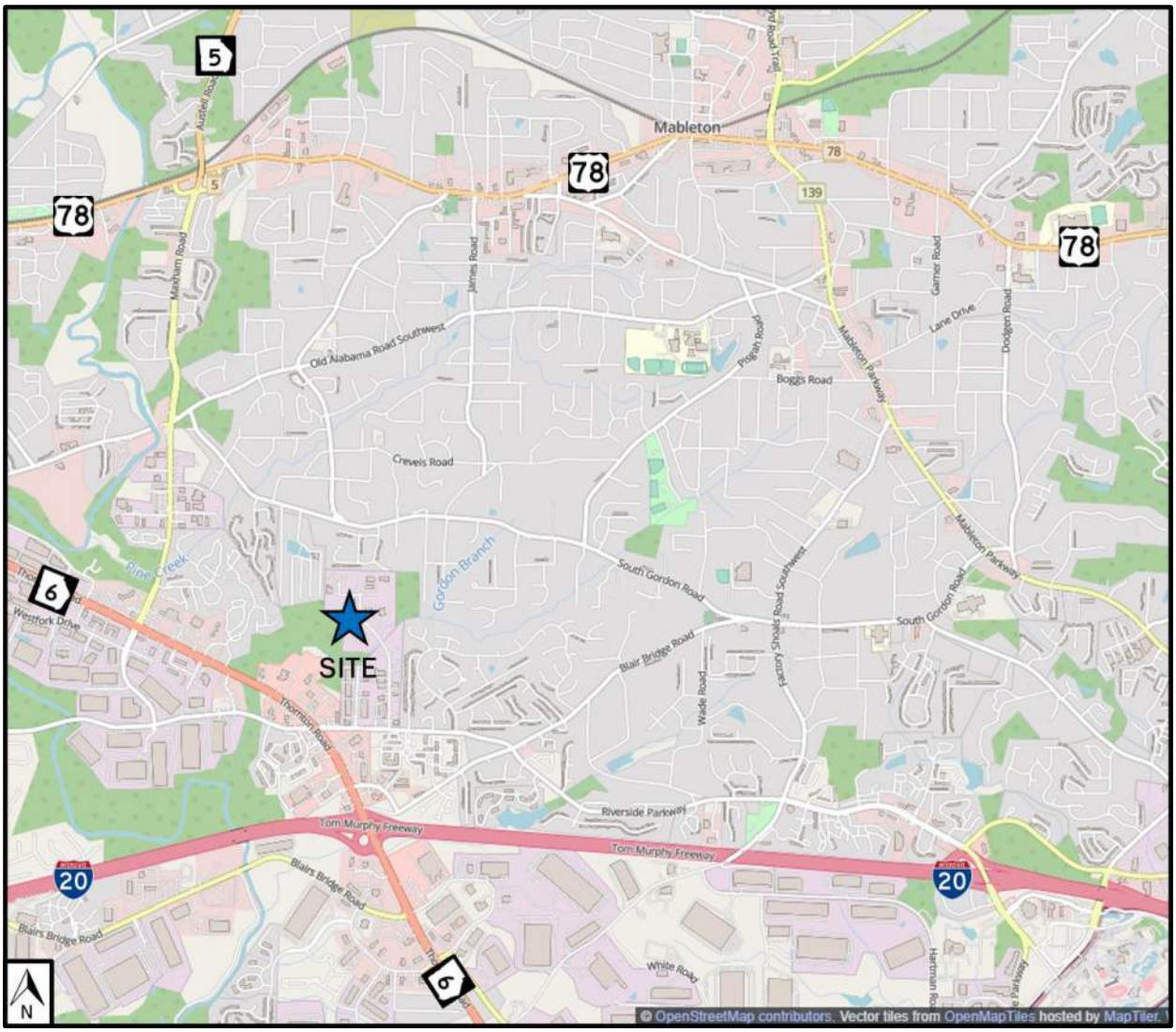


Figure 2: Site Location Aerial



B. Existing Conditions

B.1. Transportation Facilities

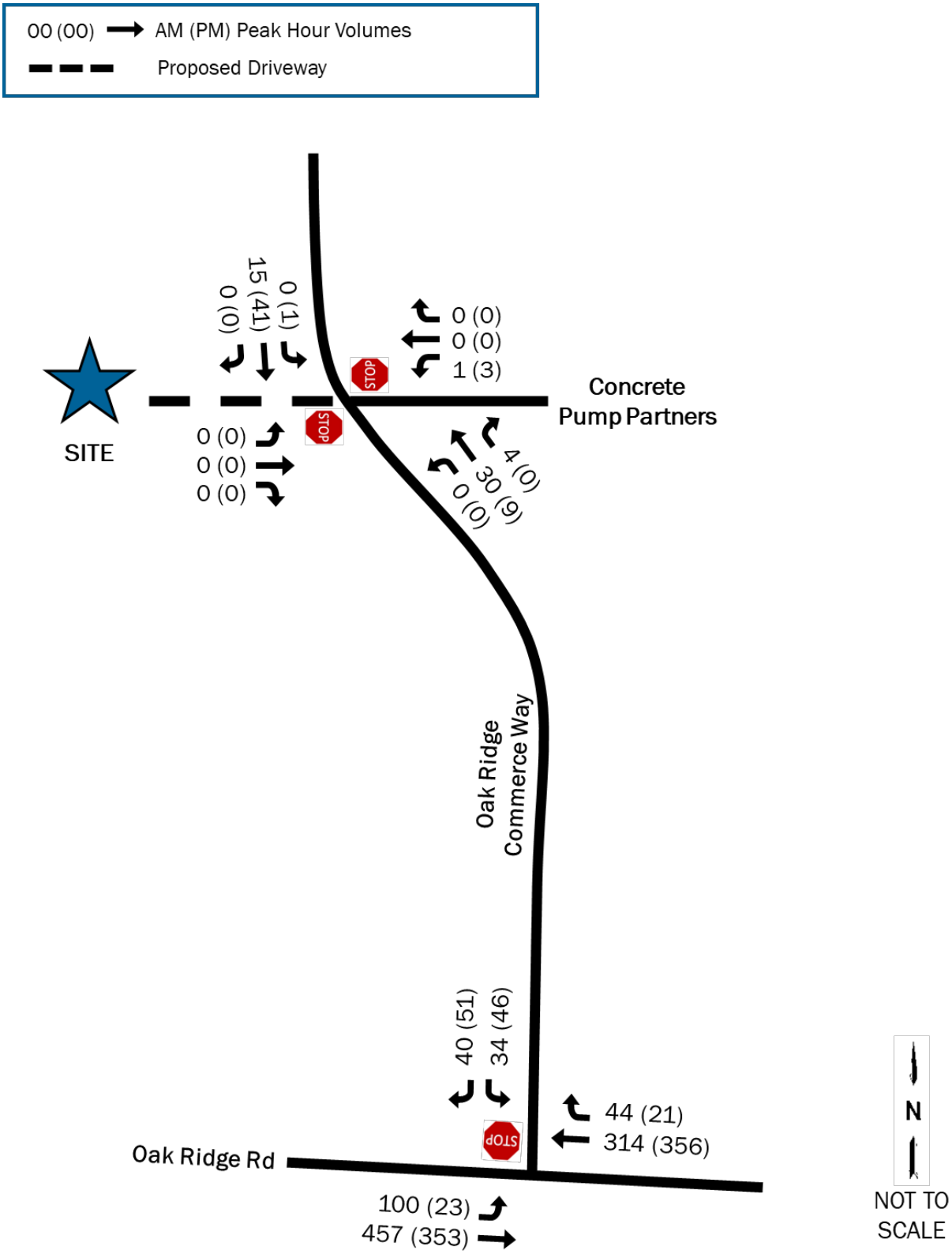
Oak Ridge Road is a two-lane, undivided local roadway that runs west from its intersection with Oak Ridge Commerce Way to SR 6 (Thornton Road), where it becomes Skyview Drive, and the road runs east to Blair Ridge Road where it becomes Riverside Parkway. The posted speed limit along Oak Ridge Road is 35 miles per hour (MPH) and land uses are primarily commercial in the immediate area transitioning to heavy industrial west of SR 6 and residential further east.

Oak Ridge Commerce Way is a two-lane, undivided local road that runs north from its intersection with Oak Ridge Road into a light industrial park, providing driveway access to several small commercial and light industrial businesses. The posted speed limit along the roadway is 25 MPH.

B.2. Traffic Counts

Weekday AM and PM peak period turning movement counts were collected at the study intersections on Wednesday, November 5, 2025. Average daily traffic counts were also collected on Oak Ridge Commerce Way in front of the proposed site which showed approximately 560 vehicles traveling in front of the site during a 24-hour period. Counts were collected while schools were in session and are included in Appendix B. The counts collected in 2025 are shown in Figure 3 (2025 Existing Traffic Volumes).

Figure 3: 2025 Existing Traffic Volumes

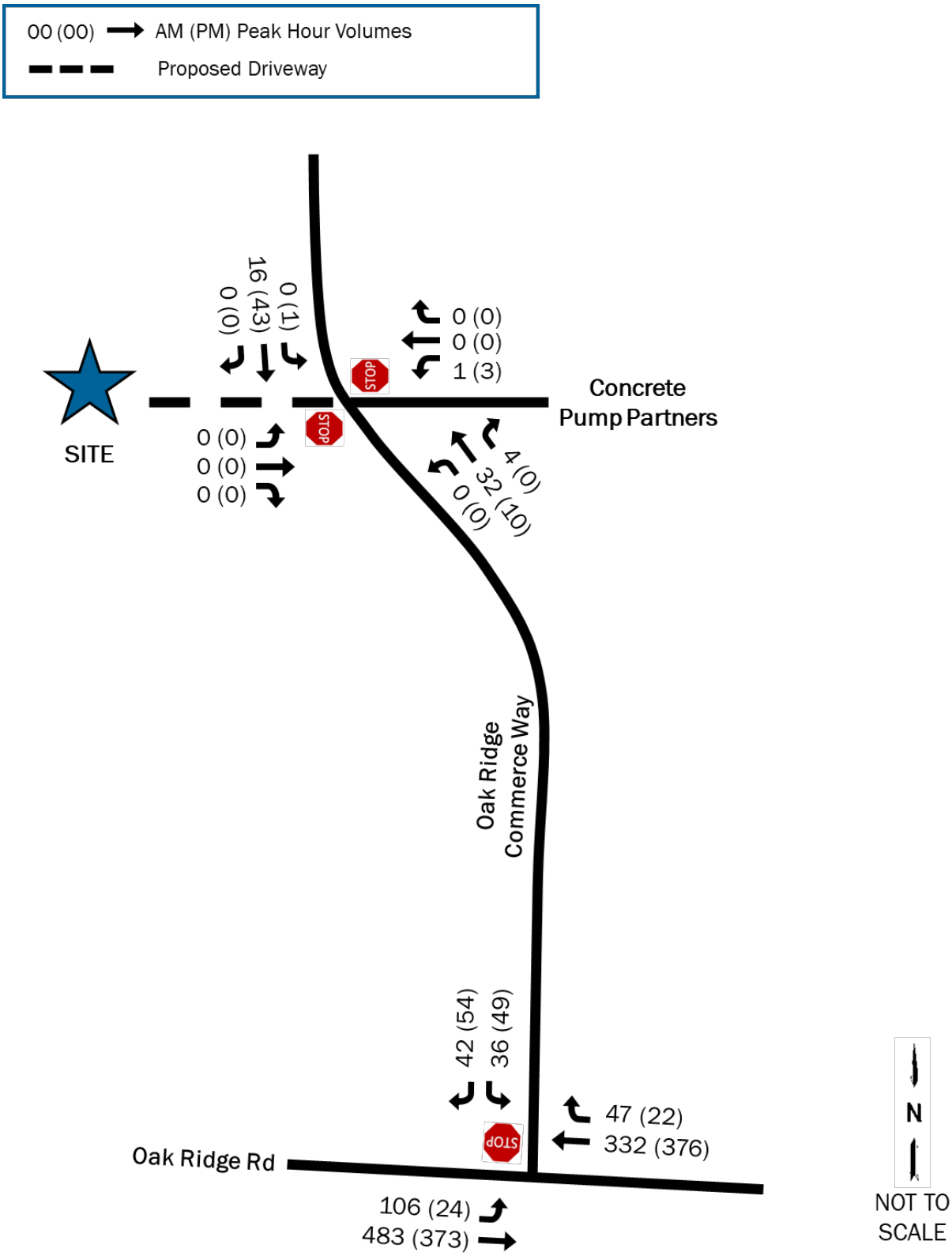


C. Future Conditions

C.1. Background Growth

The growth rate in the study area is based upon an analysis of historical traffic counts in study area according to Georgia DOT's Traffic Data Application. The project is expected to be completed in 2027. To account for ambient growth and other developments in the area, the existing traffic counts for this study were grown by a conservative rate of 2.8% per year for two (2) years. The expected volumes are shown in Figure 4, 2027 No-Build Volumes. The growth rate development worksheet is included in Appendix B.

Figure 4: 2027 No-Build Traffic Volumes



C.2. Project Trip Generation

Project trip generation was calculated using the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 12th Edition, 2025. According to ITE, trips for light industrial developments include both personal vehicles and trucks. Table 1 below shows the breakdown of the trips expected to be generated by the new warehouse development based on the size of the warehouse.

Table 1: Trip Generation

Land Use Code	Variable	Trip Type	Daily	AM Peak Hour			PM Peak Hour		
				IN	OUT	TOTAL	IN	OUT	TOTAL
150	300,000 SF	Personal Vehicle	240	30	7	37	12	35	47
		Truck	130	3	3	6	3	3	6
		Total	**370**	**33**	**10**	**43**	**15**	**38**	**53**

The development will generate a total of 136 new vehicle trips (113 entering and 23 exciting) during the AM peak hour, and a total of 124 new vehicle trips (27 entering and 97 exiting) during the PM peak hour.

C.3. Trip Distribution and Assignment

The assignment and directional distribution of new project trips was based on the traffic patterns evidenced in the overall study area. It is expected that approximately 65% of the total trips will travel to/from the west along Oak Ridge Road towards SR 6, and approximately 35% will travel to/from the east towards Riverside Parkway. All heavy vehicles are expected to travel to/from the west towards SR 6 which provides easier movement for trucks to I-20 and other major highways. The detailed personal vehicles trip distribution is shown in Figure 5. The personal vehicles trips generated from the development utilizing the trip distribution is depicted in Figure 6. The truck distribution is shown in Figure 7, and the resulting trips are shown in Figure 8. Figure 9 shows the total project trip generation. The No-Build plus project trips (Build Volumes) are depicted in Figure 10.

Figure 5: Personal Vehicle Trip Distribution

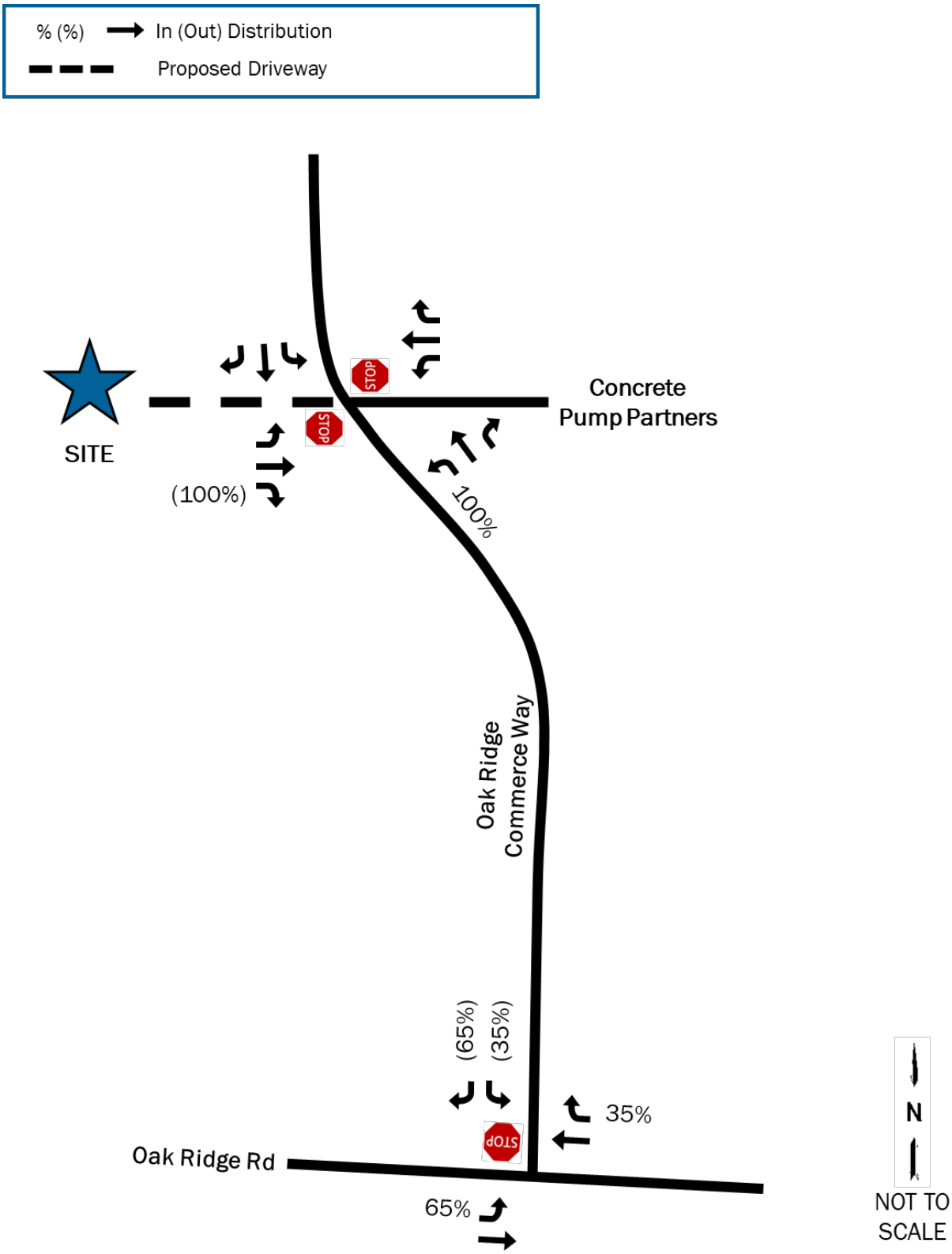


Figure 6: Personal Vehicle Development Trips

00 (00) → AM (PM) Peak Hour Volumes

Proposed Driveway

Trip Generation	Total	IN	OUT
AM Peak Hour	37	30	7
PM Peak Hour	47	12	35

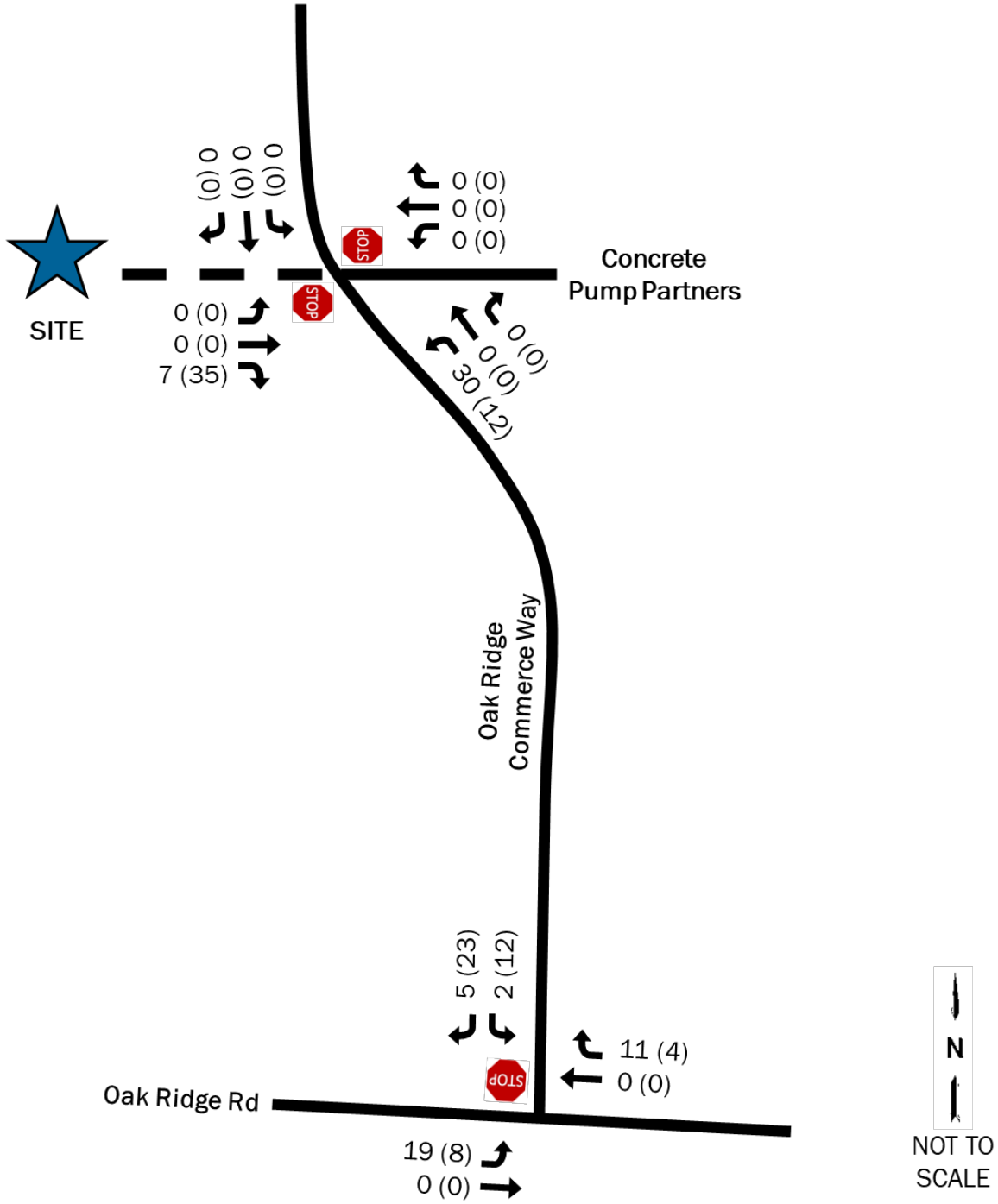


Figure 7: Truck Trip Distribution

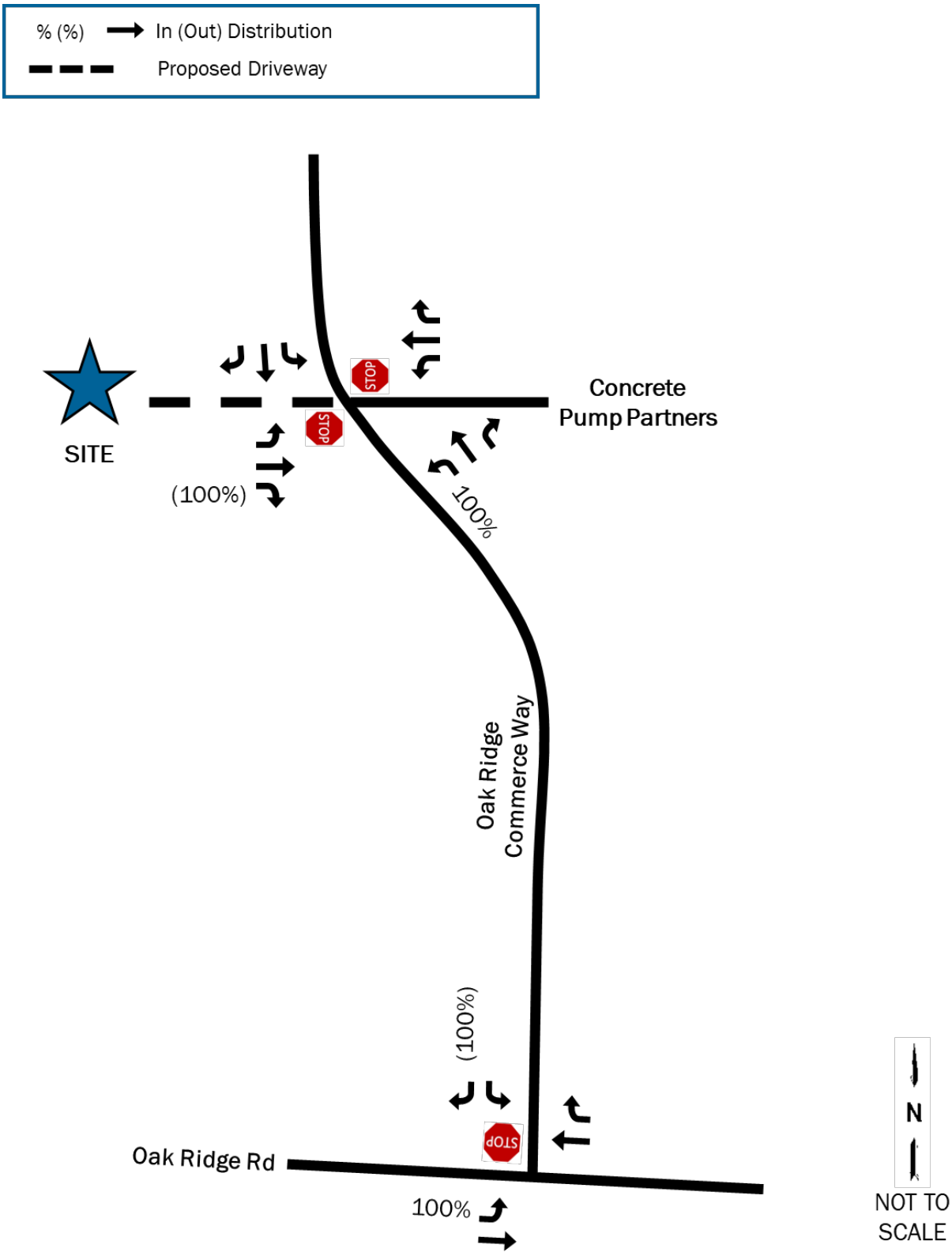


Figure 8: Truck Development Trips

00 (00) → AM (PM) Peak Hour Volumes

Proposed Driveway

Trip Generation	Total	IN	OUT
AM Peak Hour	6	3	3
PM Peak Hour	6	3	3

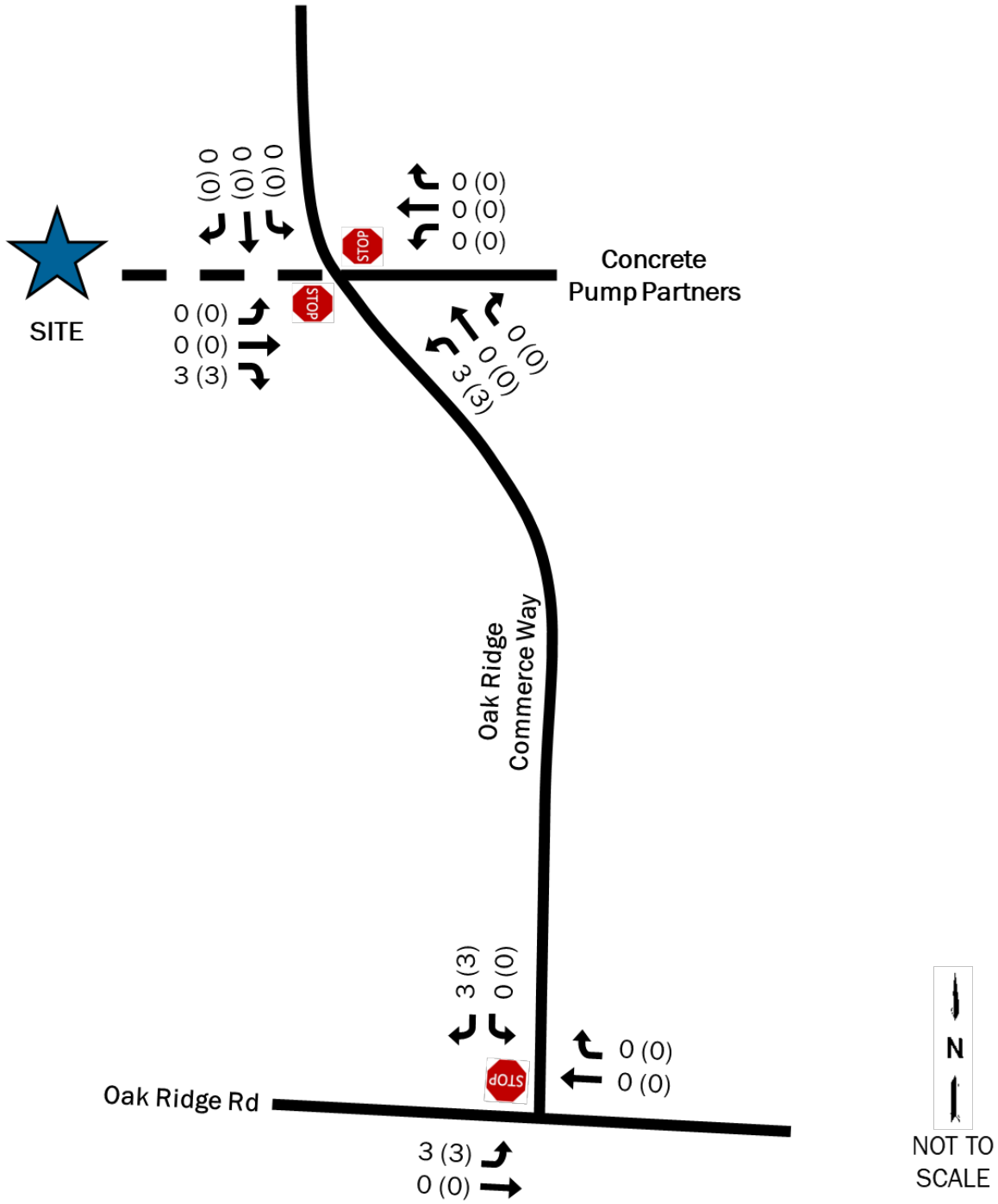


Figure 9: Total Development Trips

00 (00) → AM (PM) Peak Hour Volumes

Proposed Driveway

Trip Generation	Total	IN	OUT
AM Peak Hour	43	33	10
PM Peak Hour	53	15	38

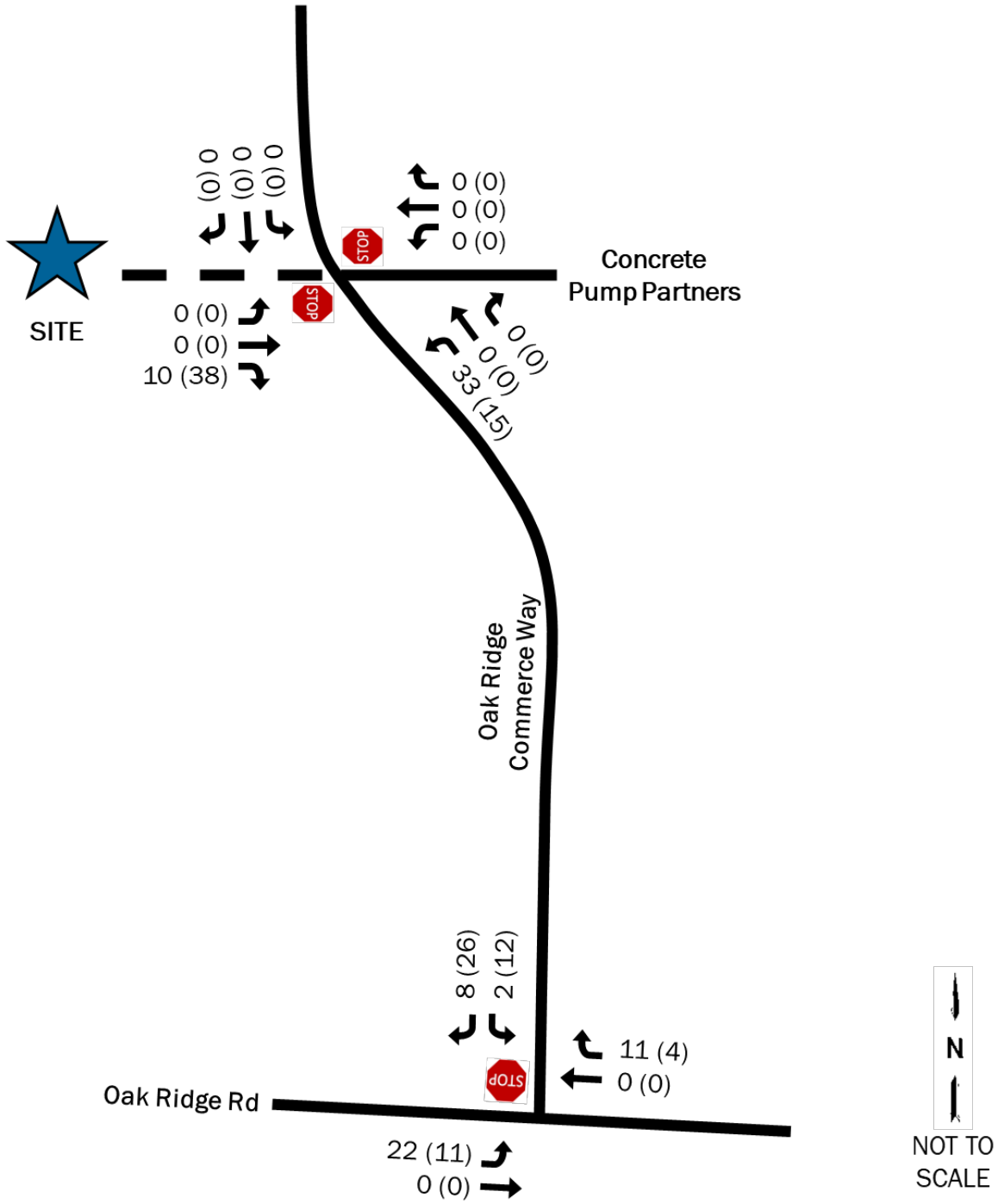
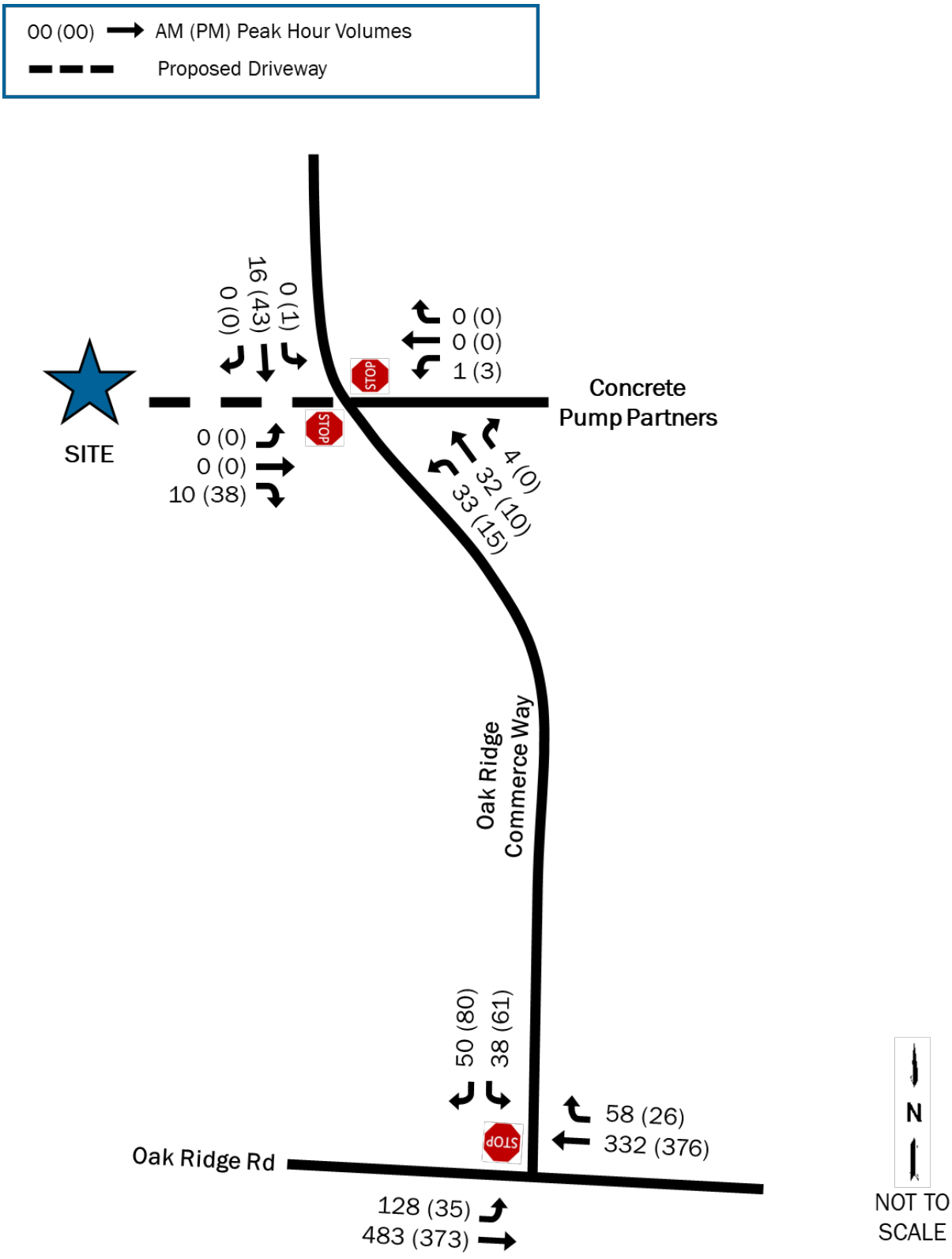


Figure 10: 2027 Build Traffic Volumes



D. Traffic Impact Analyses

The analysis in each of the scenarios for the study was performed using the traffic analysis software Synchro® 12. Average vehicular delays are calculated and reported as Levels of Service (LOS) as defined by the Highway Capacity Manual (HCM 7th Edition). HCM uses a grading system A through F, where A is the best (little to no delay), and F is the worst (very heavy delay). HCM Levels of Service (LOS) standards and Synchro® output reports are included in Appendix C.

D.1. 2025 Existing Conditions Analysis

The results of the 2025 Existing conditions capacity analysis are shown in Table 2 and include analysis of the traffic volumes presented in Figure 3.

Table 2: 2025 Existing Conditions Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				LOS	Delay	LOS	Delay
1	Oak Ridge Road & Oak Ridge Commerce Way	Stop-Control	SB	B	14.9	B	14.5
			EBL	A	8.2	A	8.1
2	Oak Ridge Commerce Way & Concrete Pump Partners	Stop-Control	WB	A	8.9	A	8.9
			SBL	A	0.0	A	7.2

As shown in Table 2, the two intersections operate satisfactorily during both periods due to low traffic volumes along the two roadways.

D.2. 2027 No-Build Conditions Capacity Analysis

The results of the 2027 No-Build conditions capacity analysis are shown in Table 3 for the operation of the study intersections with the traffic volumes presented in Figure 4.

Table 3: 2027 No-Build Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				LOS	Delay	LOS	Delay
1	Oak Ridge Road & Oak Ridge Commerce Way	Stop-Control	SB	C	15.7	C	15.3
			EBL	A	8.3	A	8.1
2	Oak Ridge Commerce Way & Concrete Pump Partners	Stop-Control	WB	A	8.9	A	8.9
			SBL	A	0.0	A	7.2

As shown in Table 3, traffic operations are expected to worsen slightly with the addition of traffic from the expected 2.8% growth over two years. The traffic trying to turn onto Oak Ridge Road from Oak Ridge Commerce Way increases in delay resulting in the LOS changing from B to C during both periods, but this is still considered as operating satisfactorily.

D.3. 2027 Build Conditions Capacity Analysis

The results of the 2027 Build conditions intersection capacity analysis are shown in Table 4 for No-Build plus project volumes as presented in Figure 10. As previously stated, the development proposes to have one (1) full-access driveway onto Oak Ridge Commerce Way opposite the driveway for Concrete Pump Partners.

Table 4: 2027 Build Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				LOS	Delay	LOS	Delay
1	Oak Ridge Road & Oak Ridge Commerce Way	Stop-Control	SB	C	16.6	C	17.8
			EBL	A	8.4	A	8.3
2	Oak Ridge Commerce Way & Concrete Pump Partners / Site Driveway	Stop-Control	EB	A	8.7	A	8.9
			WB	B	10.1	A	9.5
			NBL	A	7.4	A	7.6
			SBL	A	0.0	A	7.2

Analysis results indicate the addition of project traffic to the study intersections is again expected to cause slight increases in delay, but traffic operations are expected to remain consistent with the No-Build conditions. The proposed driveway along Oak Ridge Commerce Way is not expected to have a major impact on the existing driveway for Concrete Pump Partners.

E. Turn Lane Evaluations

The need for right and left-turn lanes at the proposed driveway was analyzed using methodologies from the Georgia Department of Transportation's Access Manual. GDOT bases the warrants for turn lanes on the speed of the roadway, the average daily traffic along the roadway, and the number of lanes of the roadway. Oak Ridge Commerce Way is a two-lane undivided roadway. The speed limit of the road is 25 MPH, and the average daily traffic is well under 6,000 vehicles per day. Table 6 shows the results of the turn lane warrants for the proposed driveway.

Table 5: GDOT Turn Lane Warrants

ID	Intersection	Movement/ Turn Lane	Turn Volume	GDOT Volume Criteria	GDOT Criteria met?
2	Oak Ridge Commerce Way & Site Driveway	NBL	185 LT/Day	300 LT/Day	NO
		SBR	0 RT/Day	200 RT/Day	NO

As shown in Table 5, turn lanes are not warranted at the proposed driveway per GDOT's standards.

F. Conclusions

A warehouse development is proposed for construction on the west side of Oak Ridge Commerce Way in Mableton, Georgia. The development will consist of a single 300,000 square foot warehouse and will have one (1) full-access driveway onto Oak Ridge Commerce Way opposite a driveway for Concrete Pump Partners.

When completed, the development is expected to generate 370 new daily trips with 43 (33 inbound and 10 outbound) occurring during the morning peak hour and 53 (15 inbound and 38 outbound) occurring during the evening peak hour.

In Existing conditions, the nearby intersection of Oak Ridge Road with Oak Ridge Commerce Way operates satisfactorily during both peak periods with low traffic along Oak Ridge Road. Additional traffic from background growth in the area is not expected to have a large impact on traffic operations. Without any changes to the roadways, traffic is projected to continue to operate similar to Existing conditions in 2027.

Traffic from the proposed development is expected to also have a minimal impact on the intersection of Oak Ridge Road with Oak Ridge Commerce Way. While delay at the intersection is expected to increase slightly, the overall level of service at each of the intersections will remain consistent with the No-Build conditions.

The proposed driveway along Oak Ridge Commerce Way is expected to have a minimal impact on traffic along the roadway. According to standards from the Georgia Department of Transportation, turn lanes are not warranted at the driveway, as Oak Ridge Commerce Way has very low traffic volume.

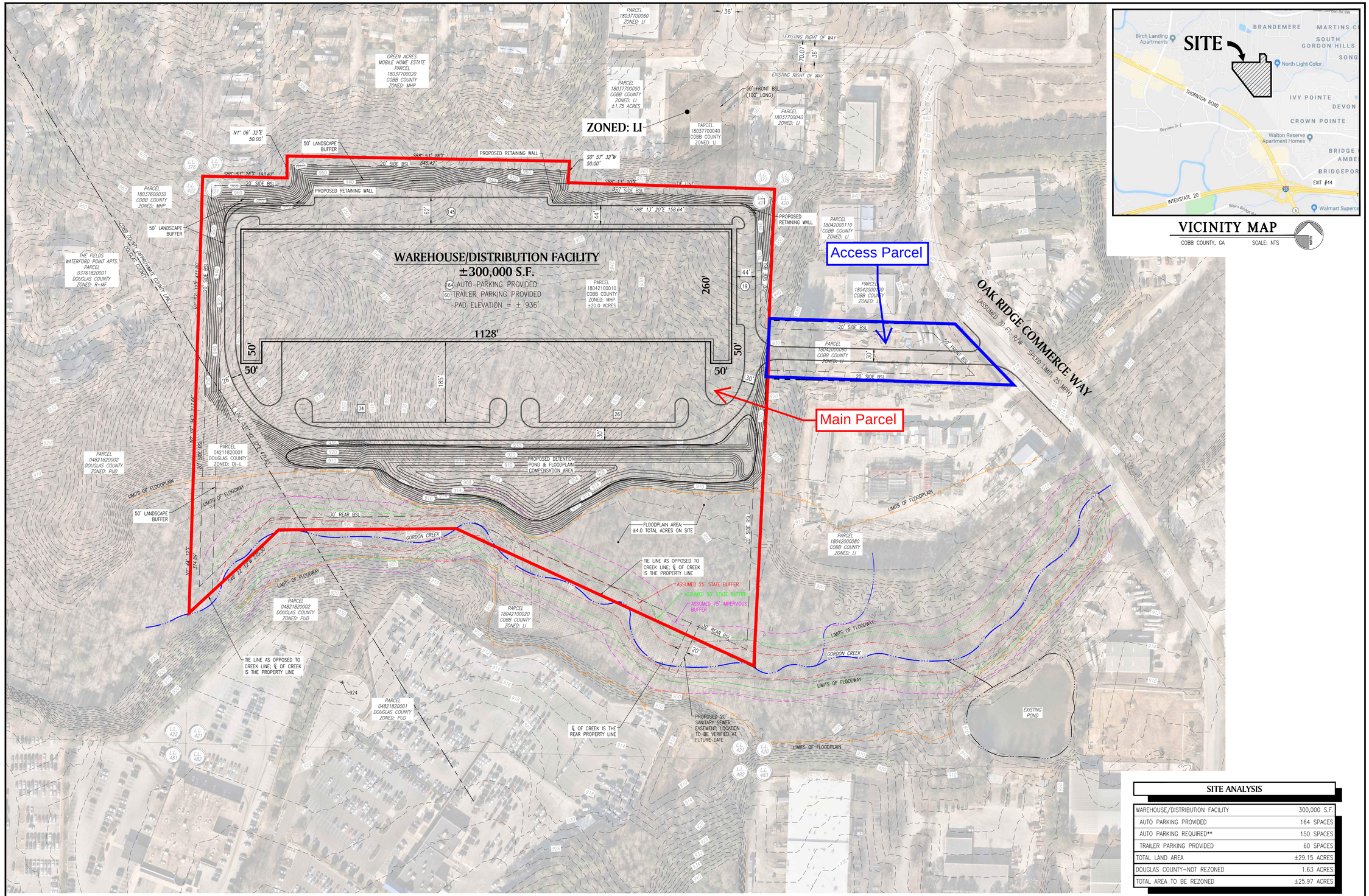
Based on the analysis prepared, improvements at the study intersections are not required to mitigate the impact of the proposed development.

APPENDIX A:

DEVELOPMENT

CONCEPT PLAN

I:\2024\2024155\D Preliminary\2024155 CP4.dwg, ARCH FULL BLEED D (36.00 X 24.00 INCHES), SHEME PMLTBL.CMC TO PDF.PC3, KENDRICK GREEN, July 11, 2025 3:22:24 PM



VICINITY MAP

COBB COUNTY, GA SCALE: NTS

SITE ANALYSIS

WAREHOUSE/DISTRIBUTION FACILITY	300,000 S.F.
AUTO PARKING PROVIDED	164 SPACES
AUTO PARKING REQUIRED**	150 SPACES
TRAILER PARKING PROVIDED	60 SPACES
TOTAL LAND AREA	±29.15 ACRES
DOUGLAS COUNTY-NOT REZONED	1.63 ACRES
TOTAL AREA TO BE REZONED	±25.97 ACRES

**0.50 AUTO SPACES / 1,000 S.F. REQUIRED PER ZONING CODE

PRELIMINARY SITE PLAN DISCLAIMER:

SITE PLAN IS BASED ON CLIENT PROVIDED INFORMATION POSSIBLY INCLUDING BUT NOT LIMITED TO THE FOLLOWING: TAX MAPS, USGS MAPS, GIS INFORMATION, SCANNED/DIGITAL BOUNDARY SURVEY, SCANNED/DIGITAL TOPOGRAPHICAL SURVEY, SCANNED/DIGITAL AS-BUILT PLAN, SCANNED/DIGITAL ALTA SURVEY, AND/OR PREVIOUS CONSTRUCTION PLANS BY PMI/OTHERS. ALL ZONING INFORMATION SHOWN IN THE TITLEBLOCK TO THE RIGHT HAS BEEN RESEARCHED BUT NOT VERIFIED WITH THE JURISDICTION.

SITE PLAN BOUNDARY AND EXISTING CONDITIONS ARE ONLY AS ACCURATE AS THE INFORMATION PROVIDED.

CONCEPTUAL SITE PLAN

0 50 100 200 400

SCALE: 1 = 100

PAULSON · MITCHELL · WISE
CIVIL ENGINEERS & PLANNERS
INFO@CIVILPMW.COM
770.650.7685
CIVILPMW.COM
85-A MILL STREET
SUITE 200
ROSWELL, GA 30075

PROJECT:

OAK RIDGE WAREHOUSE

OAK RIDGE COMMERCE WAY
LAND LOT 421
DISTRICT 18, 2nd SECTION
COBB CO., GA 30168

FOR:

ALLIANCE INDUSTRIAL COMPANY

1720 PEACHTREE ROAD NW,
SUITE 150
ATLANTA, GA 30309

ZONING INFORMATION

ZONING RESEARCH DATE: MONTH, YEAR

ZONING CLASSIFICATION

JURISDICTION:	COBB COUNTY, GA
EX. ZONING:	MHP (MOBILE HOME PARK)
PR. ZONING:	LI (LT. INDUSTRIAL)

BUILDING SETBACKS (LI)

FRONT:	50'
SIDE:	20'
REAR:	30'

BUFFERS (SEC. 134.230)

FRONT/STREET:	8' LANDSC. STRIP
SIDE (ADJ. TO RESIDENTIAL):	50'
REAR:	--'

BUILDING SUMMARY

MAX. BUILDING HT.:	70' (4 STORIES)
FLOOR AREA RATIO (FAR):	0.75

PARKING SUMMARY (134.272, 403.1.6)

WAREHOUSE REQ.:	0.5 SPACES/1,000 S.F.
OFFICE REQ.:	3.5 SPACES/1,000 S.F.
STD. CAR STALL DIMENSIONS:	9' x 19'
STD. TRAILER STALL DIMENSIONS:	12' x 55'
MIN. TRUCK DRIVE AISLE:	--'
MIN. 90°/60° CAR DRIVE AISLE:	22'/18'-6"

LANDSCAPE REQ'S. (416.02.04/04.03)

TREE DENSITY:	15 UNITS/ACRE
ISLAND REQ.:	MAX. 50 FT. TREE TO PKG. SPACE
MIN. ISLAND SIZE/WIDTH:	148 S.F./8'
GREENSPACE %:	1 TREE/1,140 S.F. OF PARKING

FEMA MAP

FIRM PANEL #:	13067C0211H (03.04.13)

DRAWING RECORD

DRAWN BY:	--
2024155 CP4.dwg	07.08.25

CONCEPTUAL SITE PLAN

SHEET **CP-4**

APPENDIX B:

TRAFFIC COUNTS

& GROWTH RATE

DEVELOPMENT WORSHEET

Peak Hour Turning Movement Count

Mableton, GA

Click here for Map

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Wednesday, November 5, 2025		
Fair		56°F
Period	0700 - 0900	**APPLY**
Peak Hour	0715 - 0815	**APPLY**
Global PH	0715 - 0815	**APPLY**

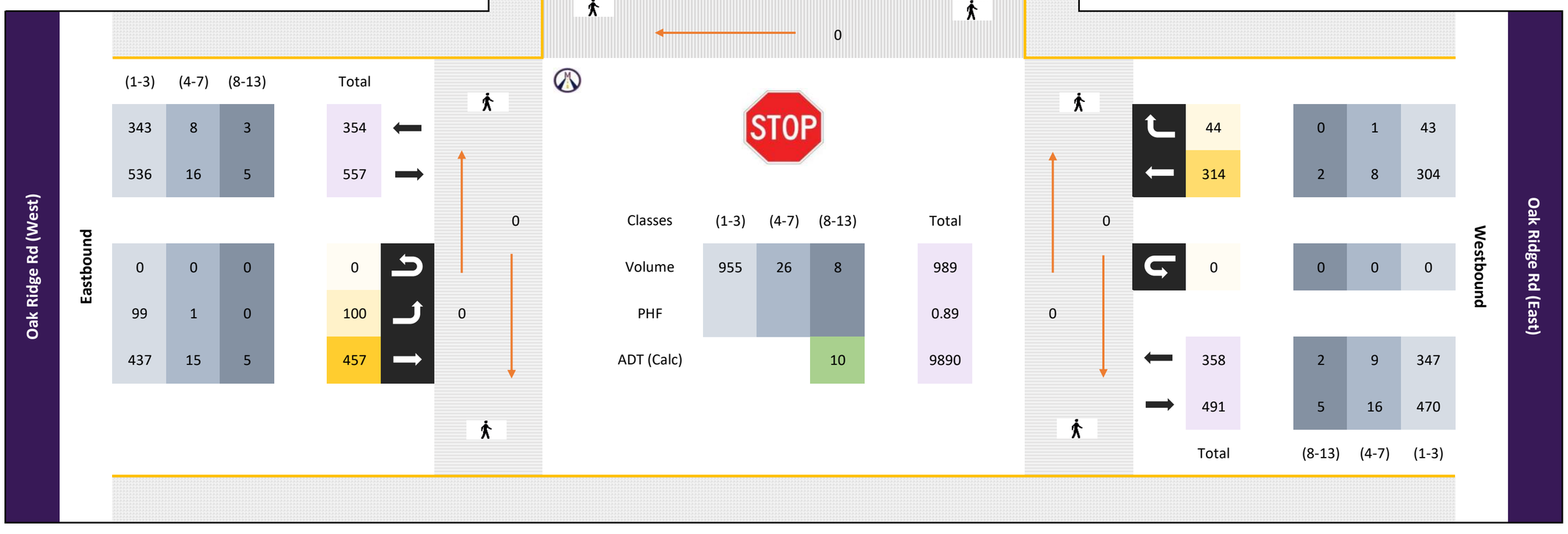
* the Peak Hour Diagram does not include bicycles

Session Parameters

(Drop Down Menu)

Peak Hour

Volume



All vehicles

							Southbound						Eastbound						Westbound						
							Oak Ridge Commerce Way						Oak Ridge Rd (West)						Oak Ridge Rd (East)						
Time						App Total	Left 1.1		Right 1.2		U-Turn 1.3	App Total	Left 1.4	Thru 1.5			U-Turn 1.6	App Total		Thru 1.7	Right 1.8		U-Turn 1.9	App Total	Int Total
0715 - 0730	-	-	-	-	-	0	5	-	1	-	0	6	15	108	-	-	0	123	-	80	9	-	0	89	218
0730 - 0745	-	-	-	-	-	0	8	-	7	-	0	15	20	122	-	-	0	142	-	78	9	-	0	87	244
0745 - 0800	-	-	-	-	-	0	12	-	18	-	0	30	39	117	-	-	0	156	-	75	17	-	0	92	278
0800 - 0815	-	-	-	-	-	0	9	-	14	-	0	23	26	110	-	-	0	136	-	81	9	-	0	90	249
Total	0	0	0	0	0	0	34	0	40	0	0	74	100	457	0	0	0	557	0	314	44	0	0	358	989
Approach %	0.00	0.00	0.00	0.00	0.00	-	45.95	0.00	54.05	0.00	0.00	-	17.95	82.05	0.00	0.00	0.00	-	0.00	87.71	12.29	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.71	0.00	0.56	0.00	0.00	**0.62**	0.64	0.94	0.00	0.00	0.00	**0.89**	0.00	0.97	0.65	0.00	0.00	**0.97**	**0.89**

Passenger Vehicles (1-3)

							Southbound						Eastbound						Westbound						
							Oak Ridge Commerce Way						Oak Ridge Rd (West)						Oak Ridge Rd (East)						
Time						App Total	Left 1.1		Right 1.2		U-Turn 1.3	App Total	Left 1.4	Thru 1.5			U-Turn 1.6	App Total		Thru 1.7	Right 1.8		U-Turn 1.9	App Total	Int Total
0715 - 0730	-	-	-	-	-	0	5	-	1	-	0	6	15	105	-	-	0	120	-	79	9	-	0	88	214
0730 - 0745	-	-	-	-	-	0	8	-	6	-	0	14	20	119	-	-	0	139	-	76	9	-	0	85	238
0745 - 0800	-	-	-	-	-	0	12	-	18	-	0	30	38	112	-	-	0	150	-	71	17	-	0	88	268
0800 - 0815	-	-	-	-	-	0	8	-	14	-	0	22	26	101	-	-	0	127	-	78	8	-	0	86	235
Total	0	0	0	0	0	0	33	0	39	0	0	72	99	437	0	0	0	536	0	304	43	0	0	347	955
Approach %	0.00	0.00	0.00	0.00	0.00	-	45.83	0.00	54.17	0.00	0.00	-	18.47	81.53	0.00	0.00	0.00	-	0.00	87.61	12.39	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.69	0.00	0.54	0.00	0.00	**0.60**	0.65	0.92	0.00	0.00	0.00	**0.89**	0.00	0.96	0.63	0.00	0.00	**0.99**	**0.89**

Single Unit Trucks (4-7)

							Southbound						Eastbound						Westbound						
							Oak Ridge Commerce Way						Oak Ridge Rd (West)						Oak Ridge Rd (East)						
Time						App Total	Left 1.1		Right 1.2		U-Turn 1.3	App Total	Left 1.4	Thru 1.5			U-Turn 1.6	App Total		Thru 1.7	Right 1.8		U-Turn 1.9	App Total	Int Total
0715 - 0730	-	-	-	-	-	0	0	-	0	-	0	0	0	2	-	-	0	2	-	1	0	-	0	1	3
0730 - 0745	-	-	-	-	-	0	0	-	0	-	0	0	0	2	-	-	0	2	-	2	0	-	0	2	4
0745 - 0800	-	-	-	-	-	0	0	-	0	-	0	0	1	3	-	-	0	4	-	2	0	-	0	2	6
0800 - 0815	-	-	-	-	-	0	1	-	0	-	0	1	0	8	-	-	0	8	-	3	1	-	0	4	13
Total	0	0	0	0	0	0	1	0	0	0	0	1	1	15	0	0	0	16	0	8	1	0	0	9	26
Approach %	0.00	0.00	0.00	0.00	0.00	-	100.00	0.00	0.00	0.00	0.00	-	6.25	93.75	0.00	0.00	0.00	-	0.00	88.89	11.11	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.25	0.00	0.00	0.00	0.00	**0.25**	0.25	0.47	0.00	0.00	0.00	**0.50**	0.00	0.67	0.25	0.00	0.00	**0.56**	**0.50**

Combination Trucks (8-13)

							Southbound						Eastbound						Westbound						
							Oak Ridge Commerce Way						Oak Ridge Rd (West)						Oak Ridge Rd (East)						
Time						App Total	Left 1.1		Right 1.2		U-Turn 1.3	App Total	Left 1.4	Thru 1.5			U-Turn 1.6	App Total		Thru 1.7	Right 1.8		U-Turn 1.9	App Total	Int Total
0715 - 0730	-	-	-	-	-	0	0	-	0	-	0	0	0	1	-	-	0	1	-	0	0	-	0	0	1
0730 - 0745	-	-	-	-	-	0	0	-	1	-	0	1	0	1	-	-	0	1	-	0	0	-	0	0	2
0745 - 0800	-	-	-	-	-	0	0	-	0	-	0	0	0	2	-	-	0	2	-	2	0	-	0	2	4
0800 - 0815	-	-	-	-	-	0	0	-	0	-	0	0	0	1	-	-	0	1	-	0	0	-	0	0	1
Total	0	0	0	0	0	0	0	0	1	0	0	1	0	5	0	0	0	5	0	2	0	0	0	2	8
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	100.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.25	0.00	0.00	**0.25**	0.00	0.63	0.00	0.00	0.00	**0.63**	0.00	0.25	0.00	0.00	0.00	**0.25**	**0.50**

Bicycles

							Southbound						Eastbound						Westbound						
							Oak Ridge Commerce Way						Oak Ridge Rd (West)						Oak Ridge Rd (East)						
Time						App Total	Left 1.1		Right 1.2		U-Turn 1.3	App Total	Left 1.4	Thru 1.5			U-Turn 1.6	App Total		Thru 1.7	Right 1.8		U-Turn 1.9	App Total	Int Total
0715 - 0730	-	-	-	-	-	0	0	-	0	-	0	0	0	0	-	-	0	0	-	0	0	-	0	0	0
0730 - 0745	-	-	-	-	-	0	0	-	0	-	0	0	0	0	-	-	0	0	-	0	0	-	0	0	0
0745 - 0800	-	-	-	-	-	0	0	-	0	-	0	0	0	0	-	-	0	0	-	0	0	-	0	0	0
0800 - 0815	-	-	-	-	-	0	0	-	0	-	0	0	0	0	-	-	0	0	-	0	0	-	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Peak Hour Turning Movement Count

Mableton, GA

Click here for Map

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Wednesday, November 5, 2025		
	Fair	56°F
Period	1600 - 1800	**APPLY**
Peak Hour	1645 - 1745	**APPLY**
Global PH	1615 - 1715	**APPLY**

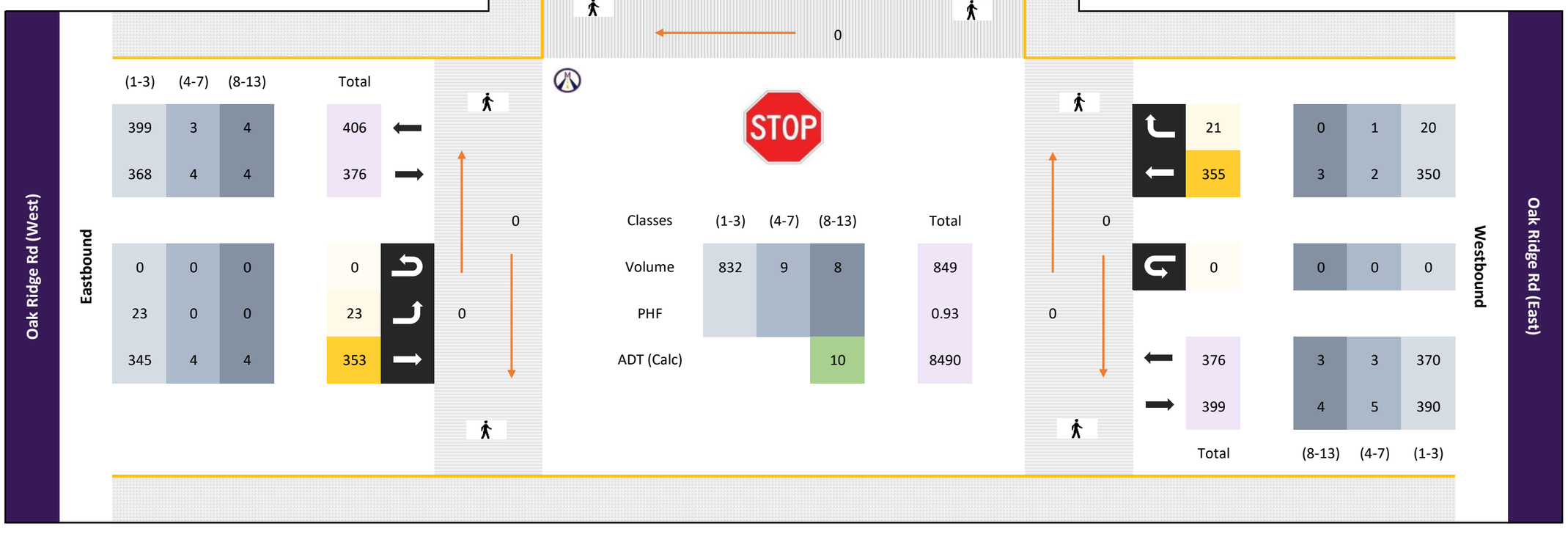
* the Peak Hour Diagram does not include bicycles

Session Parameters

(Drop Down Menu)

Peak Hour

Volume



All vehicles

							Southbound						Eastbound						Westbound						
							Oak Ridge Commerce Way						Oak Ridge Rd (West)						Oak Ridge Rd (East)						
Time						App Total	Left 1.1		Right 1.2		U-Turn 1.3	App Total	Left 1.4	Thru 1.5			U-Turn 1.6	App Total		Thru 1.7	Right 1.8		U-Turn 1.9	App Total	Int Total
1645 - 1700	-	-	-	-	-	0	14	-	10	-	0	24	5	79	-	-	0	84	-	91	7	-	0	98	206
1700 - 1715	-	-	-	-	-	0	16	-	28	-	0	44	2	96	-	-	0	98	-	79	7	-	0	86	228
1715 - 1730	-	-	-	-	-	0	8	-	7	-	0	15	7	91	-	-	0	98	-	91	2	-	0	93	206
1730 - 1745	-	-	-	-	-	0	8	-	6	-	0	14	9	87	-	-	0	96	-	95	5	-	0	100	210
Total	0	0	0	0	0	0	46	0	51	0	0	97	23	353	0	0	0	376	0	356	21	0	0	377	850
Approach %	0.00	0.00	0.00	0.00	0.00	-	47.42	0.00	52.58	0.00	0.00	-	6.12	93.88	0.00	0.00	0.00	-	0.00	94.43	5.57	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.72	0.00	0.46	0.00	0.00	**0.55**	0.64	0.92	0.00	0.00	0.00	**0.96**	0.00	0.94	0.75	0.00	0.00	**0.94**	**0.93**

Passenger Vehicles (1-3)

							Southbound						Eastbound						Westbound						
							Oak Ridge Commerce Way						Oak Ridge Rd (West)						Oak Ridge Rd (East)						
Time						App Total	Left 1.1		Right 1.2		U-Turn 1.3	App Total	Left 1.4	Thru 1.5			U-Turn 1.6	App Total		Thru 1.7	Right 1.8		U-Turn 1.9	App Total	Int Total
1645 - 1700	-	-	-	-	-	0	14	-	8	-	0	22	5	76	-	-	0	81	-	88	6	-	0	94	197
1700 - 1715	-	-	-	-	-	0	16	-	28	-	0	44	2	94	-	-	0	96	-	77	7	-	0	84	224
1715 - 1730	-	-	-	-	-	0	7	-	7	-	0	14	7	90	-	-	0	97	-	90	2	-	0	92	203
1730 - 1745	-	-	-	-	-	0	8	-	6	-	0	14	9	85	-	-	0	94	-	95	5	-	0	100	208
Total	0	0	0	0	0	0	45	0	49	0	0	94	23	345	0	0	0	368	0	350	20	0	0	370	832
Approach %	0.00	0.00	0.00	0.00	0.00	-	47.87	0.00	52.13	0.00	0.00	-	6.25	93.75	0.00	0.00	0.00	-	0.00	94.59	5.41	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.70	0.00	0.44	0.00	0.00	**0.53**	0.64	0.92	0.00	0.00	0.00	**0.95**	0.00	0.92	0.71	0.00	0.00	**0.93**	**0.93**

Single Unit Trucks (4-7)

							Southbound						Eastbound						Westbound						
							Oak Ridge Commerce Way						Oak Ridge Rd (West)						Oak Ridge Rd (East)						
Time						App Total	Left 1.1		Right 1.2		U-Turn 1.3	App Total	Left 1.4	Thru 1.5			U-Turn 1.6	App Total		Thru 1.7	Right 1.8		U-Turn 1.9	App Total	Int Total
1645 - 1700	-	-	-	-	-	0	0	-	1	-	0	1	0	2	-	-	0	2	-	1	1	-	0	2	5
1700 - 1715	-	-	-	-	-	0	0	-	0	-	0	0	0	1	-	-	0	1	-	1	0	-	0	1	2
1715 - 1730	-	-	-	-	-	0	1	-	0	-	0	1	0	0	-	-	0	0	-	0	0	-	0	0	1
1730 - 1745	-	-	-	-	-	0	0	-	0	-	0	0	0	1	-	-	0	1	-	0	0	-	0	0	1
Total	0	0	0	0	0	0	1	0	1	0	0	2	0	4	0	0	0	4	0	2	1	0	0	3	9
Approach %	0.00	0.00	0.00	0.00	0.00	-	50.00	0.00	50.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	0.00	66.67	33.33	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.25	0.00	0.25	0.00	0.00	**0.50**	0.00	0.50	0.00	0.00	0.00	**0.50**	0.00	0.50	0.25	0.00	0.00	**0.38**	**0.45**

Combination Trucks (8-13)

							Southbound						Eastbound						Westbound						
							Oak Ridge Commerce Way						Oak Ridge Rd (West)						Oak Ridge Rd (East)						
Time						App Total	Left 1.1		Right 1.2		U-Turn 1.3	App Total	Left 1.4	Thru 1.5			U-Turn 1.6	App Total		Thru 1.7	Right 1.8		U-Turn 1.9	App Total	Int Total
1645 - 1700	-	-	-	-	-	0	0	-	1	-	0	1	0	1	-	-	0	1	-	2	0	-	0	2	4
1700 - 1715	-	-	-	-	-	0	0	-	0	-	0	0	0	1	-	-	0	1	-	0	0	-	0	0	1
1715 - 1730	-	-	-	-	-	0	0	-	0	-	0	0	0	1	-	-	0	1	-	1	0	-	0	1	2
1730 - 1745	-	-	-	-	-	0	0	-	0	-	0	0	0	1	-	-	0	1	-	0	0	-	0	0	1
Total	0	0	0	0	0	0	0	0	1	0	0	1	0	4	0	0	0	4	0	3	0	0	0	3	8
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	100.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.25	0.00	0.00	**0.25**	0.00	1.00	0.00	0.00	0.00	**1.00**	0.00	0.38	0.00	0.00	0.00	**0.38**	**0.50**

Bicycles

							Southbound						Eastbound						Westbound						
							Oak Ridge Commerce Way						Oak Ridge Rd (West)						Oak Ridge Rd (East)						
Time						App Total	Left 1.1		Right 1.2		U-Turn 1.3	App Total	Left 1.4	Thru 1.5			U-Turn 1.6	App Total		Thru 1.7	Right 1.8		U-Turn 1.9	App Total	Int Total
1645 - 1700	-	-	-	-	-	0	0	-	0	-	0	0	0	0	-	-	0	0	-	0	0	-	0	0	0
1700 - 1715	-	-	-	-	-	0	0	-	0	-	0	0	0	0	-	-	0	0	-	1	0	-	0	1	1
1715 - 1730	-	-	-	-	-	0	0	-	0	-	0	0	0	0	-	-	0	0	-	0	0	-	0	0	0
1730 - 1745	-	-	-	-	-	0	0	-	0	-	0	0	0	0	-	-	0	0	-	0	0	-	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	1
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.25	0.00	0.00	0.00	**0.25**	**0.25**

Classified Turn Movement Count || All vehicles

Marr Traffic DATA COLLECTION

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Mableton, GA

Site 1

Oak Ridge Commerce Way
Oak Ridge Rd (West)
Oak Ridge Rd (East)

Date
Wednesday, November 5, 2025

Lat/Long
33.782839°, -84.604128°
Click here for Map

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0700 - 0900 (Weekday 2h Session) (11-05-2025)

All vehicles

TIME	Southbound Oak Ridge Commerce Way				Eastbound Oak Ridge Rd (West)				Westbound Oak Ridge Rd (East)				
	Left 1.1	Right 1.2	U-Turn 1.3	App Total	Left 1.4	Thru 1.5	U-Turn 1.6	App Total	Thru 1.7	Right 1.8	U-Turn 1.9	App Total	Int Total
0700 - 0715	7	6	0	13	29	120	0	149	48	6	0	54	216
0715 - 0730	5	1	0	6	15	108	0	123	80	9	0	89	218
0730 - 0745	8	7	0	15	20	122	0	142	78	9	0	87	244
0745 - 0800	12	18	0	30	39	117	0	156	75	17	0	92	278
Hourly Total	32	32	0	**64**	103	467	0	**570**	281	41	0	**322**	**956**
0800 - 0815	9	14	0	23	26	110	0	136	81	9	0	90	249
0815 - 0830	8	11	0	19	18	97	0	115	59	5	0	64	198
0830 - 0845	8	7	0	15	9	95	0	104	72	0	0	72	191
0845 - 0900	1	6	0	7	13	133	0	146	61	2	0	63	216
Hourly Total	26	38	0	**64**	66	435	0	**501**	273	16	0	**289**	**854**
Grand Total	58	70	0	**128**	169	902	0	**1071**	554	57	0	**611**	**1810**
Approach %	45.31	54.69	0.00	-	15.78	84.22	0.00	-	90.67	9.33	0.00	-	
Intersection %	3.20	3.87	0.00	7.07	9.34	49.83	0.00	59.17	30.61	3.15	0.00	33.76	
Heavy Vehicle %	3	4	-	**4**	2	6	-	**5**	4	4	-	**4**	**5**
PHF	0.71	0.56	0.00	**0.62**	0.64	0.94	0.00	**0.89**	0.97	0.65	0.00	**0.97**	**0.89**
Peak Hour Total	34	40	0	**74**	100	457	0	**557**	314	44	0	**358**	**989**
Peak Hour HV %	3	3	0	**3**	1	4	0	**4**	3	2	0	**3**	**3**

1600 - 1800 (Weekday 2h Session) (11-05-2025)

All vehicles

TIME	Southbound Oak Ridge Commerce Way				Eastbound Oak Ridge Rd (West)				Westbound Oak Ridge Rd (East)				
	Left 1.1	Right 1.2	U-Turn 1.3	App Total	Left 1.4	Thru 1.5	U-Turn 1.6	App Total	Thru 1.7	Right 1.8	U-Turn 1.9	App Total	Int Total
1600 - 1615	8	25	0	33	8	94	0	102	87	4	0	91	226
1615 - 1630	9	13	0	22	7	92	0	99	89	3	0	92	213
1630 - 1645	10	19	0	29	5	83	0	88	81	3	0	84	201
1645 - 1700	14	10	0	24	5	79	0	84	91	7	0	98	206
Hourly Total	41	67	0	**108**	25	348	0	**373**	348	17	0	**365**	**846**
1700 - 1715	16	28	0	44	2	96	0	98	79	7	0	86	228
1715 - 1730	8	7	0	15	7	91	0	98	91	2	0	93	206
1730 - 1745	8	6	0	14	9	87	0	96	95	5	0	100	210
1745 - 1800	4	15	0	19	8	82	0	90	93	3	0	96	205
Hourly Total	36	56	0	**92**	26	356	0	**382**	358	17	0	**375**	**849**
Grand Total	77	123	0	**200**	51	704	0	**755**	706	34	0	**740**	**1695**
Approach %	38.50	61.50	0.00	-	6.75	93.25	0.00	-	95.41	4.59	0.00	-	
Intersection %	4.54	7.26	0.00	11.80	3.01	41.53	0.00	44.54	41.65	2.01	0.00	43.66	
Heavy Vehicle %	1	2	-	**2**	2	2	-	**2**	2	6	-	**2**	**2**
PHF	0.72	0.46	0.00	**0.55**	0.64	0.92	0.00	**0.96**	0.94	0.75	0.00	**0.94**	**0.93**
Peak Hour Total	46	51	0	**97**	23	353	0	**376**	356	21	0	**377**	**850**
Peak Hour HV %	2	4	0	**3**	0	2	0	**2**	1	5	0	**2**	**2**

Classified Turn Movement Count || Passenger Vehicles (1-3)

Marr Traffic DATA COLLECTION

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Mableton, GA

Site 1

Oak Ridge Commerce Way
Oak Ridge Rd (West)
Oak Ridge Rd (East)

Date

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Lat/Long

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0700 - 0900 (Weekday 2h Session) (11-05-2025)

Passenger Vehicles (1-3)

TIME	Southbound Oak Ridge Commerce Way				Eastbound Oak Ridge Rd (West)				Westbound Oak Ridge Rd (East)				
	Left 1.1	Right 1.2	U-Turn 1.3	App Total	Left 1.4	Thru 1.5	U-Turn 1.6	App Total	Thru 1.7	Right 1.8	U-Turn 1.9	App Total	Int Total
0700 - 0715	6	4	0	10	27	116	0	143	47	6	0	53	206
0715 - 0730	5	1	0	6	15	105	0	120	79	9	0	88	214
0730 - 0745	8	6	0	14	20	119	0	139	76	9	0	85	238
0745 - 0800	12	18	0	30	38	112	0	150	71	17	0	88	268
Hourly Total	31	29	0	**60**	100	452	0	**552**	273	41	0	**314**	**926**
0800 - 0815	8	14	0	22	26	101	0	127	78	8	0	86	235
0815 - 0830	8	11	0	19	18	91	0	109	58	4	0	62	190
0830 - 0845	8	7	0	15	9	84	0	93	67	0	0	67	175
0845 - 0900	1	6	0	7	12	123	0	135	57	2	0	59	201
Hourly Total	25	38	0	**63**	65	399	0	**464**	260	14	0	**274**	**801**
Grand Total	56	67	0	**123**	165	851	0	**1016**	533	55	0	**588**	**1727**
Approach %	45.53	54.47	0.00	-	16.24	83.76	0.00	-	90.65	9.35	0.00	-	
Intersection %	3.24	3.88	0.00	7.12	9.55	49.28	0.00	58.83	30.86	3.18	0.00	34.05	

1600 - 1800 (Weekday 2h Session) (11-05-2025)

Passenger Vehicles (1-3)

TIME	Southbound Oak Ridge Commerce Way				Eastbound Oak Ridge Rd (West)				Westbound Oak Ridge Rd (East)				
	Left 1.1	Right 1.2	U-Turn 1.3	App Total	Left 1.4	Thru 1.5	U-Turn 1.6	App Total	Thru 1.7	Right 1.8	U-Turn 1.9	App Total	Int Total
1600 - 1615	8	25	0	33	8	92	0	100	84	4	0	88	221
1615 - 1630	9	13	0	22	7	91	0	98	87	3	0	90	210
1630 - 1645	10	18	0	28	4	83	0	87	79	3	0	82	197
1645 - 1700	14	8	0	22	5	76	0	81	88	6	0	94	197
Hourly Total	41	64	0	**105**	24	342	0	**366**	338	16	0	**354**	**825**
1700 - 1715	16	28	0	44	2	94	0	96	77	7	0	84	224
1715 - 1730	7	7	0	14	7	90	0	97	90	2	0	92	203
1730 - 1745	8	6	0	14	9	85	0	94	95	5	0	100	208
1745 - 1800	4	15	0	19	8	82	0	90	90	2	0	92	201
Hourly Total	35	56	0	**91**	26	351	0	**377**	352	16	0	**368**	**836**
Grand Total	76	120	0	**196**	50	693	0	**743**	690	32	0	**722**	**1661**
Approach %	38.78	61.22	0.00	-	6.73	93.27	0.00	-	95.57	4.43	0.00	-	
Intersection %	4.58	7.22	0.00	11.80	3.01	41.72	0.00	44.73	41.54	1.93	0.00	43.47	

Classified Turn Movement Count || Single Unit Trucks (4-7)

Marr Traffic DATA COLLECTION

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Mableton, GA

Site 1

Oak Ridge Commerce Way
Oak Ridge Rd (West)
Oak Ridge Rd (East)

Date

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0700 - 0900 (Weekday 2h Session) (11-05-2025)

Single Unit Trucks (4-7)

TIME	Southbound				Eastbound				Westbound				
	Oak Ridge Commerce Way				Oak Ridge Rd (West)				Oak Ridge Rd (East)				
	Left 1.1	Right 1.2	U-Turn 1.3	App Total	Left 1.4	Thru 1.5	U-Turn 1.6	App Total	Thru 1.7	Right 1.8	U-Turn 1.9	App Total	Int Total
0700 - 0715	1	2	0	3	2	3	0	5	1	0	0	1	9
0715 - 0730	0	0	0	0	0	2	0	2	1	0	0	1	3
0730 - 0745	0	0	0	0	0	2	0	2	2	0	0	2	4
0745 - 0800	0	0	0	0	1	3	0	4	2	0	0	2	6
Hourly Total	1	2	0	**3**	3	10	0	**13**	6	0	0	**6**	**22**
0800 - 0815	1	0	0	1	0	8	0	8	3	1	0	4	13
0815 - 0830	0	0	0	0	0	5	0	5	1	1	0	2	7
0830 - 0845	0	0	0	0	0	4	0	4	5	0	0	5	9
0845 - 0900	0	0	0	0	0	8	0	8	3	0	0	3	11
Hourly Total	1	0	0	**1**	0	25	0	**25**	12	2	0	**14**	**40**
Grand Total	2	2	0	**4**	3	35	0	**38**	18	2	0	**20**	**62**
Approach %	50.00	50.00	0.00	-	7.89	92.11	0.00	-	90.00	10.00	0.00	-	
Intersection %	3.23	3.23	0.00	6.45	4.84	56.45	0.00	61.29	29.03	3.23	0.00	32.26	

1600 - 1800 (Weekday 2h Session) (11-05-2025)

Single Unit Trucks (4-7)

TIME	Southbound				Eastbound				Westbound				
	Oak Ridge Commerce Way				Oak Ridge Rd (West)				Oak Ridge Rd (East)				
	Left 1.1	Right 1.2	U-Turn 1.3	App Total	Left 1.4	Thru 1.5	U-Turn 1.6	App Total	Thru 1.7	Right 1.8	U-Turn 1.9	App Total	Int Total
1600 - 1615	0	0	0	0	0	2	0	2	3	0	0	3	5
1615 - 1630	0	0	0	0	0	1	0	1	2	0	0	2	3
1630 - 1645	0	0	0	0	0	0	0	0	1	0	0	1	1
1645 - 1700	0	1	0	1	0	2	0	2	1	1	0	2	5
Hourly Total	0	1	0	**1**	0	5	0	**5**	7	1	0	**8**	**14**
1700 - 1715	0	0	0	0	0	1	0	1	1	0	0	1	2
1715 - 1730	1	0	0	1	0	0	0	0	0	0	0	0	1
1730 - 1745	0	0	0	0	0	1	0	1	0	0	0	0	1
1745 - 1800	0	0	0	0	0	0	0	0	2	1	0	3	3
Hourly Total	1	0	0	**1**	0	2	0	**2**	3	1	0	**4**	**7**
Grand Total	1	1	0	**2**	0	7	0	**7**	10	2	0	**12**	**21**
Approach %	50.00	50.00	0.00	-	0.00	100.00	0.00	-	83.33	16.67	0.00	-	
Intersection %	4.76	4.76	0.00	9.52	0.00	33.33	0.00	33.33	47.62	9.52	0.00	57.14	

Classified Turn Movement Count || Combination Trucks (8-13)

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Combination Trucks (8-13)

TIME	Southbound: Oak Ridge Commerce Way				Eastbound: Oak Ridge Rd (West)				Westbound: Oak Ridge Rd (East)				
	Left 1.1	Right 1.2	U-Turn 1.3	App Total	Left 1.4	Thru 1.5	U-Turn 1.6	App Total	Thru 1.7	Right 1.8	U-Turn 1.9	App Total	Int Total
0700 - 0715	0	0	0	0	0	1	0	1	0	0	0	0	1
0715 - 0730	0	0	0	0	0	1	0	1	0	0	0	0	1
0730 - 0745	0	1	0	1	0	1	0	1	0	0	0	0	2
0745 - 0800	0	0	0	0	0	2	0	2	2	0	0	2	4
Hourly Total	0	1	0	**1**	0	5	0	**5**	2	0	0	**2**	**8**
0800 - 0815	0	0	0	0	0	1	0	1	0	0	0	0	1
0815 - 0830	0	0	0	0	0	1	0	1	0	0	0	0	1
0830 - 0845	0	0	0	0	0	7	0	7	0	0	0	0	7
0845 - 0900	0	0	0	0	1	2	0	3	1	0	0	1	4
Hourly Total	0	0	0	**0**	1	11	0	**12**	1	0	0	**1**	**13**
Grand Total	0	1	0	**1**	1	16	0	**17**	3	0	0	**3**	**21**
Approach %	0.00	100.00	0.00	-	5.88	94.12	0.00	-	100.00	0.00	0.00	-	
Intersection %	0.00	4.76	0.00	4.76	4.76	76.19	0.00	80.95	14.29	0.00	0.00	14.29	

1600 - 1800 (Weekday 2h Session) (11-05-2025)

Combination Trucks (8-13)

TIME	Southbound: Oak Ridge Commerce Way				Eastbound: Oak Ridge Rd (West)				Westbound: Oak Ridge Rd (East)				
	Left 1.1	Right 1.2	U-Turn 1.3	App Total	Left 1.4	Thru 1.5	U-Turn 1.6	App Total	Thru 1.7	Right 1.8	U-Turn 1.9	App Total	Int Total
1600 - 1615	0	0	0	0	0	0	0	0	0	0	0	0	0
1615 - 1630	0	0	0	0	0	0	0	0	0	0	0	0	0
1630 - 1645	0	1	0	1	1	0	0	1	1	0	0	1	3
1645 - 1700	0	1	0	1	0	1	0	1	2	0	0	2	4
Hourly Total	0	2	0	**2**	1	1	0	**2**	3	0	0	**3**	**7**
1700 - 1715	0	0	0	0	0	1	0	1	0	0	0	0	1
1715 - 1730	0	0	0	0	0	1	0	1	1	0	0	1	2
1730 - 1745	0	0	0	0	0	1	0	1	0	0	0	0	1
1745 - 1800	0	0	0	0	0	0	0	0	1	0	0	1	1
Hourly Total	0	0	0	**0**	0	3	0	**3**	2	0	0	**2**	**5**
Grand Total	0	2	0	**2**	1	4	0	**5**	5	0	0	**5**	**12**
Approach %	0.00	100.00	0.00	-	20.00	80.00	0.00	-	100.00	0.00	0.00	-	
Intersection %	0.00	16.67	0.00	16.67	8.33	33.33	0.00	41.67	41.67	0.00	0.00	41.67	

Classified Turn Movement Count || Bicycles

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Bicycles

TIME	Southbound Oak Ridge Commerce Way				Eastbound Oak Ridge Rd (West)				Westbound Oak Ridge Rd (East)				
	Left 1.1	Right 1.2	U-Turn 1.3	App Total	Left 1.4	Thru 1.5	U-Turn 1.6	App Total	Thru 1.7	Right 1.8	U-Turn 1.9	App Total	Int Total
0700 - 0715	0	0	0	0	0	0	0	0	0	0	0	0	0
0715 - 0730	0	0	0	0	0	0	0	0	0	0	0	0	0
0730 - 0745	0	0	0	0	0	0	0	0	0	0	0	0	0
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	**0**	0	0	0	**0**	0	0	0	**0**	**0**
0800 - 0815	0	0	0	0	0	0	0	0	0	0	0	0	0
0815 - 0830	0	0	0	0	0	0	0	0	0	0	0	0	0
0830 - 0845	0	0	0	0	0	0	0	0	0	0	0	0	0
0845 - 0900	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	**0**	0	0	0	**0**	0	0	0	**0**	**0**
Grand Total	0	0	0	**0**	0	0	0	**0**	0	0	0	**0**	**0**
Approach %	0.00	0.00	0.00	-	0.00	0.00	0.00	-	0.00	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

1600 - 1800 (Weekday 2h Session) (11-05-2025)

Bicycles

TIME	Southbound Oak Ridge Commerce Way				Eastbound Oak Ridge Rd (West)				Westbound Oak Ridge Rd (East)				
	Left 1.1	Right 1.2	U-Turn 1.3	App Total	Left 1.4	Thru 1.5	U-Turn 1.6	App Total	Thru 1.7	Right 1.8	U-Turn 1.9	App Total	Int Total
1600 - 1615	0	0	0	0	0	0	0	0	0	0	0	0	0
1615 - 1630	0	0	0	0	0	0	0	0	0	0	0	0	0
1630 - 1645	0	0	0	0	0	0	0	0	0	0	0	0	0
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	**0**	0	0	0	**0**	0	0	0	**0**	**0**
1700 - 1715	0	0	0	0	0	0	0	0	1	0	0	1	1
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	0
1745 - 1800	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	**0**	0	0	0	**0**	1	0	0	**1**	**1**
Grand Total	0	0	0	**0**	0	0	0	**0**	1	0	0	**1**	**1**
Approach %	0.00	0.00	0.00	-	0.00	0.00	0.00	-	100.00	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	100.00	

Classified Turn Movement Count || All Trucks (4-13)

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Mableton, GA

Site 1

Oak Ridge Commerce Way
Oak Ridge Rd (West)
Oak Ridge Rd (East)

Date

Wednesday, November 5, 2025

Lat/Long

33.782839°, -84.604128°
Click here for Map

Weather

Fair
56°F
Click here for Detailed Weather

0700 - 0900 (Weekday 2h Session) (11-05-2025)

All Trucks (4-13)

TIME	Southbound				Eastbound				Westbound				
	Oak Ridge Commerce Way				Oak Ridge Rd (West)				Oak Ridge Rd (East)				
	Left 1.1	Right 1.2	U-Turn 1.3	App Total	Left 1.4	Thru 1.5	U-Turn 1.6	App Total	Thru 1.7	Right 1.8	U-Turn 1.9	App Total	Int Total
0700 - 0715	1	2	0	3	2	4	0	6	1	0	0	1	10
0715 - 0730	0	0	0	0	0	3	0	3	1	0	0	1	4
0730 - 0745	0	1	0	1	0	3	0	3	2	0	0	2	6
0745 - 0800	0	0	0	0	1	5	0	6	4	0	0	4	10
Hourly Total	1	3	0	**4**	3	15	0	**18**	8	0	0	**8**	**30**
0800 - 0815	1	0	0	1	0	9	0	9	3	1	0	4	14
0815 - 0830	0	0	0	0	0	6	0	6	1	1	0	2	8
0830 - 0845	0	0	0	0	0	11	0	11	5	0	0	5	16
0845 - 0900	0	0	0	0	1	10	0	11	4	0	0	4	15
Hourly Total	1	0	0	**1**	1	36	0	**37**	13	2	0	**15**	**53**
Grand Total	2	3	0	**5**	4	51	0	**55**	21	2	0	**23**	**83**
Approach %	40.00	60.00	0.00	-	7.27	92.73	0.00	-	91.30	8.70	0.00	-	
Intersection %	2.41	3.61	0.00	6.02	4.82	61.45	0.00	66.27	25.30	2.41	0.00	27.71	

1600 - 1800 (Weekday 2h Session) (11-05-2025)

All Trucks (4-13)

TIME	Southbound				Eastbound				Westbound				
	Oak Ridge Commerce Way				Oak Ridge Rd (West)				Oak Ridge Rd (East)				
	Left 1.1	Right 1.2	U-Turn 1.3	App Total	Left 1.4	Thru 1.5	U-Turn 1.6	App Total	Thru 1.7	Right 1.8	U-Turn 1.9	App Total	Int Total
1600 - 1615	0	0	0	0	0	2	0	2	3	0	0	3	5
1615 - 1630	0	0	0	0	0	1	0	1	2	0	0	2	3
1630 - 1645	0	1	0	1	1	0	0	1	2	0	0	2	4
1645 - 1700	0	2	0	2	0	3	0	3	3	1	0	4	9
Hourly Total	0	3	0	**3**	1	6	0	**7**	10	1	0	**11**	**21**
1700 - 1715	0	0	0	0	0	2	0	2	1	0	0	1	3
1715 - 1730	1	0	0	1	0	1	0	1	1	0	0	1	3
1730 - 1745	0	0	0	0	0	2	0	2	0	0	0	0	2
1745 - 1800	0	0	0	0	0	0	0	0	3	1	0	4	4
Hourly Total	1	0	0	**1**	0	5	0	**5**	5	1	0	**6**	**12**
Grand Total	1	3	0	**4**	1	11	0	**12**	15	2	0	**17**	**33**
Approach %	25.00	75.00	0.00	-	8.33	91.67	0.00	-	88.24	11.76	0.00	-	
Intersection %	3.03	9.09	0.00	12.12	3.03	33.33	0.00	36.36	45.45	6.06	0.00	51.52	

Crosswalk Counts || Pedestrians

Marr Traffic DATA COLLECTION

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Mableton, GA

Site 1

Oak Ridge Commerce Way
Oak Ridge Rd (West)
Oak Ridge Rd (East)

Date
Wednesday, November 5, 2025

Lat/Long
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Click here for Map

Weather
Fair
56°F
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0700 - 0900 (Weekday 2h Session) (11-05-2025)

Pedestrians

TIME	Southbound Oak Ridge Commerce Way EB 1c	WB 1d	App Total	Eastbound Oak Ridge Rd (West) NB 1e	SB 1f	App Total	Westbound Oak Ridge Rd (East) NB 1g	SB 1h	App Total	Int Total
0700 - 0715	0	0	0	0	0	0	0	0	0	0
0715 - 0730	0	0	0	0	0	0	0	0	0	0
0730 - 0745	1	0	1	0	0	0	0	0	0	1
0745 - 0800	0	0	0	0	0	0	0	0	0	0
Hourly Total	1	0	**1**	0	0	**0**	0	0	**0**	**1**
0800 - 0815	0	0	0	0	0	0	0	0	0	0
0815 - 0830	0	0	0	0	0	0	0	0	0	0
0830 - 0845	0	0	0	0	0	0	0	0	0	0
0845 - 0900	0	2	2	0	0	0	0	0	0	2
Hourly Total	0	2	**2**	0	0	**0**	0	0	**0**	**2**
Grand Total	1	2	**3**	0	0	**0**	0	0	**0**	**3**
Approach %	33.33	66.67	-	0.00	0.00	-	0.00	0.00	-	
Intersection %	33.33	66.67	100.00	0.00	0.00	0.00	0.00	0.00	0.00	

1600 - 1800 (Weekday 2h Session) (11-05-2025)

Pedestrians

TIME	Southbound Oak Ridge Commerce Way EB 1c	WB 1d	App Total	Eastbound Oak Ridge Rd (West) NB 1e	SB 1f	App Total	Westbound Oak Ridge Rd (East) NB 1g	SB 1h	App Total	Int Total
1600 - 1615	0	0	0	0	0	0	0	0	0	0
1615 - 1630	1	0	1	0	0	0	0	0	0	1
1630 - 1645	0	0	0	0	0	0	0	0	0	0
1645 - 1700	0	0	0	0	0	0	0	0	0	0
Hourly Total	1	0	**1**	0	0	**0**	0	0	**0**	**1**
1700 - 1715	0	0	0	0	0	0	0	0	0	0
1715 - 1730	0	0	0	0	0	0	0	0	0	0
1730 - 1745	0	0	0	0	0	0	0	0	0	0
1745 - 1800	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Grand Total	1	0	**1**	0	0	**0**	0	0	**0**	**1**
Approach %	100.00	0.00	-	0.00	0.00	-	0.00	0.00	-	
Intersection %	100.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	

Crosswalk Counts || Bicycles

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Mableton, GA

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Oak Ridge Rd (West)
Oak Ridge Rd (East)

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0700 - 0900 (Weekday 2h Session) (11-05-2025)

Bicycles

TIME	Southbound Oak Ridge Commerce Way EB 1c	WB 1d	App Total	Eastbound Oak Ridge Rd (West) NB 1e	SB 1f	App Total	Westbound Oak Ridge Rd (East) NB 1g	SB 1h	App Total	Int Total
0700 - 0715	1	0	1	0	0	0	0	0	0	1
0715 - 0730	0	0	0	0	0	0	0	0	0	0
0730 - 0745	0	0	0	0	0	0	0	0	0	0
0745 - 0800	0	0	0	0	0	0	0	0	0	0
Hourly Total	1	0	**1**	0	0	**0**	0	0	**0**	**1**
0800 - 0815	0	0	0	0	0	0	0	0	0	0
0815 - 0830	0	0	0	0	0	0	0	0	0	0
0830 - 0845	0	0	0	0	0	0	0	0	0	0
0845 - 0900	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Grand Total	1	0	**1**	0	0	**0**	0	0	**0**	**1**
Approach %	100.00	0.00	-	0.00	0.00	-	0.00	0.00	-	
Intersection %	100.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	

1600 - 1800 (Weekday 2h Session) (11-05-2025)

Bicycles

TIME	Southbound Oak Ridge Commerce Way EB 1c	WB 1d	App Total	Eastbound Oak Ridge Rd (West) NB 1e	SB 1f	App Total	Westbound Oak Ridge Rd (East) NB 1g	SB 1h	App Total	Int Total
1600 - 1615	1	0	1	0	0	0	0	0	0	1
1615 - 1630	1	2	3	0	0	0	0	0	0	3
1630 - 1645	0	0	0	0	0	0	0	0	0	0
1645 - 1700	0	0	0	0	0	0	0	0	0	0
Hourly Total	2	2	**4**	0	0	**0**	0	0	**0**	**4**
1700 - 1715	0	0	0	0	0	0	0	0	0	0
1715 - 1730	0	0	0	0	0	0	0	0	0	0
1730 - 1745	1	0	1	0	0	0	0	0	0	1
1745 - 1800	0	0	0	0	0	0	0	0	0	0
Hourly Total	1	0	**1**	0	0	**0**	0	0	**0**	**1**
Grand Total	3	2	**5**	0	0	**0**	0	0	**0**	**5**
Approach %	60.00	40.00	-	0.00	0.00	-	0.00	0.00	-	
Intersection %	60.00	40.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	

Crosswalk Counts || Motorized Vehicles

Marr Traffic DATA COLLECTION

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Mableton, GA

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Oak Ridge Rd (East)

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0700 - 0900 (Weekday 2h Session) (11-05-2025)

Motorized Vehicles

TIME	Southbound Oak Ridge Commerce Way EB 1c	WB 1d	App Total	Eastbound Oak Ridge Rd (West) NB 1e	SB 1f	App Total	Westbound Oak Ridge Rd (East) NB 1g	SB 1h	App Total	Int Total
0700 - 0715	0	0	0	0	0	0	0	0	0	0
0715 - 0730	0	0	0	0	0	0	0	0	0	0
0730 - 0745	0	0	0	0	0	0	0	0	0	0
0745 - 0800	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	**0**
0800 - 0815	0	0	0	0	0	0	0	0	0	0
0815 - 0830	0	0	0	0	0	0	0	0	0	0
0830 - 0845	0	0	0	0	0	0	0	0	0	0
0845 - 0900	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Grand Total	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Approach %	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

1600 - 1800 (Weekday 2h Session) (11-05-2025)

Motorized Vehicles

TIME	Southbound Oak Ridge Commerce Way EB 1c	WB 1d	App Total	Eastbound Oak Ridge Rd (West) NB 1e	SB 1f	App Total	Westbound Oak Ridge Rd (East) NB 1g	SB 1h	App Total	Int Total
1600 - 1615	0	0	0	0	0	0	0	0	0	0
1615 - 1630	0	0	0	0	0	0	0	0	0	0
1630 - 1645	0	0	0	0	0	0	0	0	0	0
1645 - 1700	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	**0**
1700 - 1715	0	0	0	0	0	0	0	0	0	0
1715 - 1730	0	0	0	0	0	0	0	0	0	0
1730 - 1745	0	0	0	0	0	0	0	0	0	0
1745 - 1800	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Grand Total	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Approach %	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Start Date: 11/5/2025	Oak Ridge Rd (West) Eastbound			Oak Ridge Rd (East) Westbound			Northbound			Oak Ridge Commerce Way Southbound			
Time	**EBL**	**EBT**	**EBR**	**WBL**	**WBT**	**WBR**	**NBL**	**NBT**	**NBR**	**SBL**	**SBT**	**SBR**	**Total**
15 Minute Totals													
12:00 AM - 12:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 AM - 12:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 AM - 12:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 AM - 01:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00 AM - 01:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15 AM - 01:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30 AM - 01:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:45 AM - 02:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00 AM - 02:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:15 AM - 02:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30 AM - 02:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45 AM - 03:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00 AM - 03:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 AM - 03:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 AM - 03:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 AM - 04:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 AM - 04:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:15 AM - 04:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:30 AM - 04:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:45 AM - 05:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00 AM - 05:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:15 AM - 05:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:30 AM - 05:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:45 AM - 06:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:00 AM - 06:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:15 AM - 06:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:30 AM - 06:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:45 AM - 07:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00 AM - 07:15 AM	29	120	0	0	48	6	0	0	0	7	0	6	216
07:15 AM - 07:30 AM	15	108	0	0	80	9	0	0	0	5	0	1	218
07:30 AM - 07:45 AM	20	122	0	0	78	9	0	0	0	8	0	7	244
07:45 AM - 08:00 AM	39	117	0	0	75	17	0	0	0	12	0	18	278
08:00 AM - 08:15 AM	26	110	0	0	81	9	0	0	0	9	0	14	249
08:15 AM - 08:30 AM	18	97	0	0	59	5	0	0	0	8	0	11	198
08:30 AM - 08:45 AM	9	95	0	0	72	0	0	0	0	8	0	7	191
08:45 AM - 09:00 AM	13	133	0	0	61	2	0	0	0	1	0	6	216
09:00 AM - 09:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:15 AM - 09:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:30 AM - 09:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45 AM - 10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 AM - 10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 AM - 10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 AM - 10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 AM - 11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 AM - 11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM - 11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM - 11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM - 12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM - 12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM - 12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM - 12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM - 01:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00 PM - 01:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15 PM - 01:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30 PM - 01:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:45 PM - 02:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00 PM - 02:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:15 PM - 02:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30 PM - 02:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45 PM - 03:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00 PM - 03:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 PM - 03:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 PM - 03:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 PM - 04:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 PM - 04:15 PM	8	94	0	0	87	4	0	0	0	8	0	25	226
04:15 PM - 04:30 PM	7	92	0	0	89	3	0	0	0	9	0	13	213
04:30 PM - 04:45 PM	5	83	0	0	81	3	0	0	0	10	0	19	201
04:45 PM - 05:00 PM	5	79	0	0	91	7	0	0	0	14	0	10	206
05:00 PM - 05:15 PM	2	96	0	0	79	7	0	0	0	16	0	28	228
05:15 PM - 05:30 PM	7	91	0	0	91	2	0	0	0	8	0	7	206
05:30 PM - 05:45 PM	9	87	0	0	95	5	0	0	0	8	0	6	210
05:45 PM - 06:00 PM	8	82	0	0	93	3	0	0	0	4	0	15	205
06:00 PM - 06:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:15 PM - 06:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:30 PM - 06:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:45 PM - 07:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00 PM - 07:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15 PM - 07:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30 PM - 07:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45 PM - 08:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00 PM - 08:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15 PM - 08:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30 PM - 08:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:45 PM - 09:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:00 PM - 09:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:15 PM - 09:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:30 PM - 09:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45 PM - 10:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 PM - 10:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 PM - 10:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 PM - 10:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 PM - 11:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 PM - 11:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 PM - 11:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 PM - 11:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 PM - 12:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0

Peak Hour Turning Movement Count

Mableton, GA

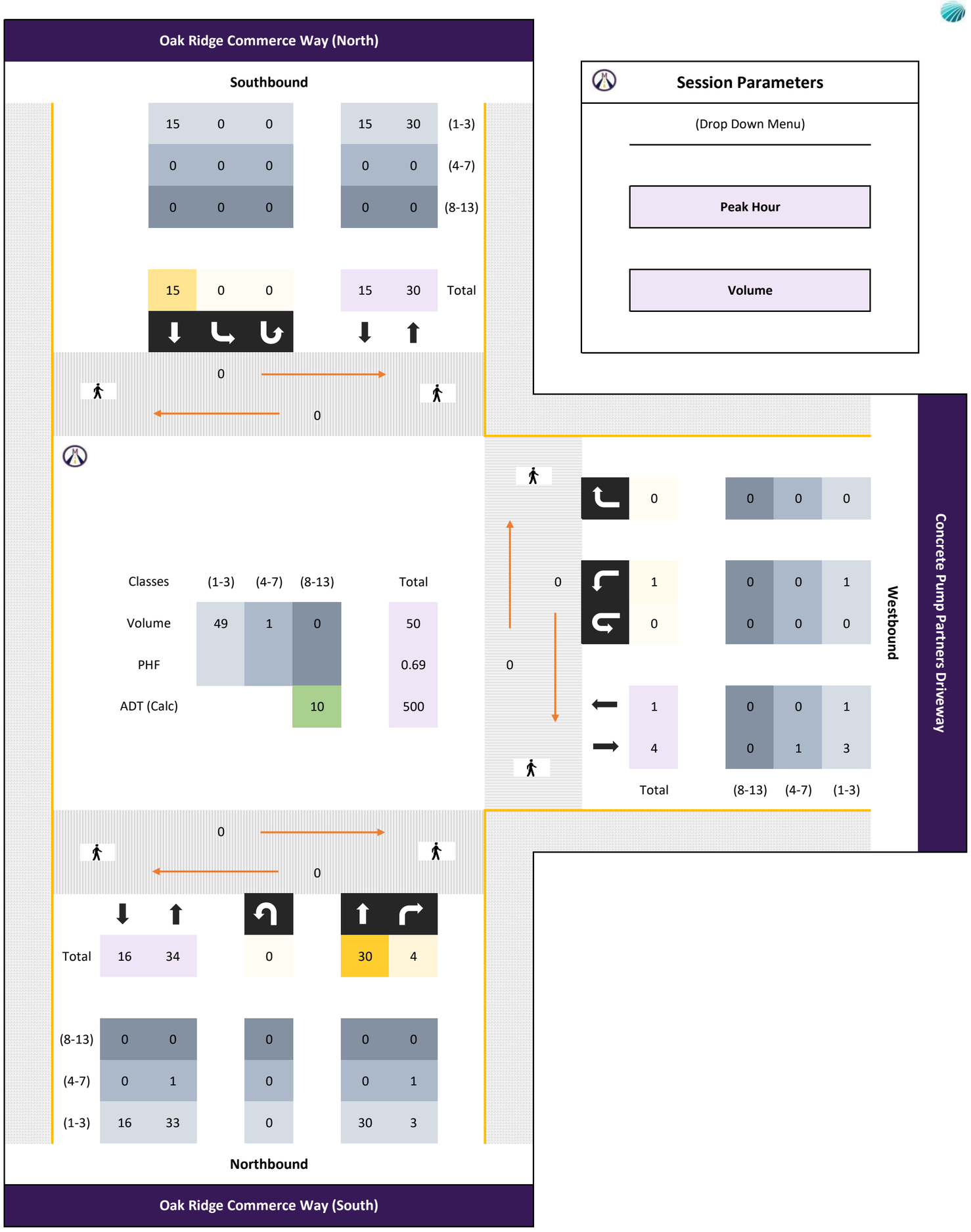
Click here for Map

Marr Traffic DATA COLLECTION

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Wednesday, November 5, 2025		
	Fair	56°F
Period	0700 - 0900	**APPLY**
Peak Hour	0745 - 0845	**APPLY**
Global PH	0715 - 0815	**APPLY**

* the Peak Hour Diagram does not include bicycles



Session Parameters

(Drop Down Menu)

Peak Hour

Volume

All vehicles

Time	Northbound						Southbound												Westbound						
	Oak Ridge Commerce Way (South)						Oak Ridge Commerce Way (North)												Concrete Pump Partners Driveway						
		Thru 2.1	Right 2.2		U-Turn 2.3	App Total	Left 2.4	Thru 2.5			U-Turn 2.6	App Total						App Total	Left 2.7		Right 2.8		U-Turn 2.9	App Total	Int Total
0745 - 0800	-	15	1	-	0	16	0	2	-	-	0	2	-	-	-	-	-	0	0	-	0	-	0	0	18
0800 - 0815	-	9	2	-	0	11	0	4	-	-	0	4	-	-	-	-	-	0	0	-	0	-	0	0	15
0815 - 0830	-	4	0	-	0	4	0	4	-	-	0	4	-	-	-	-	-	0	1	-	0	-	0	1	9
0830 - 0845	-	2	1	-	0	3	0	5	-	-	0	5	-	-	-	-	-	0	0	-	0	-	0	0	8
Total	0	30	4	0	0	34	0	15	0	0	0	15	0	0	0	0	0	0	1	0	0	0	0	1	50
Approach %	0.00	88.24	11.76	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	100.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.50	0.50	0.00	0.00	**0.53**	0.00	0.75	0.00	0.00	0.00	**0.75**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.25	0.00	0.00	0.00	0.00	**0.25**	**0.69**

Passenger Vehicles (1-3)

Time	Northbound						Southbound												Westbound						
	Oak Ridge Commerce Way (South)						Oak Ridge Commerce Way (North)												Concrete Pump Partners Driveway						
		Thru 2.1	Right 2.2		U-Turn 2.3	App Total	Left 2.4	Thru 2.5			U-Turn 2.6	App Total						App Total	Left 2.7		Right 2.8		U-Turn 2.9	App Total	Int Total
0745 - 0800	-	15	1	-	0	16	0	2	-	-	0	2	-	-	-	-	-	0	0	-	0	-	0	0	18
0800 - 0815	-	9	1	-	0	10	0	4	-	-	0	4	-	-	-	-	-	0	0	-	0	-	0	0	14
0815 - 0830	-	4	0	-	0	4	0	4	-	-	0	4	-	-	-	-	-	0	1	-	0	-	0	1	9
0830 - 0845	-	2	1	-	0	3	0	5	-	-	0	5	-	-	-	-	-	0	0	-	0	-	0	0	8
Total	0	30	3	0	0	33	0	15	0	0	0	15	0	0	0	0	0	0	1	0	0	0	0	1	49
Approach %	0.00	90.91	9.09	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	100.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.50	0.75	0.00	0.00	**0.52**	0.00	0.75	0.00	0.00	0.00	**0.75**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.25	0.00	0.00	0.00	0.00	**0.25**	**0.68**

Single Unit Trucks (4-7)

Time	Northbound						Southbound												Westbound						
	Oak Ridge Commerce Way (South)						Oak Ridge Commerce Way (North)												Concrete Pump Partners Driveway						
		Thru 2.1	Right 2.2		U-Turn 2.3	App Total	Left 2.4	Thru 2.5			U-Turn 2.6	App Total						App Total	Left 2.7		Right 2.8		U-Turn 2.9	App Total	Int Total
0745 - 0800	-	0	0	-	0	0	0	0	-	-	0	0	-	-	-	-	-	0	0	-	0	-	0	0	0
0800 - 0815	-	0	1	-	0	1	0	0	-	-	0	0	-	-	-	-	-	0	0	-	0	-	0	0	1
0815 - 0830	-	0	0	-	0	0	0	0	-	-	0	0	-	-	-	-	-	0	0	-	0	-	0	0	0
0830 - 0845	-	0	0	-	0	0	0	0	-	-	0	0	-	-	-	-	-	0	0	-	0	-	0	0	0
Total	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Approach %	0.00	0.00	100.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.25	0.00	0.00	**0.25**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.25**

Combination Trucks (8-13)

Time	Northbound						Southbound												Westbound						
	Oak Ridge Commerce Way (South)						Oak Ridge Commerce Way (North)												Concrete Pump Partners Driveway						
		Thru 2.1	Right 2.2		U-Turn 2.3	App Total	Left 2.4	Thru 2.5			U-Turn 2.6	App Total						App Total	Left 2.7		Right 2.8		U-Turn 2.9	App Total	Int Total
0745 - 0800	-	0	0	-	0	0	0	0	-	-	0	0	-	-	-	-	-	0	0	-	0	-	0	0	0
0800 - 0815	-	0	0	-	0	0	0	0	-	-	0	0	-	-	-	-	-	0	0	-	0	-	0	0	0
0815 - 0830	-	0	0	-	0	0	0	0	-	-	0	0	-	-	-	-	-	0	0	-	0	-	0	0	0
0830 - 0845	-	0	0	-	0	0	0	0	-	-	0	0	-	-	-	-	-	0	0	-	0	-	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Bicycles

Time	Northbound						Southbound												Westbound						
	Oak Ridge Commerce Way (South)						Oak Ridge Commerce Way (North)												Concrete Pump Partners Driveway						
		Thru 2.1	Right 2.2		U-Turn 2.3	App Total	Left 2.4	Thru 2.5			U-Turn 2.6	App Total						App Total	Left 2.7		Right 2.8		U-Turn 2.9	App Total	Int Total
0745 - 0800	-	0	0	-	0	0	0	0	-	-	0	0	-	-	-	-	-	0	0	-	0	-	0	0	0
0800 - 0815	-	0	0	-	0	0	0	0	-	-	0	0	-	-	-	-	-	0	0	-	0	-	0	0	0
0815 - 0830	-	0	0	-	0	0	0	0	-	-	0	0	-	-	-	-	-	0	0	-	0	-	0	0	0
0830 - 0845	-	0	0	-	0	0	0	0	-	-	0	0	-	-	-	-	-	0	0	-	0	-	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Peak Hour Turning Movement Count

Mableton, GA

Click here for Map

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Wednesday, November 5, 2025		
Fair		56°F
Period	1600 - 1800	**APPLY**
Peak Hour	1615 - 1715	**APPLY**
Global PH	1615 - 1715	**APPLY**

* the Peak Hour Diagram does not include bicycles

Session Parameters

(Drop Down Menu)

Peak Hour

Volume

Oak Ridge Commerce Way (North)

Southbound

39	1	0	40	8	(1-3)
0	0	0	0	0	(4-7)
2	0	0	2	1	(8-13)
41	1	0	42	9	Total

0

0

Classes	(1-3)	(4-7)	(8-13)	Total
Volume	51	0	3	54
PHF				0.75
ADT (Calc)			10	540

0

0

Westbound

0		0	0	0
3		0	0	3
0		0	0	0
3		0	0	3
1		0	0	1
Total		(8-13)	(4-7)	(1-3)

Concrete Pump Partners Driveway

0

0

Total	44	9	0	9	0
(8-13)	2	1	0	1	0
(4-7)	0	0	0	0	0
(1-3)	42	8	0	8	0

Northbound

Oak Ridge Commerce Way (South)

All vehicles

	Northbound						Southbound												Westbound						
	Oak Ridge Commerce Way (South)						Oak Ridge Commerce Way (North)												Concrete Pump Partners Driveway						
Time		Thru 2.1	Right 2.2		U-Turn 2.3	App Total	Left 2.4	Thru 2.5			U-Turn 2.6	App Total						App Total	Left 2.7		Right 2.8		U-Turn 2.9	App Total	Int Total
1615 - 1630	-	2	0	-	0	2	0	3	-	-	0	3	-	-	-	-	-	0	1	-	0	-	0	1	6
1630 - 1645	-	3	0	-	0	3	0	10	-	-	0	10	-	-	-	-	-	0	0	-	0	-	0	0	13
1645 - 1700	-	3	0	-	0	3	1	12	-	-	0	13	-	-	-	-	-	0	2	-	0	-	0	2	18
1700 - 1715	-	1	0	-	0	1	0	16	-	-	0	16	-	-	-	-	-	0	0	-	0	-	0	0	17
Total	0	9	0	0	0	9	1	41	0	0	0	42	0	0	0	0	0	0	3	0	0	0	0	3	54
Approach %	0.00	100.00	0.00	0.00	0.00	-	2.38	97.62	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	100.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.75	0.00	0.00	0.00	**0.75**	0.25	0.64	0.00	0.00	0.00	**0.66**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.38	0.00	0.00	0.00	0.00	**0.38**	**0.75**

Passenger Vehicles (1-3)

	Northbound						Southbound												Westbound						
	Oak Ridge Commerce Way (South)						Oak Ridge Commerce Way (North)												Concrete Pump Partners Driveway						
Time		Thru 2.1	Right 2.2		U-Turn 2.3	App Total	Left 2.4	Thru 2.5			U-Turn 2.6	App Total						App Total	Left 2.7		Right 2.8		U-Turn 2.9	App Total	Int Total
1615 - 1630	-	2	0	-	0	2	0	3	-	-	0	3	-	-	-	-	-	0	1	-	0	-	0	1	6
1630 - 1645	-	2	0	-	0	2	0	9	-	-	0	9	-	-	-	-	-	0	0	-	0	-	0	0	11
1645 - 1700	-	3	0	-	0	3	1	11	-	-	0	12	-	-	-	-	-	0	2	-	0	-	0	2	17
1700 - 1715	-	1	0	-	0	1	0	16	-	-	0	16	-	-	-	-	-	0	0	-	0	-	0	0	17
Total	0	8	0	0	0	8	1	39	0	0	0	40	0	0	0	0	0	0	3	0	0	0	0	3	51
Approach %	0.00	100.00	0.00	0.00	0.00	-	2.50	97.50	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	100.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.67	0.00	0.00	0.00	**0.67**	0.25	0.61	0.00	0.00	0.00	**0.63**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.38	0.00	0.00	0.00	0.00	**0.38**	**0.75**

Single Unit Trucks (4-7)

	Northbound						Southbound												Westbound						
	Oak Ridge Commerce Way (South)						Oak Ridge Commerce Way (North)												Concrete Pump Partners Driveway						
Time		Thru 2.1	Right 2.2		U-Turn 2.3	App Total	Left 2.4	Thru 2.5			U-Turn 2.6	App Total						App Total	Left 2.7		Right 2.8		U-Turn 2.9	App Total	Int Total
1615 - 1630	-	0	0	-	0	0	0	0	-	-	0	0	-	-	-	-	-	0	0	-	0	-	0	0	0
1630 - 1645	-	0	0	-	0	0	0	0	-	-	0	0	-	-	-	-	-	0	0	-	0	-	0	0	0
1645 - 1700	-	0	0	-	0	0	0	0	-	-	0	0	-	-	-	-	-	0	0	-	0	-	0	0	0
1700 - 1715	-	0	0	-	0	0	0	0	-	-	0	0	-	-	-	-	-	0	0	-	0	-	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Combination Trucks (8-13)

	Northbound						Southbound												Westbound						
	Oak Ridge Commerce Way (South)						Oak Ridge Commerce Way (North)												Concrete Pump Partners Driveway						
Time		Thru 2.1	Right 2.2		U-Turn 2.3	App Total	Left 2.4	Thru 2.5			U-Turn 2.6	App Total						App Total	Left 2.7		Right 2.8		U-Turn 2.9	App Total	Int Total
1615 - 1630	-	0	0	-	0	0	0	0	-	-	0	0	-	-	-	-	-	0	0	-	0	-	0	0	0
1630 - 1645	-	1	0	-	0	1	0	1	-	-	0	1	-	-	-	-	-	0	0	-	0	-	0	0	2
1645 - 1700	-	0	0	-	0	0	0	1	-	-	0	1	-	-	-	-	-	0	0	-	0	-	0	0	1
1700 - 1715	-	0	0	-	0	0	0	0	-	-	0	0	-	-	-	-	-	0	0	-	0	-	0	0	0
Total	0	1	0	0	0	1	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	3
Approach %	0.00	100.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.25	0.00	0.00	0.00	**0.25**	0.00	0.50	0.00	0.00	0.00	**0.50**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.38**

Bicycles

	Northbound						Southbound												Westbound						
	Oak Ridge Commerce Way (South)						Oak Ridge Commerce Way (North)												Concrete Pump Partners Driveway						
Time		Thru 2.1	Right 2.2		U-Turn 2.3	App Total	Left 2.4	Thru 2.5			U-Turn 2.6	App Total						App Total	Left 2.7		Right 2.8		U-Turn 2.9	App Total	Int Total
1615 - 1630	-	0	0	-	0	0	0	0	-	-	0	0	-	-	-	-	-	0	0	-	0	-	0	0	0
1630 - 1645	-	0	0	-	0	0	0	0	-	-	0	0	-	-	-	-	-	0	0	-	0	-	0	0	0
1645 - 1700	-	0	0	-	0	0	0	0	-	-	0	0	-	-	-	-	-	0	0	-	0	-	0	0	0
1700 - 1715	-	0	0	-	0	0	0	0	-	-	0	0	-	-	-	-	-	0	0	-	0	-	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Classified Turn Movement Count || All vehicles

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Mableton, GA

Site 2
Oak Ridge Commerce Way (South)
Oak Ridge Commerce Way (North)

Concrete Pump Partners Driveway

Date
Wednesday, November 5, 2025

Lat/Long
33.789230°, -84.605745°
Click here for Map

Weather
Fair
56°F
Click here for Detailed Weather

0700 - 0900 (Weekday 2h Session) (11-05-2025)
All vehicles

TIME	Northbound: Oak Ridge Commerce Way (South) Thru 2.1	Right 2.2	U-Turn 2.3	App Total	Southbound: Oak Ridge Commerce Way (North) Left 2.4	Thru 2.5	U-Turn 2.6	App Total	Westbound: Concrete Pump Partners Driveway Left 2.7	Right 2.8	U-Turn 2.9	App Total	Int Total
0700 - 0715	8	0	0	8	0	3	0	3	2	0	0	2	13
0715 - 0730	7	0	0	7	0	0	0	0	0	0	0	0	7
0730 - 0745	6	0	0	6	0	1	0	1	0	0	0	0	7
0745 - 0800	15	1	0	16	0	2	0	2	0	0	0	0	18
Hourly Total	36	1	0	**37**	0	6	0	**6**	2	0	0	**2**	**45**
0800 - 0815	9	2	0	11	0	4	0	4	0	0	0	0	15
0815 - 0830	4	0	0	4	0	4	0	4	1	0	0	1	9
0830 - 0845	2	1	0	3	0	5	0	5	0	0	0	0	8
0845 - 0900	2	0	0	2	0	0	0	0	0	0	0	0	2
Hourly Total	17	3	0	**20**	0	13	0	**13**	1	0	0	**1**	**34**
Grand Total	53	4	0	**57**	0	19	0	**19**	3	0	0	**3**	**79**
Approach %	92.98	7.02	0.00	-	0.00	100.00	0.00	-	100.00	0.00	0.00	-	
Intersection %	67.09	5.06	0.00	72.15	0.00	24.05	0.00	24.05	3.80	0.00	0.00	3.80	
Heavy Vehicle %	4	25	-	**5**	-	5	-	**5**	67	-	-	**67**	**8**
PHF	0.50	0.50	0.00	**0.53**	0.00	0.75	0.00	**0.75**	0.25	0.00	0.00	**0.25**	**0.69**
Peak Hour Total	30	4	0	**34**	0	15	0	**15**	1	0	0	**1**	**50**
Peak Hour HV %	0	25	0	**3**	0	0	0	**0**	0	0	0	**0**	**2**

1600 - 1800 (Weekday 2h Session) (11-05-2025)
All vehicles

TIME	Northbound: Oak Ridge Commerce Way (South) Thru 2.1	Right 2.2	U-Turn 2.3	App Total	Southbound: Oak Ridge Commerce Way (North) Left 2.4	Thru 2.5	U-Turn 2.6	App Total	Westbound: Concrete Pump Partners Driveway Left 2.7	Right 2.8	U-Turn 2.9	App Total	Int Total
1600 - 1615	1	0	0	1	0	9	0	9	1	0	0	1	11
1615 - 1630	2	0	0	2	0	3	0	3	1	0	0	1	6
1630 - 1645	3	0	0	3	0	10	0	10	0	0	0	0	13
1645 - 1700	3	0	0	3	1	12	0	13	2	0	0	2	18
Hourly Total	9	0	0	**9**	1	34	0	**35**	4	0	0	**4**	**48**
1700 - 1715	1	0	0	1	0	16	0	16	0	0	0	0	17
1715 - 1730	0	0	0	0	0	3	0	3	0	0	0	0	3
1730 - 1745	0	0	0	0	0	1	0	1	0	0	0	0	1
1745 - 1800	0	0	0	0	0	2	0	2	0	0	0	0	2
Hourly Total	1	0	0	**1**	0	22	0	**22**	0	0	0	**0**	**23**
Grand Total	10	0	0	**10**	1	56	0	**57**	4	0	0	**4**	**71**
Approach %	100.00	0.00	0.00	-	1.75	98.25	0.00	-	100.00	0.00	0.00	-	
Intersection %	14.08	0.00	0.00	14.08	1.41	78.87	0.00	80.28	5.63	0.00	0.00	5.63	
Heavy Vehicle %	10	-	-	**10**	0	4	-	**4**	0	-	-	**0**	**4**
PHF	0.75	0.00	0.00	**0.75**	0.25	0.64	0.00	**0.66**	0.38	0.00	0.00	**0.38**	**0.75**
Peak Hour Total	9	0	0	**9**	1	41	0	**42**	3	0	0	**3**	**54**
Peak Hour HV %	11	0	0	**11**	0	5	0	**5**	0	0	0	**0**	**6**

Classified Turn Movement Count || Passenger Vehicles (1-3)

Marr Traffic DATA COLLECTION

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Mableton, GA

Site 2
Oak Ridge Commerce Way (South)
Oak Ridge Commerce Way (North)

Concrete Pump Partners Driveway

Date
Wednesday, November 5, 2025

Lat/Long
33.789230°, -84.605745°
Click here for Map

Weather
Fair
56°F
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0700 - 0900 (Weekday 2h Session) (11-05-2025)
Passenger Vehicles (1-3)

TIME	Northbound Oak Ridge Commerce Way (South) Thru 2.1	Right 2.2	U-Turn 2.3	App Total	Southbound Oak Ridge Commerce Way (North) Left 2.4	Thru 2.5	U-Turn 2.6	App Total	Westbound Concrete Pump Partners Driveway Left 2.7	Right 2.8	U-Turn 2.9	App Total	Int Total
0700 - 0715	8	0	0	8	0	3	0	3	0	0	0	0	11
0715 - 0730	7	0	0	7	0	0	0	0	0	0	0	0	7
0730 - 0745	5	0	0	5	0	0	0	0	0	0	0	0	5
0745 - 0800	15	1	0	16	0	2	0	2	0	0	0	0	18
Hourly Total	35	1	0	**36**	0	5	0	**5**	0	0	0	**0**	**41**
0800 - 0815	9	1	0	10	0	4	0	4	0	0	0	0	14
0815 - 0830	4	0	0	4	0	4	0	4	1	0	0	1	9
0830 - 0845	2	1	0	3	0	5	0	5	0	0	0	0	8
0845 - 0900	1	0	0	1	0	0	0	0	0	0	0	0	1
Hourly Total	16	2	0	**18**	0	13	0	**13**	1	0	0	**1**	**32**
Grand Total	51	3	0	**54**	0	18	0	**18**	1	0	0	**1**	**73**
Approach %	94.44	5.56	0.00	-	0.00	100.00	0.00	-	100.00	0.00	0.00	-	
Intersection %	69.86	4.11	0.00	73.97	0.00	24.66	0.00	24.66	1.37	0.00	0.00	1.37	

1600 - 1800 (Weekday 2h Session) (11-05-2025)
Passenger Vehicles (1-3)

TIME	Northbound Oak Ridge Commerce Way (South) Thru 2.1	Right 2.2	U-Turn 2.3	App Total	Southbound Oak Ridge Commerce Way (North) Left 2.4	Thru 2.5	U-Turn 2.6	App Total	Westbound Concrete Pump Partners Driveway Left 2.7	Right 2.8	U-Turn 2.9	App Total	Int Total
1600 - 1615	1	0	0	1	0	9	0	9	1	0	0	1	11
1615 - 1630	2	0	0	2	0	3	0	3	1	0	0	1	6
1630 - 1645	2	0	0	2	0	9	0	9	0	0	0	0	11
1645 - 1700	3	0	0	3	1	11	0	12	2	0	0	2	17
Hourly Total	8	0	0	**8**	1	32	0	**33**	4	0	0	**4**	**45**
1700 - 1715	1	0	0	1	0	16	0	16	0	0	0	0	17
1715 - 1730	0	0	0	0	0	3	0	3	0	0	0	0	3
1730 - 1745	0	0	0	0	0	1	0	1	0	0	0	0	1
1745 - 1800	0	0	0	0	0	2	0	2	0	0	0	0	2
Hourly Total	1	0	0	**1**	0	22	0	**22**	0	0	0	**0**	**23**
Grand Total	9	0	0	**9**	1	54	0	**55**	4	0	0	**4**	**68**
Approach %	100.00	0.00	0.00	-	1.82	98.18	0.00	-	100.00	0.00	0.00	-	
Intersection %	13.24	0.00	0.00	13.24	1.47	79.41	0.00	80.88	5.88	0.00	0.00	5.88	

Classified Turn Movement Count || Single Unit Trucks (4-7)

Marr Traffic DATA COLLECTION

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Mableton, GA

Site 2
Oak Ridge Commerce Way (South)
Oak Ridge Commerce Way (North)

Concrete Pump Partners Driveway

Date
Wednesday, November 5, 2025

Lat/Long
33.789230°, -84.605745°
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Weather
Fair
56°F
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0700 - 0900 (Weekday 2h Session) (11-05-2025)
Single Unit Trucks (4-7)

TIME	Northbound: Oak Ridge Commerce Way (South) Thru 2.1	Right 2.2	U-Turn 2.3	App Total	Southbound: Oak Ridge Commerce Way (North) Left 2.4	Thru 2.5	U-Turn 2.6	App Total	Westbound: Concrete Pump Partners Driveway Left 2.7	Right 2.8	U-Turn 2.9	App Total	Int Total
0700 - 0715	0	0	0	0	0	0	0	0	2	0	0	2	2
0715 - 0730	0	0	0	0	0	0	0	0	0	0	0	0	0
0730 - 0745	1	0	0	1	0	0	0	0	0	0	0	0	1
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	1	0	0	**1**	0	0	0	**0**	2	0	0	**2**	**3**
0800 - 0815	0	1	0	1	0	0	0	0	0	0	0	0	1
0815 - 0830	0	0	0	0	0	0	0	0	0	0	0	0	0
0830 - 0845	0	0	0	0	0	0	0	0	0	0	0	0	0
0845 - 0900	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	1	0	**1**	0	0	0	**0**	0	0	0	**0**	**1**
Grand Total	1	1	0	**2**	0	0	0	**0**	2	0	0	**2**	**4**
Approach %	50.00	50.00	0.00	-	0.00	0.00	0.00	-	100.00	0.00	0.00	-	
Intersection %	25.00	25.00	0.00	50.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	50.00	

1600 - 1800 (Weekday 2h Session) (11-05-2025)
Single Unit Trucks (4-7)

TIME	Northbound: Oak Ridge Commerce Way (South) Thru 2.1	Right 2.2	U-Turn 2.3	App Total	Southbound: Oak Ridge Commerce Way (North) Left 2.4	Thru 2.5	U-Turn 2.6	App Total	Westbound: Concrete Pump Partners Driveway Left 2.7	Right 2.8	U-Turn 2.9	App Total	Int Total
1600 - 1615	0	0	0	0	0	0	0	0	0	0	0	0	0
1615 - 1630	0	0	0	0	0	0	0	0	0	0	0	0	0
1630 - 1645	0	0	0	0	0	0	0	0	0	0	0	0	0
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	**0**	0	0	0	**0**	0	0	0	**0**	**0**
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	0	0
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	0
1745 - 1800	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	**0**	0	0	0	**0**	0	0	0	**0**	**0**
Grand Total	0	0	0	**0**	0	0	0	**0**	0	0	0	**0**	**0**
Approach %	0.00	0.00	0.00	-	0.00	0.00	0.00	-	0.00	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Classified Turn Movement Count || Combination Trucks (8-13)

Marr Traffic DATA COLLECTION

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Mableton, GA

Site 2
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Oak Ridge Commerce Way (North)

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0700 - 0900 (Weekday 2h Session) (11-05-2025)
Combination Trucks (8-13)

TIME	Northbound: Oak Ridge Commerce Way (South)				Southbound: Oak Ridge Commerce Way (North)				Westbound: Concrete Pump Partners Driveway				
	Thru 2.1	Right 2.2	U-Turn 2.3	App Total	Left 2.4	Thru 2.5	U-Turn 2.6	App Total	Left 2.7	Right 2.8	U-Turn 2.9	App Total	Int Total
0700 - 0715	0	0	0	0	0	0	0	0	0	0	0	0	0
0715 - 0730	0	0	0	0	0	0	0	0	0	0	0	0	0
0730 - 0745	0	0	0	0	0	1	0	1	0	0	0	0	1
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	**0**	0	1	0	**1**	0	0	0	**0**	**1**
0800 - 0815	0	0	0	0	0	0	0	0	0	0	0	0	0
0815 - 0830	0	0	0	0	0	0	0	0	0	0	0	0	0
0830 - 0845	0	0	0	0	0	0	0	0	0	0	0	0	0
0845 - 0900	1	0	0	1	0	0	0	0	0	0	0	0	1
Hourly Total	1	0	0	**1**	0	0	0	**0**	0	0	0	**0**	**1**
Grand Total	1	0	0	**1**	0	1	0	**1**	0	0	0	**0**	**2**
Approach %	100.00	0.00	0.00	-	0.00	100.00	0.00	-	0.00	0.00	0.00	-	
Intersection %	50.00	0.00	0.00	50.00	0.00	50.00	0.00	50.00	0.00	0.00	0.00	0.00	

1600 - 1800 (Weekday 2h Session) (11-05-2025)
Combination Trucks (8-13)

TIME	Northbound: Oak Ridge Commerce Way (South)				Southbound: Oak Ridge Commerce Way (North)				Westbound: Concrete Pump Partners Driveway				
	Thru 2.1	Right 2.2	U-Turn 2.3	App Total	Left 2.4	Thru 2.5	U-Turn 2.6	App Total	Left 2.7	Right 2.8	U-Turn 2.9	App Total	Int Total
1600 - 1615	0	0	0	0	0	0	0	0	0	0	0	0	0
1615 - 1630	0	0	0	0	0	0	0	0	0	0	0	0	0
1630 - 1645	1	0	0	1	0	1	0	1	0	0	0	0	2
1645 - 1700	0	0	0	0	0	1	0	1	0	0	0	0	1
Hourly Total	1	0	0	**1**	0	2	0	**2**	0	0	0	**0**	**3**
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	0	0
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	0
1745 - 1800	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	**0**	0	0	0	**0**	0	0	0	**0**	**0**
Grand Total	1	0	0	**1**	0	2	0	**2**	0	0	0	**0**	**3**
Approach %	100.00	0.00	0.00	-	0.00	100.00	0.00	-	0.00	0.00	0.00	-	
Intersection %	33.33	0.00	0.00	33.33	0.00	66.67	0.00	66.67	0.00	0.00	0.00	0.00	

Classified Turn Movement Count || Bicycles

Marr Traffic DATA COLLECTION

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Mableton, GA

Site 2
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Oak Ridge Commerce Way (North)

Concrete Pump Partners Driveway

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0700 - 0900 (Weekday 2h Session) (11-05-2025)
Bicycles

TIME	Northbound: Oak Ridge Commerce Way (South) Thru 2.1	Right 2.2	U-Turn 2.3	App Total	Southbound: Oak Ridge Commerce Way (North) Left 2.4	Thru 2.5	U-Turn 2.6	App Total	Westbound: Concrete Pump Partners Driveway Left 2.7	Right 2.8	U-Turn 2.9	App Total	Int Total
0700 - 0715	0	0	0	0	0	0	0	0	0	0	0	0	0
0715 - 0730	0	0	0	0	0	0	0	0	0	0	0	0	0
0730 - 0745	0	0	0	0	0	0	0	0	0	0	0	0	0
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	**0**	0	0	0	**0**	0	0	0	**0**	**0**
0800 - 0815	0	0	0	0	0	0	0	0	0	0	0	0	0
0815 - 0830	0	0	0	0	0	0	0	0	0	0	0	0	0
0830 - 0845	0	0	0	0	0	0	0	0	0	0	0	0	0
0845 - 0900	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	**0**	0	0	0	**0**	0	0	0	**0**	**0**
Grand Total	0	0	0	**0**	0	0	0	**0**	0	0	0	**0**	**0**
Approach %	0.00	0.00	0.00	-	0.00	0.00	0.00	-	0.00	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

1600 - 1800 (Weekday 2h Session) (11-05-2025)
Bicycles

TIME	Northbound: Oak Ridge Commerce Way (South) Thru 2.1	Right 2.2	U-Turn 2.3	App Total	Southbound: Oak Ridge Commerce Way (North) Left 2.4	Thru 2.5	U-Turn 2.6	App Total	Westbound: Concrete Pump Partners Driveway Left 2.7	Right 2.8	U-Turn 2.9	App Total	Int Total
1600 - 1615	0	0	0	0	0	0	0	0	0	0	0	0	0
1615 - 1630	0	0	0	0	0	0	0	0	0	0	0	0	0
1630 - 1645	0	0	0	0	0	0	0	0	0	0	0	0	0
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	**0**	0	0	0	**0**	0	0	0	**0**	**0**
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	0	0
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	0
1745 - 1800	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	**0**	0	0	0	**0**	0	0	0	**0**	**0**
Grand Total	0	0	0	**0**	0	0	0	**0**	0	0	0	**0**	**0**
Approach %	0.00	0.00	0.00	-	0.00	0.00	0.00	-	0.00	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Classified Turn Movement Count || All Trucks (4-13)

Marr Traffic DATA COLLECTION

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Mableton, GA

Site 2
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Oak Ridge Commerce Way (North)

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0700 - 0900 (Weekday 2h Session) (11-05-2025)
All Trucks (4-13)

TIME	Northbound Oak Ridge Commerce Way (South) Thru 2.1	Right 2.2	U-Turn 2.3	App Total	Southbound Oak Ridge Commerce Way (North) Left 2.4	Thru 2.5	U-Turn 2.6	App Total	Westbound Concrete Pump Partners Driveway Left 2.7	Right 2.8	U-Turn 2.9	App Total	Int Total
0700 - 0715	0	0	0	0	0	0	0	0	2	0	0	2	2
0715 - 0730	0	0	0	0	0	0	0	0	0	0	0	0	0
0730 - 0745	1	0	0	1	0	1	0	1	0	0	0	0	2
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	1	0	0	**1**	0	1	0	**1**	2	0	0	**2**	**4**
0800 - 0815	0	1	0	1	0	0	0	0	0	0	0	0	1
0815 - 0830	0	0	0	0	0	0	0	0	0	0	0	0	0
0830 - 0845	0	0	0	0	0	0	0	0	0	0	0	0	0
0845 - 0900	1	0	0	1	0	0	0	0	0	0	0	0	1
Hourly Total	1	1	0	**2**	0	0	0	**0**	0	0	0	**0**	**2**
Grand Total	2	1	0	**3**	0	1	0	**1**	2	0	0	**2**	**6**
Approach %	66.67	33.33	0.00	-	0.00	100.00	0.00	-	100.00	0.00	0.00	-	
Intersection %	33.33	16.67	0.00	50.00	0.00	16.67	0.00	16.67	33.33	0.00	0.00	33.33	

1600 - 1800 (Weekday 2h Session) (11-05-2025)
All Trucks (4-13)

TIME	Northbound Oak Ridge Commerce Way (South) Thru 2.1	Right 2.2	U-Turn 2.3	App Total	Southbound Oak Ridge Commerce Way (North) Left 2.4	Thru 2.5	U-Turn 2.6	App Total	Westbound Concrete Pump Partners Driveway Left 2.7	Right 2.8	U-Turn 2.9	App Total	Int Total
1600 - 1615	0	0	0	0	0	0	0	0	0	0	0	0	0
1615 - 1630	0	0	0	0	0	0	0	0	0	0	0	0	0
1630 - 1645	1	0	0	1	0	1	0	1	0	0	0	0	2
1645 - 1700	0	0	0	0	0	1	0	1	0	0	0	0	1
Hourly Total	1	0	0	**1**	0	2	0	**2**	0	0	0	**0**	**3**
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	0	0
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	0
1745 - 1800	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	**0**	0	0	0	**0**	0	0	0	**0**	**0**
Grand Total	1	0	0	**1**	0	2	0	**2**	0	0	0	**0**	**3**
Approach %	100.00	0.00	0.00	-	0.00	100.00	0.00	-	0.00	0.00	0.00	-	
Intersection %	33.33	0.00	0.00	33.33	0.00	66.67	0.00	66.67	0.00	0.00	0.00	0.00	

Crosswalk Counts || Pedestrians

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Mableton, GA

Site 2
Oak Ridge Commerce Way (South)
Oak Ridge Commerce Way (North)

Concrete Pump Partners Driveway

Date
Wednesday, November 5, 2025

Lat/Long
33.789230°, -84.605745°
Click here for Map

Weather
Fair
56°F
Click here for Detailed Weather

0700 - 0900 (Weekday 2h Session) (11-05-2025)

Pedestrians

TIME	Northbound: Oak Ridge Commerce Way (South) EB 2a	WB 2b	App Total	Southbound: Oak Ridge Commerce Way (North) EB 2c	WB 2d	App Total	Westbound: Concrete Pump Partners Driveway NB 2g	SB 2h	App Total	Int Total
0700 - 0715	0	0	0	0	0	0	0	0	0	0
0715 - 0730	0	0	0	0	0	0	0	0	0	0
0730 - 0745	0	0	0	0	0	0	0	0	0	0
0745 - 0800	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	**0**
0800 - 0815	0	0	0	0	0	0	0	0	0	0
0815 - 0830	0	0	0	0	0	0	0	0	0	0
0830 - 0845	0	0	0	0	0	0	0	0	0	0
0845 - 0900	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Grand Total	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Approach %	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

1600 - 1800 (Weekday 2h Session) (11-05-2025)

Pedestrians

TIME	Northbound: Oak Ridge Commerce Way (South) EB 2a	WB 2b	App Total	Southbound: Oak Ridge Commerce Way (North) EB 2c	WB 2d	App Total	Westbound: Concrete Pump Partners Driveway NB 2g	SB 2h	App Total	Int Total
1600 - 1615	0	0	0	0	0	0	0	0	0	0
1615 - 1630	0	0	0	0	0	0	0	0	0	0
1630 - 1645	0	0	0	0	0	0	0	0	0	0
1645 - 1700	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	**0**
1700 - 1715	0	0	0	0	0	0	0	0	0	0
1715 - 1730	0	0	0	0	0	0	0	0	0	0
1730 - 1745	0	0	0	0	0	0	0	0	0	0
1745 - 1800	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Grand Total	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Approach %	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Crosswalk Counts || Bicycles

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Mableton, GA

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Oak Ridge Commerce Way (South)
Oak Ridge Commerce Way (North)

Concrete Pump Partners Driveway

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0700 - 0900 (Weekday 2h Session) (11-05-2025)

Bicycles

TIME	Northbound: Oak Ridge Commerce Way (South) EB 2a	WB 2b	App Total	Southbound: Oak Ridge Commerce Way (North) EB 2c	WB 2d	App Total	Westbound: Concrete Pump Partners Driveway NB 2g	SB 2h	App Total	Int Total
0700 - 0715	0	0	0	0	0	0	0	0	0	0
0715 - 0730	0	0	0	0	0	0	0	0	0	0
0730 - 0745	0	0	0	0	0	0	0	0	0	0
0745 - 0800	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	**0**
0800 - 0815	0	0	0	0	0	0	0	0	0	0
0815 - 0830	0	0	0	0	0	0	0	0	0	0
0830 - 0845	0	0	0	0	0	0	0	0	0	0
0845 - 0900	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Grand Total	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Approach %	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

1600 - 1800 (Weekday 2h Session) (11-05-2025)

Bicycles

TIME	Northbound: Oak Ridge Commerce Way (South) EB 2a	WB 2b	App Total	Southbound: Oak Ridge Commerce Way (North) EB 2c	WB 2d	App Total	Westbound: Concrete Pump Partners Driveway NB 2g	SB 2h	App Total	Int Total
1600 - 1615	0	0	0	0	0	0	0	0	0	0
1615 - 1630	0	0	0	0	0	0	0	0	0	0
1630 - 1645	0	0	0	0	0	0	0	0	0	0
1645 - 1700	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	**0**
1700 - 1715	0	0	0	0	0	0	0	0	0	0
1715 - 1730	0	0	0	0	0	0	0	0	0	0
1730 - 1745	0	0	0	0	0	0	0	0	0	0
1745 - 1800	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Grand Total	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Approach %	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Crosswalk Counts || Motorized Vehicles

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Mableton, GA

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0700 - 0900 (Weekday 2h Session) (11-05-2025)
Motorized Vehicles

	Northbound			Southbound			Westbound			
	Oak Ridge Commerce Way (South)			Oak Ridge Commerce Way (North)			Concrete Pump Partners Driveway			
TIME	EB 2a	WB 2b	App Total	EB 2c	WB 2d	App Total	NB 2g	SB 2h	App Total	Int Total
0700 - 0715	0	0	0	0	0	0	0	0	0	0
0715 - 0730	0	0	0	0	0	0	0	0	0	0
0730 - 0745	0	0	0	0	0	0	0	0	0	0
0745 - 0800	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	**0**
0800 - 0815	0	0	0	0	0	0	0	0	0	0
0815 - 0830	0	0	0	0	0	0	0	0	0	0
0830 - 0845	0	0	0	0	0	0	0	0	0	0
0845 - 0900	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Grand Total	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Approach %	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

1600 - 1800 (Weekday 2h Session) (11-05-2025)
Motorized Vehicles

	Northbound			Southbound			Westbound			
	Oak Ridge Commerce Way (South)			Oak Ridge Commerce Way (North)			Concrete Pump Partners Driveway			
TIME	EB 2a	WB 2b	App Total	EB 2c	WB 2d	App Total	NB 2g	SB 2h	App Total	Int Total
1600 - 1615	0	0	0	0	0	0	0	0	0	0
1615 - 1630	0	0	0	0	0	0	0	0	0	0
1630 - 1645	0	0	0	0	0	0	0	0	0	0
1645 - 1700	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	**0**
1700 - 1715	0	0	0	0	0	0	0	0	0	0
1715 - 1730	0	0	0	0	0	0	0	0	0	0
1730 - 1745	0	0	0	0	0	0	0	0	0	0
1745 - 1800	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Grand Total	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Approach %	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Start Date: 11/5/2025	Eastbound			Concrete Pump Partners Driveway Westbound			Oak Ridge Commerce Way (South) Northbound			Oak Ridge Commerce Way (North) Southbound			
Time	**EBL**	**EBT**	**EBR**	**WBL**	**WBT**	**WBR**	**NBL**	**NBT**	**NBR**	**SBL**	**SBT**	**SBR**	**Total**
15 Minute Totals													
12:00 AM - 12:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 AM - 12:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 AM - 12:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 AM - 01:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00 AM - 01:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15 AM - 01:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30 AM - 01:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:45 AM - 02:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00 AM - 02:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:15 AM - 02:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30 AM - 02:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45 AM - 03:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00 AM - 03:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 AM - 03:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 AM - 03:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 AM - 04:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 AM - 04:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:15 AM - 04:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:30 AM - 04:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:45 AM - 05:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00 AM - 05:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:15 AM - 05:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:30 AM - 05:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:45 AM - 06:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:00 AM - 06:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:15 AM - 06:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:30 AM - 06:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:45 AM - 07:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00 AM - 07:15 AM	0	0	0	2	0	0	0	8	0	0	3	0	13
07:15 AM - 07:30 AM	0	0	0	0	0	0	0	7	0	0	0	0	7
07:30 AM - 07:45 AM	0	0	0	0	0	0	0	6	0	0	1	0	7
07:45 AM - 08:00 AM	0	0	0	0	0	0	0	15	1	0	2	0	18
08:00 AM - 08:15 AM	0	0	0	0	0	0	0	9	2	0	4	0	15
08:15 AM - 08:30 AM	0	0	0	1	0	0	0	4	0	0	4	0	9
08:30 AM - 08:45 AM	0	0	0	0	0	0	0	2	1	0	5	0	8
08:45 AM - 09:00 AM	0	0	0	0	0	0	0	2	0	0	0	0	2
09:00 AM - 09:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:15 AM - 09:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:30 AM - 09:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45 AM - 10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 AM - 10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 AM - 10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 AM - 10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 AM - 11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 AM - 11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM - 11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM - 11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM - 12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM - 12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM - 12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM - 12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM - 01:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00 PM - 01:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15 PM - 01:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30 PM - 01:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:45 PM - 02:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00 PM - 02:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:15 PM - 02:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30 PM - 02:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45 PM - 03:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00 PM - 03:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 PM - 03:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 PM - 03:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 PM - 04:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 PM - 04:15 PM	0	0	0	1	0	0	0	1	0	0	9	0	11
04:15 PM - 04:30 PM	0	0	0	1	0	0	0	2	0	0	3	0	6
04:30 PM - 04:45 PM	0	0	0	0	0	0	0	3	0	0	10	0	13
04:45 PM - 05:00 PM	0	0	0	2	0	0	0	3	0	1	12	0	18
05:00 PM - 05:15 PM	0	0	0	0	0	0	0	1	0	0	16	0	17
05:15 PM - 05:30 PM	0	0	0	0	0	0	0	0	0	0	3	0	3
05:30 PM - 05:45 PM	0	0	0	0	0	0	0	0	0	0	1	0	1
05:45 PM - 06:00 PM	0	0	0	0	0	0	0	0	0	0	2	0	2
06:00 PM - 06:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:15 PM - 06:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:30 PM - 06:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:45 PM - 07:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00 PM - 07:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15 PM - 07:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30 PM - 07:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45 PM - 08:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00 PM - 08:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15 PM - 08:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30 PM - 08:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:45 PM - 09:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:00 PM - 09:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:15 PM - 09:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:30 PM - 09:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45 PM - 10:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 PM - 10:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 PM - 10:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 PM - 10:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 PM - 11:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 PM - 11:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 PM - 11:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 PM - 11:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 PM - 12:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0

Bi-Directional Class Count || Location Overview

Mableton, GA

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Site 1

Oak Ridge Commerce Way,
south of 6795 Oak Ridge Commerce Way Driveway

Lat/Long

33.788463°, -84.604920°

Click here for Map

0000 - 2400 (Weekday 24h Session) (All Dates)

Location Overview

Description	Time Interval	Visible	Tabs
Bi-Directional Class Count	15min	☑	4
Bi-Directional Class Count	60min	☑	4
Graphical Analysis	-	☑	3
Base Data	15min	☑	2
Base Data	60min	☑	2

Daily & Monthly Factors

	Wed
	11/05
DF	1.00
MF	1.00
DF*MF	**1.00**

Bi-Directional Class Count || NB EB 15min

Mableton, GA

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0000 - 2400 (Weekday 24h Session) (11-05-2025)
NB EB 15min

	Northbound (Movement 1.1)													15min	60min
Time	1	2	3	4	5	6	7	8	9	10	11	12	13	Total	Total
0000 - 0015	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0015 - 0030	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0030 - 0045	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0045 - 0100	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**0**
0100 - 0115	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0115 - 0130	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0130 - 0145	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0145 - 0200	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	**1**
0200 - 0215	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0215 - 0230	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0230 - 0245	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0245 - 0300	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	**1**
0300 - 0315	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
0315 - 0330	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
0330 - 0345	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0345 - 0400	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**2**
0400 - 0415	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0415 - 0430	0	3	0	0	0	0	0	0	0	0	0	0	0	**3**	
0430 - 0445	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0445 - 0500	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**3**
0500 - 0515	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0515 - 0530	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0530 - 0545	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
0545 - 0600	0	3	0	0	0	0	0	0	0	0	0	0	0	**3**	**4**
0600 - 0615	0	5	1	0	0	0	0	0	0	0	0	0	0	**6**	
0615 - 0630	0	6	1	0	0	0	0	0	0	0	0	0	0	**7**	
0630 - 0645	0	5	2	0	0	0	0	0	0	0	0	0	0	**7**	
0645 - 0700	0	10	4	0	0	0	0	0	0	0	0	0	0	**14**	**34**
0700 - 0715	0	8	2	0	0	0	0	0	0	0	0	0	0	**10**	
0715 - 0730	0	9	0	0	0	0	0	0	0	0	0	0	0	**9**	
0730 - 0745	0	6	0	0	0	1	0	0	0	0	0	0	0	**7**	
0745 - 0800	0	14	4	0	0	0	0	0	0	0	0	0	0	**18**	**44**
0800 - 0815	0	5	5	0	0	1	0	0	0	0	0	0	0	**11**	
0815 - 0830	0	2	3	0	0	0	0	0	0	0	0	0	0	**5**	
0830 - 0845	0	3	0	0	0	0	0	0	0	0	0	0	0	**3**	
0845 - 0900	0	0	1	0	0	0	0	0	1	0	0	0	0	**2**	**21**
0900 - 0915	0	3	6	0	2	0	0	0	0	0	0	0	0	**11**	
0915 - 0930	0	3	0	0	1	0	0	0	0	0	0	0	0	**4**	
0930 - 0945	0	1	2	0	1	0	0	0	1	0	0	0	0	**5**	
0945 - 1000	0	3	0	0	0	1	0	0	0	0	0	0	0	**4**	**24**
1000 - 1015	0	2	3	0	0	0	0	0	0	0	0	0	0	**5**	
1015 - 1030	0	2	4	0	2	0	0	0	0	0	0	0	0	**8**	
1030 - 1045	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
1045 - 1100	0	2	5	0	2	1	0	1	0	0	0	0	0	**11**	**24**
1100 - 1115	0	3	3	0	1	0	0	0	0	0	0	0	0	**7**	
1115 - 1130	0	0	3	0	1	0	0	0	0	0	0	0	0	**4**	
1130 - 1145	0	2	1	0	1	0	0	0	1	0	0	0	0	**5**	
1145 - 1200	0	3	1	0	0	1	0	0	1	0	0	0	0	**6**	**22**
1200 - 1215	0	1	4	0	0	0	0	1	0	0	0	0	0	**6**	
1215 - 1230	0	6	3	0	0	0	0	0	0	0	0	0	0	**9**	
1230 - 1245	0	4	2	0	1	1	0	0	0	0	0	0	0	**8**	
1245 - 1300	0	3	3	0	1	0	0	0	1	0	0	0	0	**8**	**31**
1300 - 1315	0	2	0	0	0	0	0	0	0	0	0	0	0	**2**	
1315 - 1330	0	3	1	0	0	0	0	1	2	0	0	0	0	**7**	
1330 - 1345	0	0	3	0	0	0	0	0	1	0	0	0	0	**4**	
1345 - 1400	0	2	1	0	1	0	0	0	0	0	0	0	0	**4**	**17**
1400 - 1415	0	1	1	0	2	0	0	1	0	0	0	0	0	**5**	
1415 - 1430	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
1430 - 1445	0	2	2	0	2	0	0	0	0	0	0	0	0	**6**	
1445 - 1500	0	2	4	0	1	0	0	0	2	0	0	0	0	**9**	**21**
1500 - 1515	0	3	2	0	0	0	0	0	0	0	0	0	0	**5**	
1515 - 1530	0	0	3	0	0	3	0	0	0	0	0	0	0	**6**	
1530 - 1545	0	0	1	0	1	0	0	0	0	0	0	0	0	**2**	
1545 - 1600	0	0	2	0	0	0	0	0	0	0	0	0	0	**2**	**15**
1600 - 1615	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
1615 - 1630	0	0	2	0	0	0	0	0	0	0	0	0	0	**2**	
1630 - 1645	0	0	1	0	0	0	0	1	0	0	0	0	0	**2**	
1645 - 1700	0	0	3	0	0	0	0	0	0	0	0	0	0	**3**	**8**
1700 - 1715	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
1745 - 1800	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**1**
1800 - 1815	0	0	1	0	0	0	0	0	0	0	0	0	0	**1**	
1815 - 1830	0	0	1	0	0	0	0	0	0	0	0	0	0	**1**	
1830 - 1845	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
1845 - 1900	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**2**
1900 - 1915	0	0	0	0	0	1	0	0	0	0	0	0	0	**1**	
1915 - 1930	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
1930 - 1945	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
1945 - 2000	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	**3**
2000 - 2015	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2015 - 2030	0	0	0	0	0	0	0	0	1	0	0	0	0	**1**	
2030 - 2045	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2045 - 2100	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**1**
2100 - 2115	0	0	0	0	0	1	0	0	0	0	0	0	0	**1**	
2115 - 2130	0	0	1	0	0	0	0	0	0	0	0	0	0	**1**	
2130 - 2145	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2145 - 2200	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**2**
2200 - 2215	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2215 - 2230	0	0	1	0	0	0	0	0	0	0	0	0	0	**1**	
2230 - 2245	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2245 - 2300	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**1**
2300 - 2315	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2315 - 2330	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2330 - 2345	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2345 - 0000	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**0**

Session Total	0	142	93	0	20	11	0	5	11	0	0	0	0	**282**
Session Average	0.00	1.48	0.97	0.00	0.21	0.11	0.00	0.05	0.11	0.00	0.00	0.00	0.00	**2.94**
Session Percentage	0.00	50.35	32.98	0.00	7.09	3.90	0.00	1.77	3.90	0.00	0.00	0.00	0.00	

AM Peak Hour	-	0700 - 0800	0730 - 0830	-	0845 - 0945	0715 - 0815	-	-	0845 - 0945	-	-	-	-	**0715 - 0815**
AM Peak Volume	0	37	12	0	4	2	0	0	2	0	0	0	0	**45**
AM Peak %age	0.00	82.22	26.67	0.00	8.89	4.44	0.00	0.00	4.44	0.00	0.00	0.00	0.00	

Noon Peak Hour	-	1215 - 1315	1000 - 1100	-	1015 - 1115	1430 - 1530	-	1315 - 1415	1245 - 1345	-	-	-	-	**1200 - 1300**
Noon Peak Volume	0	15	12	0	5	3	0	2	4	0	0	0	0	**31**
Noon Peak %age	0.00	48.39	38.71	0.00	16.13	9.68	0.00	6.45	12.90	0.00	0.00	0.00	0.00	

PM Peak Hour	-	1500 - 1600	1500 - 1600	-	1500 - 1600	1500 - 1600	-	1545 - 1645	1930 - 2030	-	-	-	-	**1500 - 1600**
PM Peak Volume	0	3	8	0	1	3	0	1	1	0	0	0	0	**15**
PM Peak %age	0.00	20.00	53.33	0.00	6.67	20.00	0.00	6.67	6.67	0.00	0.00	0.00	0.00	

User Peak Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**
User Peak %age	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Bi-Directional Class Count || SB WB 15min

Mableton, GA

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Site 1
Oak Ridge Commerce Way,
south of 6795 Oak Ridge Commerce Way Driveway

Date
Wednesday, November 5, 2025

Lat/Long
33.788463°, -84.604920°

Click here for Map

Weather
Fair
56°F

Click here for Detailed Weather

0000 - 2400 (Weekday 24h Session) (11-05-2025)
SB WB 15min

	Southbound (Movement 1.2)													15min	60min
Time	1	2	3	4	5	6	7	8	9	10	11	12	13	Total	Total
0000 - 0015	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0015 - 0030	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0030 - 0045	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0045 - 0100	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**0**
0100 - 0115	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0115 - 0130	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0130 - 0145	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
0145 - 0200	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**1**
0200 - 0215	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0215 - 0230	0	0	0	0	0	1	0	0	0	0	0	0	0	**1**	
0230 - 0245	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0245 - 0300	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**1**
0300 - 0315	0	1	0	0	0	0	0	0	1	0	0	0	0	**2**	
0315 - 0330	0	0	0	0	0	1	0	0	0	0	0	0	0	**1**	
0330 - 0345	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0345 - 0400	0	0	0	0	0	0	1	0	0	0	0	0	0	**1**	**4**
0400 - 0415	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0415 - 0430	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0430 - 0445	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
0445 - 0500	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**1**
0500 - 0515	0	0	0	0	0	1	0	0	0	0	0	0	0	**1**	
0515 - 0530	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0530 - 0545	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0545 - 0600	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	**2**
0600 - 0615	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0615 - 0630	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
0630 - 0645	0	1	0	0	0	0	1	0	0	0	0	0	0	**2**	
0645 - 0700	0	4	1	0	0	0	0	0	0	0	0	0	0	**5**	**8**
0700 - 0715	0	3	0	0	0	0	2	0	0	0	0	0	0	**5**	
0715 - 0730	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0730 - 0745	0	0	0	0	0	0	0	0	1	0	0	0	0	**1**	
0745 - 0800	0	2	0	0	0	0	0	0	0	0	0	0	0	**2**	**8**
0800 - 0815	0	2	2	0	0	0	0	0	0	0	0	0	0	**4**	
0815 - 0830	0	2	3	0	0	0	0	0	0	0	0	0	0	**5**	
0830 - 0845	0	2	3	0	0	0	0	0	0	0	0	0	0	**5**	
0845 - 0900	0	0	1	0	0	0	0	0	0	0	0	0	0	**1**	**15**
0900 - 0915	0	3	3	0	2	0	0	0	0	0	0	0	0	**8**	
0915 - 0930	0	1	1	0	1	0	0	0	0	0	0	0	0	**3**	
0930 - 0945	0	0	2	0	1	0	0	0	1	0	0	0	0	**4**	
0945 - 1000	0	0	3	0	0	0	0	0	0	0	0	0	0	**3**	**18**
1000 - 1015	0	0	2	0	0	1	0	0	1	0	0	0	0	**4**	
1015 - 1030	0	1	0	0	1	0	0	0	0	0	0	0	0	**2**	
1030 - 1045	0	4	3	0	0	0	0	1	0	0	0	0	0	**8**	
1045 - 1100	0	4	2	0	2	0	0	0	0	0	0	0	0	**8**	**22**
1100 - 1115	0	1	3	0	0	0	0	0	0	0	0	0	0	**4**	
1115 - 1130	0	1	1	0	0	0	0	0	0	0	0	0	0	**2**	
1130 - 1145	0	1	5	0	1	0	0	0	0	0	0	0	0	**7**	
1145 - 1200	0	3	4	0	2	1	0	0	0	0	0	0	0	**10**	**23**
1200 - 1215	0	5	2	0	0	0	0	0	0	0	0	0	0	**7**	
1215 - 1230	0	4	4	0	0	0	0	0	0	0	0	0	0	**8**	
1230 - 1245	0	4	3	0	1	0	0	1	0	0	0	0	0	**9**	
1245 - 1300	0	2	1	0	0	1	0	0	1	0	0	0	0	**5**	**29**
1300 - 1315	0	0	0	0	3	0	0	1	0	0	0	0	0	**4**	
1315 - 1330	0	1	4	0	0	0	0	0	1	0	0	0	0	**6**	
1330 - 1345	0	2	4	0	0	0	0	0	0	0	0	0	0	**6**	
1345 - 1400	0	3	2	0	1	0	0	0	2	0	0	0	0	**8**	**24**
1400 - 1415	0	0	1	0	2	0	0	0	0	0	0	0	0	**3**	
1415 - 1430	0	4	1	0	0	0	0	0	1	0	0	0	0	**6**	
1430 - 1445	0	2	1	0	1	0	0	0	0	0	0	0	0	**4**	
1445 - 1500	0	6	2	0	0	1	0	0	0	0	0	0	0	**9**	**22**
1500 - 1515	0	9	5	0	0	0	0	0	0	0	0	0	0	**14**	
1515 - 1530	0	1	3	0	0	0	0	0	0	0	0	0	0	**4**	
1530 - 1545	0	1	3	0	1	0	0	0	0	0	0	0	0	**5**	
1545 - 1600	0	3	1	0	0	0	0	0	0	0	0	0	0	**4**	**27**
1600 - 1615	0	7	5	0	0	0	0	0	0	0	0	0	0	**12**	
1615 - 1630	0	3	1	0	0	0	0	0	0	0	0	0	0	**4**	
1630 - 1645	0	5	4	0	0	0	0	1	0	0	0	0	0	**10**	
1645 - 1700	0	4	9	0	0	0	0	0	1	0	0	0	0	**14**	**40**
1700 - 1715	0	12	3	0	0	0	0	0	0	0	0	0	0	**15**	
1715 - 1730	0	1	2	0	0	0	0	0	0	0	0	0	0	**3**	
1730 - 1745	0	3	0	0	0	0	0	0	0	0	0	0	0	**3**	
1745 - 1800	0	1	2	0	0	0	0	0	0	0	0	0	0	**3**	**24**
1800 - 1815	0	3	2	0	0	0	0	0	0	0	0	0	0	**5**	
1815 - 1830	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
1830 - 1845	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
1845 - 1900	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**5**
1900 - 1915	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
1915 - 1930	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
1930 - 1945	0	0	1	0	0	0	0	0	0	0	0	0	0	**1**	
1945 - 2000	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	**2**
2000 - 2015	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
2015 - 2030	0	0	1	0	0	0	0	0	1	0	0	0	0	**2**	
2030 - 2045	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2045 - 2100	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**3**
2100 - 2115	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2115 - 2130	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2130 - 2145	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2145 - 2200	0	0	0	0	0	1	0	0	0	0	0	0	0	**1**	**1**
2200 - 2215	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2215 - 2230	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2230 - 2245	0	0	1	0	0	0	0	0	0	0	0	0	0	**1**	
2245 - 2300	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**1**
2300 - 2315	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2315 - 2330	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2330 - 2345	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2345 - 0000	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**0**

Session Total	0	128	107	0	19	8	4	4	11	0	0	0	0	**281**
Session Average	0.00	1.33	1.11	0.00	0.20	0.08	0.04	0.04	0.11	0.00	0.00	0.00	0.00	**2.93**
Session Percentage	0.00	45.55	38.08	0.00	6.76	2.85	1.42	1.42	3.91	0.00	0.00	0.00	0.00	

AM Peak Hour	-	0615 - 0715	0815 - 0915	-	0845 - 0945	0500 - 0600	0615 - 0715	0945 - 1045	0915 - 1015	-	-	-	-	**0815 - 0915**
AM Peak Volume	0	9	10	0	4	1	3	1	2	0	0	0	0	**19**
AM Peak %age	0.00	47.37	52.63	0.00	21.05	5.26	15.79	5.26	10.53	0.00	0.00	0.00	0.00	

Noon Peak Hour	-	1415 - 1515	1130 - 1230	-	1215 - 1315	1000 - 1100	-	1215 - 1315	1300 - 1400	-	-	-	-	**1145 - 1245**
Noon Peak Volume	0	21	15	0	4	1	0	2	3	0	0	0	0	**34**
Noon Peak %age	0.00	61.76	44.12	0.00	11.76	2.94	0.00	5.88	8.82	0.00	0.00	0.00	0.00	

PM Peak Hour	-	1615 - 1715	1600 - 1700	-	1500 - 1600	-	-	1545 - 1645	1600 - 1700	-	-	-	-	**1615 - 1715**
PM Peak Volume	0	24	19	0	1	0	0	1	1	0	0	0	0	**43**
PM Peak %age	0.00	55.81	44.19	0.00	2.33	0.00	0.00	2.33	2.33	0.00	0.00	0.00	0.00	

User Peak Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**
User Peak %age	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Bi-Directional Class Count || Bi-Directional 15min

Mableton, GA

Marr Traffic DATA COLLECTION
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Site 1
Oak Ridge Commerce Way,
south of 6795 Oak Ridge Commerce Way Driveway

Date
Wednesday, November 5, 2025

Lat/Long
33.788463°, -84.604920°

Weather
Fair
56°F

Click here for Detailed Weather

0000 - 2400 (Weekday 24h Session) (11-05-2025)
Bi-Directional 15min

	Bi-Directional 15min													15min	60min
Time	1	2	3	4	5	6	7	8	9	10	11	12	13	Total	Total
0000 - 0015	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0015 - 0030	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0030 - 0045	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0045 - 0100	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**0**
0100 - 0115	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0115 - 0130	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0130 - 0145	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
0145 - 0200	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	**2**
0200 - 0215	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0215 - 0230	0	0	0	0	0	1	0	0	0	0	0	0	0	**1**	
0230 - 0245	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0245 - 0300	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	**2**
0300 - 0315	0	2	0	0	0	0	0	0	1	0	0	0	0	**3**	
0315 - 0330	0	1	0	0	0	1	0	0	0	0	0	0	0	**2**	
0330 - 0345	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0345 - 0400	0	0	0	0	0	0	1	0	0	0	0	0	0	**1**	**6**
0400 - 0415	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0415 - 0430	0	3	0	0	0	0	0	0	0	0	0	0	0	**3**	
0430 - 0445	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
0445 - 0500	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**4**
0500 - 0515	0	0	0	0	0	1	0	0	0	0	0	0	0	**1**	
0515 - 0530	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0530 - 0545	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
0545 - 0600	0	4	0	0	0	0	0	0	0	0	0	0	0	**4**	**6**
0600 - 0615	0	5	1	0	0	0	0	0	0	0	0	0	0	**6**	
0615 - 0630	0	7	1	0	0	0	0	0	0	0	0	0	0	**8**	
0630 - 0645	0	6	2	0	0	0	1	0	0	0	0	0	0	**9**	
0645 - 0700	0	14	5	0	0	0	0	0	0	0	0	0	0	**19**	**42**
0700 - 0715	0	11	2	0	0	0	2	0	0	0	0	0	0	**15**	
0715 - 0730	0	9	0	0	0	0	0	0	0	0	0	0	0	**9**	
0730 - 0745	0	6	0	0	0	1	0	0	1	0	0	0	0	**8**	
0745 - 0800	0	16	4	0	0	0	0	0	0	0	0	0	0	**20**	**52**
0800 - 0815	0	7	7	0	0	1	0	0	0	0	0	0	0	**15**	
0815 - 0830	0	4	6	0	0	0	0	0	0	0	0	0	0	**10**	
0830 - 0845	0	5	3	0	0	0	0	0	0	0	0	0	0	**8**	
0845 - 0900	0	0	2	0	0	0	0	0	1	0	0	0	0	**3**	**36**
0900 - 0915	0	6	9	0	4	0	0	0	0	0	0	0	0	**19**	
0915 - 0930	0	4	1	0	2	0	0	0	0	0	0	0	0	**7**	
0930 - 0945	0	1	4	0	2	0	0	0	2	0	0	0	0	**9**	
0945 - 1000	0	3	3	0	0	1	0	0	0	0	0	0	0	**7**	**42**
1000 - 1015	0	2	5	0	0	1	0	0	1	0	0	0	0	**9**	
1015 - 1030	0	3	4	0	3	0	0	0	0	0	0	0	0	**10**	
1030 - 1045	0	4	3	0	0	0	0	1	0	0	0	0	0	**8**	
1045 - 1100	0	6	7	0	4	1	0	1	0	0	0	0	0	**19**	**46**
1100 - 1115	0	4	6	0	1	0	0	0	0	0	0	0	0	**11**	
1115 - 1130	0	1	4	0	1	0	0	0	0	0	0	0	0	**6**	
1130 - 1145	0	3	6	0	2	0	0	0	1	0	0	0	0	**12**	
1145 - 1200	0	6	5	0	2	2	0	0	1	0	0	0	0	**16**	**45**
1200 - 1215	0	6	6	0	0	0	0	1	0	0	0	0	0	**13**	
1215 - 1230	0	10	7	0	0	0	0	0	0	0	0	0	0	**17**	
1230 - 1245	0	8	5	0	2	1	0	1	0	0	0	0	0	**17**	
1245 - 1300	0	5	4	0	1	1	0	0	2	0	0	0	0	**13**	**60**
1300 - 1315	0	2	0	0	3	0	0	1	0	0	0	0	0	**6**	
1315 - 1330	0	4	5	0	0	0	0	1	3	0	0	0	0	**13**	
1330 - 1345	0	2	7	0	0	0	0	0	1	0	0	0	0	**10**	
1345 - 1400	0	5	3	0	2	0	0	0	2	0	0	0	0	**12**	**41**
1400 - 1415	0	1	2	0	4	0	0	1	0	0	0	0	0	**8**	
1415 - 1430	0	5	1	0	0	0	0	0	1	0	0	0	0	**7**	
1430 - 1445	0	4	3	0	3	0	0	0	0	0	0	0	0	**10**	
1445 - 1500	0	8	6	0	1	1	0	0	2	0	0	0	0	**18**	**43**
1500 - 1515	0	12	7	0	0	0	0	0	0	0	0	0	0	**19**	
1515 - 1530	0	1	6	0	0	3	0	0	0	0	0	0	0	**10**	
1530 - 1545	0	1	4	0	2	0	0	0	0	0	0	0	0	**7**	
1545 - 1600	0	3	3	0	0	0	0	0	0	0	0	0	0	**6**	**42**
1600 - 1615	0	8	5	0	0	0	0	0	0	0	0	0	0	**13**	
1615 - 1630	0	3	3	0	0	0	0	0	0	0	0	0	0	**6**	
1630 - 1645	0	5	5	0	0	0	0	2	0	0	0	0	0	**12**	
1645 - 1700	0	4	12	0	0	0	0	0	1	0	0	0	0	**17**	**48**
1700 - 1715	0	13	3	0	0	0	0	0	0	0	0	0	0	**16**	
1715 - 1730	0	1	2	0	0	0	0	0	0	0	0	0	0	**3**	
1730 - 1745	0	3	0	0	0	0	0	0	0	0	0	0	0	**3**	
1745 - 1800	0	1	2	0	0	0	0	0	0	0	0	0	0	**3**	**25**
1800 - 1815	0	3	3	0	0	0	0	0	0	0	0	0	0	**6**	
1815 - 1830	0	0	1	0	0	0	0	0	0	0	0	0	0	**1**	
1830 - 1845	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
1845 - 1900	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**7**
1900 - 1915	0	0	0	0	0	1	0	0	0	0	0	0	0	**1**	
1915 - 1930	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
1930 - 1945	0	0	1	0	0	0	0	0	0	0	0	0	0	**1**	
1945 - 2000	0	2	0	0	0	0	0	0	0	0	0	0	0	**2**	**5**
2000 - 2015	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
2015 - 2030	0	0	1	0	0	0	0	0	2	0	0	0	0	**3**	
2030 - 2045	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2045 - 2100	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**4**
2100 - 2115	0	0	0	0	0	1	0	0	0	0	0	0	0	**1**	
2115 - 2130	0	0	1	0	0	0	0	0	0	0	0	0	0	**1**	
2130 - 2145	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2145 - 2200	0	0	0	0	0	1	0	0	0	0	0	0	0	**1**	**3**
2200 - 2215	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2215 - 2230	0	0	1	0	0	0	0	0	0	0	0	0	0	**1**	
2230 - 2245	0	0	1	0	0	0	0	0	0	0	0	0	0	**1**	
2245 - 2300	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**2**
2300 - 2315	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2315 - 2330	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2330 - 2345	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2345 - 0000	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**0**

Session Total	0	270	200	0	39	19	4	9	22	0	0	0	0	**563**
Session Average	0.00	2.81	2.08	0.00	0.41	0.20	0.04	0.09	0.23	0.00	0.00	0.00	0.00	**5.86**
Session Percentage	0.00	47.96	35.52	0.00	6.93	3.37	0.71	1.60	3.91	0.00	0.00	0.00	0.00	

AM Peak Hour	-	0700 - 0800	0745 - 0845	-	0845 - 0945	0715 - 0815	0615 - 0715	0945 - 1045	0845 - 0945	-	-	-	-	**0730 - 0830**
AM Peak Volume	0	42	20	0	8	2	3	1	3	0	0	0	0	**53**
AM Peak %age	0.00	79.25	37.74	0.00	15.09	3.77	5.66	1.89	5.66	0.00	0.00	0.00	0.00	

Noon Peak Hour	-	1145 - 1245	1130 - 1230	-	1345 - 1445	1430 - 1530	-	1230 - 1330	1245 - 1345	-	-	-	-	**1145 - 1245**
Noon Peak Volume	0	30	24	0	9	4	0	3	6	0	0	0	0	**63**
Noon Peak %age	0.00	47.62	38.10	0.00	14.29	6.35	0.00	4.76	9.52	0.00	0.00	0.00	0.00	

PM Peak Hour	-	1615 - 1715	1600 - 1700	-	1500 - 1600	1500 - 1600	-	1545 - 1645	1930 - 2030	-	-	-	-	**1615 - 1715**
PM Peak Volume	0	25	25	0	2	3	0	2	2	0	0	0	0	**51**
PM Peak %age	0.00	49.02	49.02	0.00	3.92	5.88	0.00	3.92	3.92	0.00	0.00	0.00	0.00	

User Peak Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**
User Peak %age	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Bi-Directional Class Count || Volume Summary 15min

Mableton, GA

Marr Traffic DATA COLLECTION

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Site 1
Oak Ridge Commerce Way,
south of 6795 Oak Ridge Commerce Way Driveway

Date
Wednesday, November 5, 2025

Lat/Long
33.788463°, -84.604920°

Weather
Fair
56°F

Click here for Detailed Weather

0000 - 2400 (Weekday 24h Session) (11-05-2025)
Volume Summary 15min

TIME	Volume Summary 15min NB	SB	15min Total	60min Total
0000 - 0015	0	0	**0**	
0015 - 0030	0	0	**0**	
0030 - 0045	0	0	**0**	
0045 - 0100	0	0	**0**	**0**
0100 - 0115	0	0	**0**	
0115 - 0130	0	0	**0**	
0130 - 0145	0	1	**1**	
0145 - 0200	1	0	**1**	**2**
0200 - 0215	0	0	**0**	
0215 - 0230	0	1	**1**	
0230 - 0245	0	0	**0**	
0245 - 0300	1	0	**1**	**2**
0300 - 0315	1	2	**3**	
0315 - 0330	1	1	**2**	
0330 - 0345	0	0	**0**	
0345 - 0400	0	1	**1**	**6**
0400 - 0415	0	0	**0**	
0415 - 0430	3	0	**3**	
0430 - 0445	0	1	**1**	
0445 - 0500	0	0	**0**	**4**
0500 - 0515	0	1	**1**	
0515 - 0530	0	0	**0**	
0530 - 0545	1	0	**1**	
0545 - 0600	3	1	**4**	**6**
0600 - 0615	6	0	**6**	
0615 - 0630	7	1	**8**	
0630 - 0645	7	2	**9**	
0645 - 0700	14	5	**19**	**42**
0700 - 0715	10	5	**15**	
0715 - 0730	9	0	**9**	
0730 - 0745	7	1	**8**	
0745 - 0800	18	2	**20**	**52**
0800 - 0815	11	4	**15**	
0815 - 0830	5	5	**10**	
0830 - 0845	3	5	**8**	
0845 - 0900	2	1	**3**	**36**
0900 - 0915	11	8	**19**	
0915 - 0930	4	3	**7**	
0930 - 0945	5	4	**9**	
0945 - 1000	4	3	**7**	**42**
1000 - 1015	5	4	**9**	
1015 - 1030	8	2	**10**	
1030 - 1045	0	8	**8**	
1045 - 1100	11	8	**19**	**46**
1100 - 1115	7	4	**11**	
1115 - 1130	4	2	**6**	
1130 - 1145	5	7	**12**	
1145 - 1200	6	10	**16**	**45**

Time	Volume Summary 15min NB	SB	15min Total	60min Total
1200 - 1215	6	7	**13**	
1215 - 1230	9	8	**17**	
1230 - 1245	8	9	**17**	
1245 - 1300	8	5	**13**	**60**
1300 - 1315	2	4	**6**	
1315 - 1330	7	6	**13**	
1330 - 1345	4	6	**10**	
1345 - 1400	4	8	**12**	**41**
1400 - 1415	5	3	**8**	
1415 - 1430	1	6	**7**	
1430 - 1445	6	4	**10**	
1445 - 1500	9	9	**18**	**43**
1500 - 1515	5	14	**19**	
1515 - 1530	6	4	**10**	
1530 - 1545	2	5	**7**	
1545 - 1600	2	4	**6**	**42**
1600 - 1615	1	12	**13**	
1615 - 1630	2	4	**6**	
1630 - 1645	2	10	**12**	
1645 - 1700	3	14	**17**	**48**
1700 - 1715	1	15	**16**	
1715 - 1730	0	3	**3**	
1730 - 1745	0	3	**3**	
1745 - 1800	0	3	**3**	**25**
1800 - 1815	1	5	**6**	
1815 - 1830	1	0	**1**	
1830 - 1845	0	0	**0**	
1845 - 1900	0	0	**0**	**7**
1900 - 1915	1	0	**1**	
1915 - 1930	1	0	**1**	
1930 - 1945	0	1	**1**	
1945 - 2000	1	1	**2**	**5**
2000 - 2015	0	1	**1**	
2015 - 2030	1	2	**3**	
2030 - 2045	0	0	**0**	
2045 - 2100	0	0	**0**	**4**
2100 - 2115	1	0	**1**	
2115 - 2130	1	0	**1**	
2130 - 2145	0	0	**0**	
2145 - 2200	0	1	**1**	**3**
2200 - 2215	0	0	**0**	
2215 - 2230	1	0	**1**	
2230 - 2245	0	1	**1**	
2245 - 2300	0	0	**0**	**2**
2300 - 2315	0	0	**0**	
2315 - 2330	0	0	**0**	
2330 - 2345	0	0	**0**	
2345 - 0000	0	0	**0**	**0**

Session Total	282	281	**563**
Session Average	2.94	2.93	**5.86**
Session Percentage	50.09	49.91	

Bi-Directional Class Count || NB EB 60min

Marr Traffic DATA COLLECTION

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Mableton, GA

Site 1
Oak Ridge Commerce Way,
south of 6795 Oak Ridge Commerce Way Driveway

Date
Wednesday, November 5, 2025

Lat/Long
33.788463°, -84.604920°

Weather
Fair
56°F

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0000 - 2400 (Weekday 24h Session) (11-05-2025)

NB EB 60min

	Northbound (Movement 1.1)													
TIME	1	2	3	4	5	6	7	8	9	10	11	12	13	**Total**
0000 - 0100	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**
0100 - 0200	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**
0200 - 0300	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**
0300 - 0400	0	2	0	0	0	0	0	0	0	0	0	0	0	**2**
0400 - 0500	0	3	0	0	0	0	0	0	0	0	0	0	0	**3**
0500 - 0600	0	4	0	0	0	0	0	0	0	0	0	0	0	**4**
0600 - 0700	0	26	8	0	0	0	0	0	0	0	0	0	0	**34**
0700 - 0800	0	37	6	0	0	1	0	0	0	0	0	0	0	**44**
0800 - 0900	0	10	9	0	0	1	0	0	1	0	0	0	0	**21**
0900 - 1000	0	10	8	0	4	1	0	0	1	0	0	0	0	**24**
1000 - 1100	0	6	12	0	4	1	0	1	0	0	0	0	0	**24**
1100 - 1200	0	8	8	0	3	1	0	0	2	0	0	0	0	**22**
1200 - 1300	0	14	12	0	2	1	0	1	1	0	0	0	0	**31**
1300 - 1400	0	7	5	0	1	0	0	1	3	0	0	0	0	**17**
1400 - 1500	0	6	7	0	5	0	0	1	2	0	0	0	0	**21**
1500 - 1600	0	3	8	0	1	3	0	0	0	0	0	0	0	**15**
1600 - 1700	0	1	6	0	0	0	0	1	0	0	0	0	0	**8**
1700 - 1800	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**
1800 - 1900	0	0	2	0	0	0	0	0	0	0	0	0	0	**2**
1900 - 2000	0	2	0	0	0	1	0	0	0	0	0	0	0	**3**
2000 - 2100	0	0	0	0	0	0	0	0	1	0	0	0	0	**1**
2100 - 2200	0	0	1	0	0	1	0	0	0	0	0	0	0	**2**
2200 - 2300	0	0	1	0	0	0	0	0	0	0	0	0	0	**1**
2300 - 2400	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**

Session Total	0	142	93	0	20	11	0	5	11	0	0	0	0	**282**
Session Average	0.00	5.92	3.88	0.00	0.83	0.46	0.00	0.21	0.46	0.00	0.00	0.00	0.00	**11.75**
Session Percentage	0.00	50.35	32.98	0.00	7.09	3.90	0.00	1.77	3.90	0.00	0.00	0.00	0.00	

AM Peak Hour	-	0700 - 0800	0800 - 0900	-	0900 - 1000	0700 - 0800	-	-	0800 - 0900	-	-	-	-	**0700 - 0800**
AM Peak Volume	0	37	9	0	4	1	0	0	1	0	0	0	0	**44**
AM Peak %age	0.00	84.09	20.45	0.00	9.09	2.27	0.00	0.00	2.27	0.00	0.00	0.00	0.00	

Noon Peak Hour	-	1200 - 1300	1000 - 1100	-	1400 - 1500	1000 - 1100	-	1000 - 1100	1300 - 1400	-	-	-	-	**1200 - 1300**
Noon Peak Volume	0	14	12	0	5	1	0	1	3	0	0	0	0	**31**
Noon Peak %age	0.00	45.16	38.71	0.00	16.13	3.23	0.00	3.23	9.68	0.00	0.00	0.00	0.00	

PM Peak Hour	-	1500 - 1600	1500 - 1600	-	1500 - 1600	1500 - 1600	-	1600 - 1700	-	-	-	-	-	**1500 - 1600**
PM Peak Volume	0	3	8	0	1	3	0	1	0	0	0	0	0	**15**
PM Peak %age	0.00	20.00	53.33	0.00	6.67	20.00	0.00	6.67	0.00	0.00	0.00	0.00	0.00	

Bi-Directional Class Count || SB WB 60min

Marr Traffic DATA COLLECTION

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Mableton, GA

Site 1
Oak Ridge Commerce Way,
south of 6795 Oak Ridge Commerce Way Driveway

Date
Wednesday, November 5, 2025

Lat/Long
33.788463°, -84.604920°

Weather
Fair
56°F

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0000 - 2400 (Weekday 24h Session) (11-05-2025)

SB WB 60min

	Southbound (Movement 1.2)													
TIME	1	2	3	4	5	6	7	8	9	10	11	12	13	**Total**
0000 - 0100	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**
0100 - 0200	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**
0200 - 0300	0	0	0	0	0	1	0	0	0	0	0	0	0	**1**
0300 - 0400	0	1	0	0	0	1	1	0	1	0	0	0	0	**4**
0400 - 0500	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**
0500 - 0600	0	1	0	0	0	1	0	0	0	0	0	0	0	**2**
0600 - 0700	0	6	1	0	0	0	1	0	0	0	0	0	0	**8**
0700 - 0800	0	5	0	0	0	0	2	0	1	0	0	0	0	**8**
0800 - 0900	0	6	9	0	0	0	0	0	0	0	0	0	0	**15**
0900 - 1000	0	4	9	0	4	0	0	0	1	0	0	0	0	**18**
1000 - 1100	0	9	7	0	3	1	0	1	1	0	0	0	0	**22**
1100 - 1200	0	6	13	0	3	1	0	0	0	0	0	0	0	**23**
1200 - 1300	0	15	10	0	1	1	0	1	1	0	0	0	0	**29**
1300 - 1400	0	6	10	0	4	0	0	1	3	0	0	0	0	**24**
1400 - 1500	0	12	5	0	3	1	0	0	1	0	0	0	0	**22**
1500 - 1600	0	14	12	0	1	0	0	0	0	0	0	0	0	**27**
1600 - 1700	0	19	19	0	0	0	0	1	1	0	0	0	0	**40**
1700 - 1800	0	17	7	0	0	0	0	0	0	0	0	0	0	**24**
1800 - 1900	0	3	2	0	0	0	0	0	0	0	0	0	0	**5**
1900 - 2000	0	1	1	0	0	0	0	0	0	0	0	0	0	**2**
2000 - 2100	0	1	1	0	0	0	0	0	1	0	0	0	0	**3**
2100 - 2200	0	0	0	0	0	1	0	0	0	0	0	0	0	**1**
2200 - 2300	0	0	1	0	0	0	0	0	0	0	0	0	0	**1**
2300 - 2400	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**

Session Total	0	128	107	0	19	8	4	4	11	0	0	0	0	**281**
Session Average	0.00	5.33	4.46	0.00	0.79	0.33	0.17	0.17	0.46	0.00	0.00	0.00	0.00	**11.71**
Session Percentage	0.00	45.55	38.08	0.00	6.76	2.85	1.42	1.42	3.91	0.00	0.00	0.00	0.00	

AM Peak Hour	-	0600 - 0700	0800 - 0900	-	0900 - 1000	0500 - 0600	0700 - 0800	-	0700 - 0800	-	-	-	-	**0900 - 1000**
AM Peak Volume	0	6	9	0	4	1	2	0	1	0	0	0	0	**18**
AM Peak %age	0.00	33.33	50.00	0.00	22.22	5.56	11.11	0.00	5.56	0.00	0.00	0.00	0.00	

Noon Peak Hour	-	1200 - 1300	1100 - 1200	-	1300 - 1400	1000 - 1100	-	1000 - 1100	1300 - 1400	-	-	-	-	**1200 - 1300**
Noon Peak Volume	0	15	13	0	4	1	0	1	3	0	0	0	0	**29**
Noon Peak %age	0.00	51.72	44.83	0.00	13.79	3.45	0.00	3.45	10.34	0.00	0.00	0.00	0.00	

PM Peak Hour	-	1600 - 1700	1600 - 1700	-	1500 - 1600	-	-	1600 - 1700	1600 - 1700	-	-	-	-	**1600 - 1700**
PM Peak Volume	0	19	19	0	1	0	0	1	1	0	0	0	0	**40**
PM Peak %age	0.00	47.50	47.50	0.00	2.50	0.00	0.00	2.50	2.50	0.00	0.00	0.00	0.00	

Bi-Directional Class Count || Bi-Directional 60min

Mableton, GA

Marr Traffic DATA COLLECTION

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Site 1
Oak Ridge Commerce Way,
south of 6795 Oak Ridge Commerce Way Driveway

Date
Wednesday, November 5, 2025

Lat/Long
33.788463°, -84.604920°

Weather
Fair
56°F

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0000 - 2400 (Weekday 24h Session) (11-05-2025)

Bi-Directional 60min

	Bi-Directional 60min													
TIME	1	2	3	4	5	6	7	8	9	10	11	12	13	**Total**
0000 - 0100	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**
0100 - 0200	0	2	0	0	0	0	0	0	0	0	0	0	0	**2**
0200 - 0300	0	1	0	0	0	1	0	0	0	0	0	0	0	**2**
0300 - 0400	0	3	0	0	0	1	1	0	1	0	0	0	0	**6**
0400 - 0500	0	4	0	0	0	0	0	0	0	0	0	0	0	**4**
0500 - 0600	0	5	0	0	0	1	0	0	0	0	0	0	0	**6**
0600 - 0700	0	32	9	0	0	0	1	0	0	0	0	0	0	**42**
0700 - 0800	0	42	6	0	0	1	2	0	1	0	0	0	0	**52**
0800 - 0900	0	16	18	0	0	1	0	0	1	0	0	0	0	**36**
0900 - 1000	0	14	17	0	8	1	0	0	2	0	0	0	0	**42**
1000 - 1100	0	15	19	0	7	2	0	2	1	0	0	0	0	**46**
1100 - 1200	0	14	21	0	6	2	0	0	2	0	0	0	0	**45**
1200 - 1300	0	29	22	0	3	2	0	2	2	0	0	0	0	**60**
1300 - 1400	0	13	15	0	5	0	0	2	6	0	0	0	0	**41**
1400 - 1500	0	18	12	0	8	1	0	1	3	0	0	0	0	**43**
1500 - 1600	0	17	20	0	2	3	0	0	0	0	0	0	0	**42**
1600 - 1700	0	20	25	0	0	0	0	2	1	0	0	0	0	**48**
1700 - 1800	0	18	7	0	0	0	0	0	0	0	0	0	0	**25**
1800 - 1900	0	3	4	0	0	0	0	0	0	0	0	0	0	**7**
1900 - 2000	0	3	1	0	0	1	0	0	0	0	0	0	0	**5**
2000 - 2100	0	1	1	0	0	0	0	0	2	0	0	0	0	**4**
2100 - 2200	0	0	1	0	0	2	0	0	0	0	0	0	0	**3**
2200 - 2300	0	0	2	0	0	0	0	0	0	0	0	0	0	**2**
2300 - 2400	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**

Session Total	0	270	200	0	39	19	4	9	22	0	0	0	0	**563**
Session Average	0.00	11.25	8.33	0.00	1.63	0.79	0.17	0.38	0.92	0.00	0.00	0.00	0.00	**23.46**
Session Percentage	0.00	47.96	35.52	0.00	6.93	3.37	0.71	1.60	3.91	0.00	0.00	0.00	0.00	

AM Peak Hour	-	0700 - 0800	0800 - 0900	-	0900 - 1000	0500 - 0600	0700 - 0800	-	0900 - 1000	-	-	-	-	**0700 - 0800**
AM Peak Volume	0	42	18	0	8	1	2	0	2	0	0	0	0	**52**
AM Peak %age	0.00	80.77	34.62	0.00	15.38	1.92	3.85	0.00	3.85	0.00	0.00	0.00	0.00	

Noon Peak Hour	-	1200 - 1300	1200 - 1300	-	1400 - 1500	1000 - 1100	-	1000 - 1100	1300 - 1400	-	-	-	-	**1200 - 1300**
Noon Peak Volume	0	29	22	0	8	2	0	2	6	0	0	0	0	**60**
Noon Peak %age	0.00	48.33	36.67	0.00	13.33	3.33	0.00	3.33	10.00	0.00	0.00	0.00	0.00	

PM Peak Hour	-	1600 - 1700	1600 - 1700	-	1500 - 1600	1500 - 1600	-	1600 - 1700	1600 - 1700	-	-	-	-	**1600 - 1700**
PM Peak Volume	0	20	25	0	2	3	0	2	1	0	0	0	0	**48**
PM Peak %age	0.00	41.67	52.08	0.00	4.17	6.25	0.00	4.17	2.08	0.00	0.00	0.00	0.00	

Bi-Directional Class Count || Volume Summary 60min

Mableton, GA

Marr Traffic DATA COLLECTION

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Site 1
Oak Ridge Commerce Way,
south of 6795 Oak Ridge Commerce Way Driveway

Date
Wednesday, November 5, 2025

Lat/Long
33.788463°, -84.604920°

Weather
Fair
56°F

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0000 - 2400 (Weekday 24h Session) (11-05-2025)
Volume Summary 60min

	Volume Summary 60min		
TIME	NB	SB	**Total**
0000 - 0100	0	0	**0**
0100 - 0200	1	1	**2**
0200 - 0300	1	1	**2**
0300 - 0400	2	4	**6**
0400 - 0500	3	1	**4**
0500 - 0600	4	2	**6**
0600 - 0700	34	8	**42**
0700 - 0800	44	8	**52**
0800 - 0900	21	15	**36**
0900 - 1000	24	18	**42**
1000 - 1100	24	22	**46**
1100 - 1200	22	23	**45**

Session Total	282	281	**563**
Session Average	11.75	11.71	**23.46**
Session Percentage	50.09	49.91	

	Volume Summary 60min		
Time	NB	SB	**Total**
1200 - 1300	31	29	**60**
1300 - 1400	17	24	**41**
1400 - 1500	21	22	**43**
1500 - 1600	15	27	**42**
1600 - 1700	8	40	**48**
1700 - 1800	1	24	**25**
1800 - 1900	2	5	**7**
1900 - 2000	3	2	**5**
2000 - 2100	1	3	**4**
2100 - 2200	2	1	**3**
2200 - 2300	1	1	**2**
2300 - 2400	0	0	**0**

Bi-Directional Class Count || Graphical Analysis NB EB

Mableton, GA

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Site 1

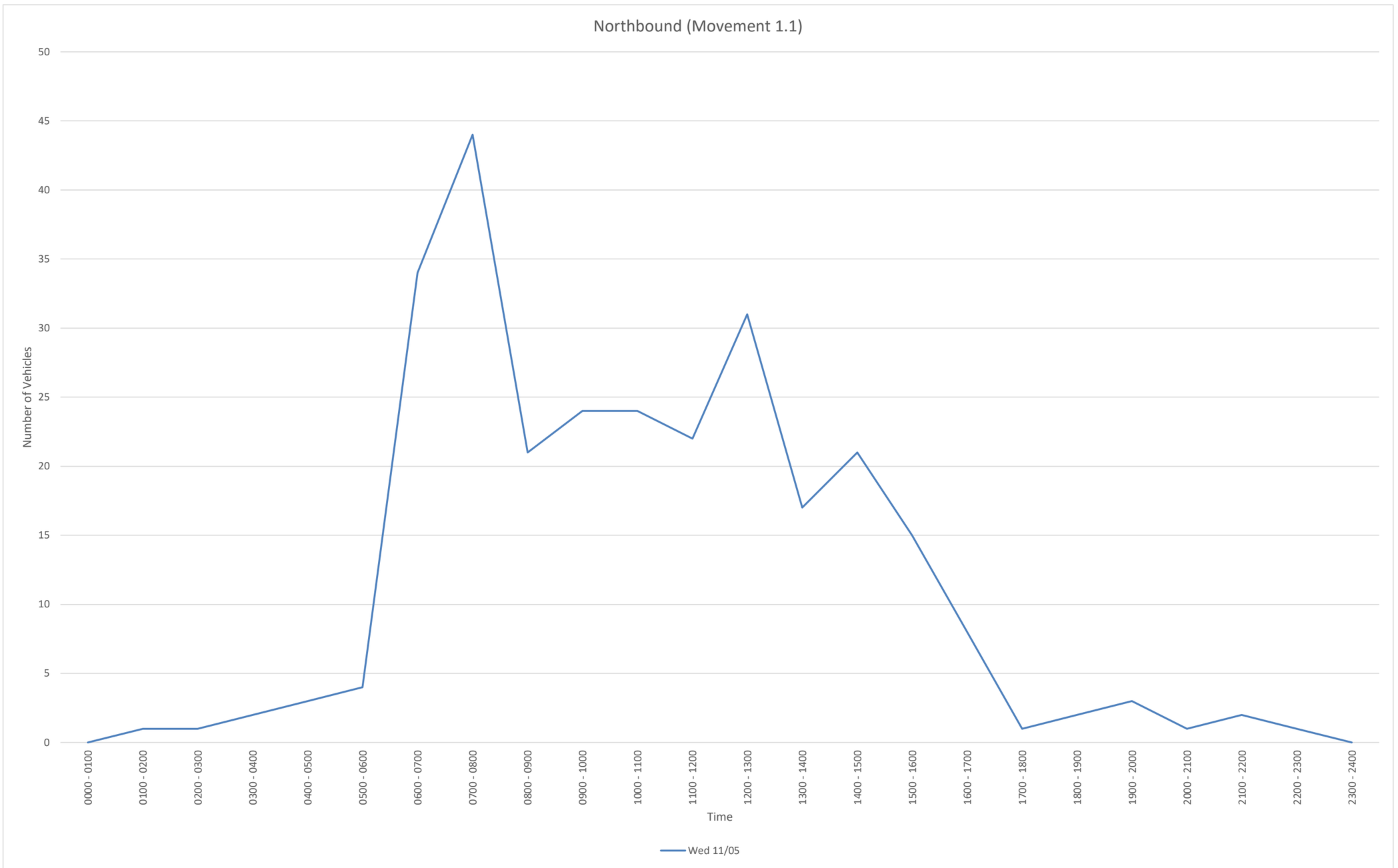
Oak Ridge Commerce Way,
south of 6795 Oak Ridge Commerce Way Driveway

Lat/Long

33.788463°, -84.604920°

0000 - 2400 (Weekday 24h Session)

Graphical Analysis NB EB



Time	Wed 11/05						
0000 - 0100	0						
0100 - 0200	1						
0200 - 0300	1						
0300 - 0400	2						
0400 - 0500	3						
0500 - 0600	4						
0600 - 0700	34						
0700 - 0800	44						
0800 - 0900	21						
0900 - 1000	24						
1000 - 1100	24						
1100 - 1200	22						
1200 - 1300	31						
1300 - 1400	17						
1400 - 1500	21						
1500 - 1600	15						
1600 - 1700	8						
1700 - 1800	1						
1800 - 1900	2						
1900 - 2000	3						
2000 - 2100	1						
2100 - 2200	2						
2200 - 2300	1						
2300 - 2400	0						

Daily Total	282						

Bi-Directional Class Count || Graphical Analysis SB WB

Mableton, GA

Marr Traffic DATA COLLECTION

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Site 1

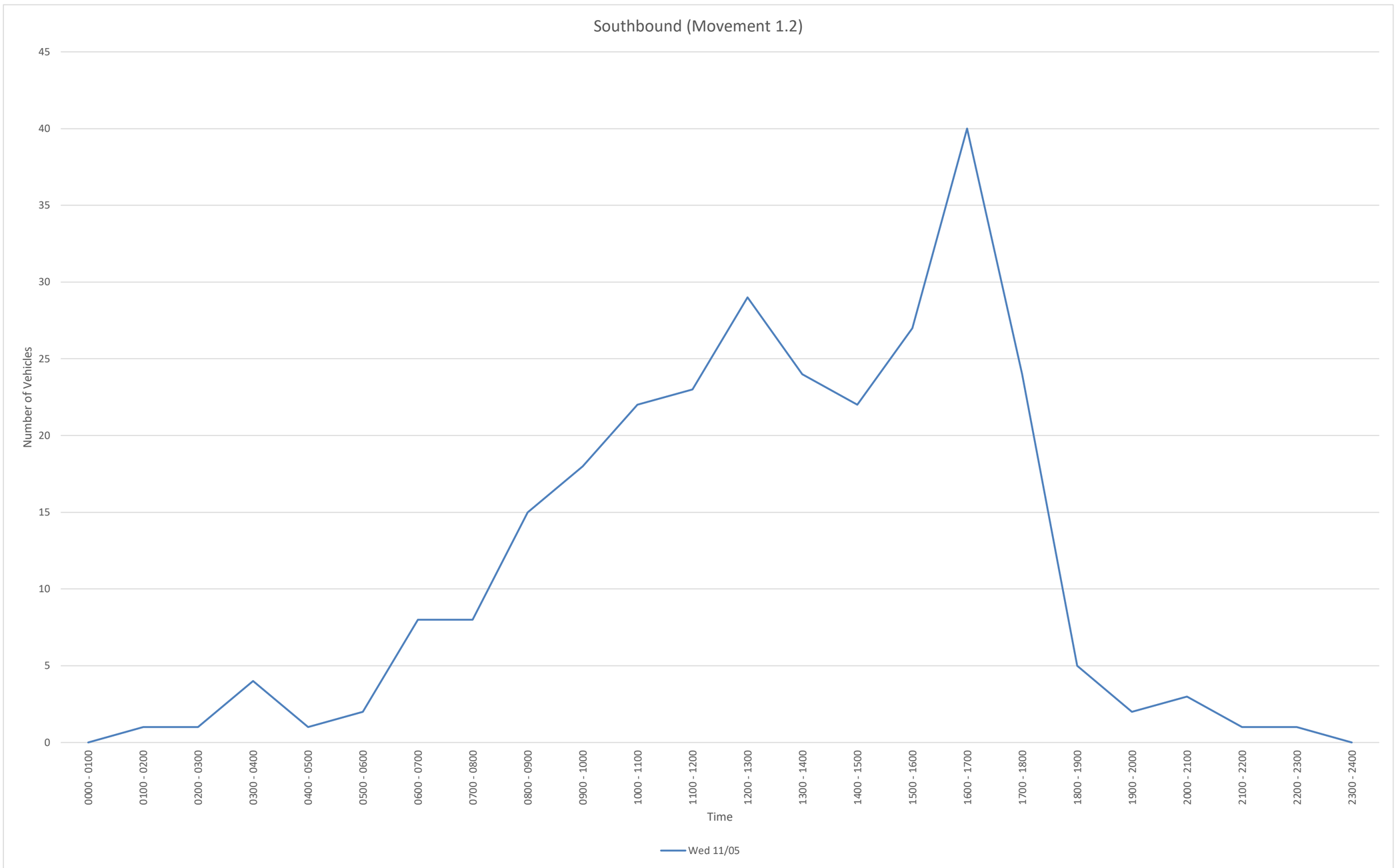
Oak Ridge Commerce Way,
south of 6795 Oak Ridge Commerce Way Driveway

Lat/Long

33.788463°, -84.604920°

0000 - 2400 (Weekday 24h Session)

Graphical Analysis SB WB



Time	Wed 11/05						
0000 - 0100	0						
0100 - 0200	1						
0200 - 0300	1						
0300 - 0400	4						
0400 - 0500	1						
0500 - 0600	2						
0600 - 0700	8						
0700 - 0800	8						
0800 - 0900	15						
0900 - 1000	18						
1000 - 1100	22						
1100 - 1200	23						
1200 - 1300	29						
1300 - 1400	24						
1400 - 1500	22						
1500 - 1600	27						
1600 - 1700	40						
1700 - 1800	24						
1800 - 1900	5						
1900 - 2000	2						
2000 - 2100	3						
2100 - 2200	1						
2200 - 2300	1						
2300 - 2400	0						

Daily Total	281						

Bi-Directional Class Count || Graphical Analysis BiDir

Mableton, GA

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Site 1

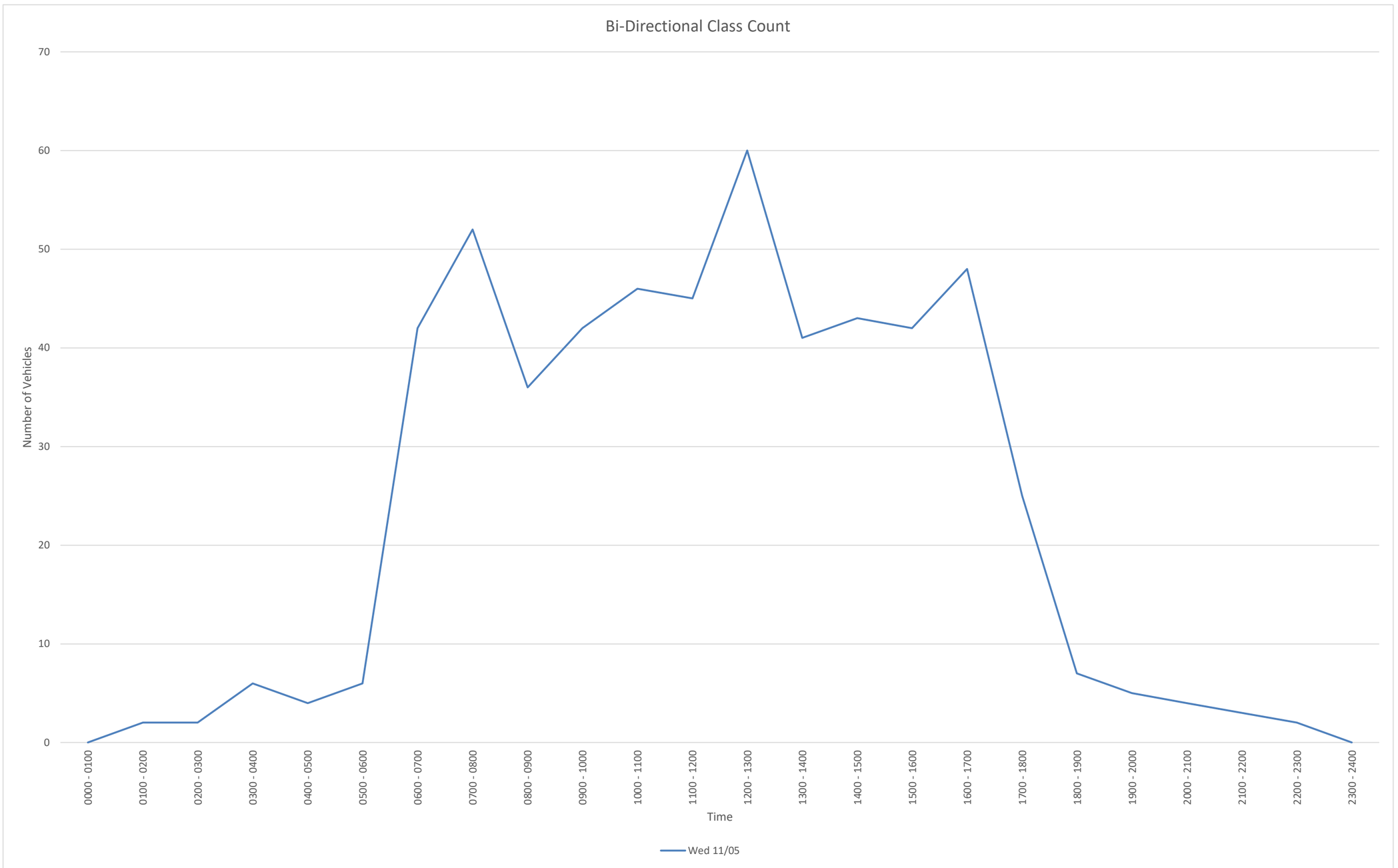
Oak Ridge Commerce Way,
south of 6795 Oak Ridge Commerce Way Driveway

Lat/Long

33.788463°, -84.604920°

0000 - 2400 (Weekday 24h Session)

Graphical Analysis BiDir



Time	Wed 11/05						
0000 - 0100	0						
0100 - 0200	2						
0200 - 0300	2						
0300 - 0400	6						
0400 - 0500	4						
0500 - 0600	6						
0600 - 0700	42						
0700 - 0800	52						
0800 - 0900	36						
0900 - 1000	42						
1000 - 1100	46						
1100 - 1200	45						
1200 - 1300	60						
1300 - 1400	41						
1400 - 1500	43						
1500 - 1600	42						
1600 - 1700	48						
1700 - 1800	25						
1800 - 1900	7						
1900 - 2000	5						
2000 - 2100	4						
2100 - 2200	3						
2200 - 2300	2						
2300 - 2400	0						

Daily Total	563						

NB
File Name:
Start Date: 11/5/2025
Start Time: 0
Site Code: 1
Station ID: 1
Location 1: Oak Ridge Commerce Way, south of 6795 Oak Ridge Commerce Way Driveway
Location 2:

Date	Time	1	2	3	4	5	6	7	8	9	10	11	12	13
11/5/2025	12:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	12:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	12:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	12:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	1:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	1:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	1:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	1:45 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	2:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	2:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	2:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	2:45 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	3:00 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	3:15 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	3:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	3:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	4:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	4:15 AM	0	3	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	4:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	4:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:30 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:45 AM	0	3	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:00 AM	0	5	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:15 AM	0	6	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:30 AM	0	5	2	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:45 AM	0	10	4	0	0	0	0	0	0	0	0	0	0
11/5/2025	7:00 AM	0	8	2	0	0	0	0	0	0	0	0	0	0
11/5/2025	7:15 AM	0	9	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	7:30 AM	0	6	0	0	0	1	0	0	0	0	0	0	0
11/5/2025	7:45 AM	0	14	4	0	0	0	0	0	0	0	0	0	0
11/5/2025	8:00 AM	0	5	5	0	0	1	0	0	0	0	0	0	0
11/5/2025	8:15 AM	0	2	3	0	0	0	0	0	0	0	0	0	0
11/5/2025	8:30 AM	0	3	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	8:45 AM	0	0	1	0	0	0	0	0	1	0	0	0	0
11/5/2025	9:00 AM	0	3	6	0	2	0	0	0	0	0	0	0	0
11/5/2025	9:15 AM	0	3	0	0	1	0	0	0	0	0	0	0	0
11/5/2025	9:30 AM	0	1	2	0	1	0	0	0	1	0	0	0	0
11/5/2025	9:45 AM	0	3	0	0	0	1	0	0	0	0	0	0	0
11/5/2025	10:00 AM	0	2	3	0	0	0	0	0	0	0	0	0	0
11/5/2025	10:15 AM	0	2	4	0	2	0	0	0	0	0	0	0	0
11/5/2025	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	10:45 AM	0	2	5	0	2	1	0	1	0	0	0	0	0
11/5/2025	11:00 AM	0	3	3	0	1	0	0	0	0	0	0	0	0
11/5/2025	11:15 AM	0	0	3	0	1	0	0	0	0	0	0	0	0
11/5/2025	11:30 AM	0	2	1	0	1	0	0	0	1	0	0	0	0
11/5/2025	11:45 AM	0	3	1	0	0	1	0	0	1	0	0	0	0
11/5/2025	12:00 PM	0	1	4	0	0	0	0	1	0	0	0	0	0
11/5/2025	12:15 PM	0	6	3	0	0	0	0	0	0	0	0	0	0
11/5/2025	12:30 PM	0	4	2	0	1	1	0	0	0	0	0	0	0
11/5/2025	12:45 PM	0	3	3	0	1	0	0	0	1	0	0	0	0
11/5/2025	1:00 PM	0	2	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	1:15 PM	0	3	1	0	0	0	0	1	2	0	0	0	0
11/5/2025	1:30 PM	0	0	3	0	0	0	0	0	1	0	0	0	0
11/5/2025	1:45 PM	0	2	1	0	1	0	0	0	0	0	0	0	0
11/5/2025	2:00 PM	0	1	1	0	2	0	0	1	0	0	0	0	0
11/5/2025	2:15 PM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	2:30 PM	0	2	2	0	2	0	0	0	0	0	0	0	0
11/5/2025	2:45 PM	0	2	4	0	1	0	0	0	2	0	0	0	0
11/5/2025	3:00 PM	0	3	2	0	0	0	0	0	0	0	0	0	0
11/5/2025	3:15 PM	0	0	3	0	0	3	0	0	0	0	0	0	0
11/5/2025	3:30 PM	0	0	1	0	1	0	0	0	0	0	0	0	0
11/5/2025	3:45 PM	0	0	2	0	0	0	0	0	0	0	0	0	0
11/5/2025	4:00 PM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	4:15 PM	0	0	2	0	0	0	0	0	0	0	0	0	0
11/5/2025	4:30 PM	0	0	1	0	0	0	0	1	0	0	0	0	0
11/5/2025	4:45 PM	0	0	3	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:00 PM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:00 PM	0	0	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:15 PM	0	0	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	7:00 PM	0	0	0	0	0	1	0	0	0	0	0	0	0
11/5/2025	7:15 PM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	7:45 PM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	8:15 PM	0	0	0	0	0	0	0	0	1	0	0	0	0
11/5/2025	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	9:00 PM	0	0	0	0	0	1	0	0	0	0	0	0	0
11/5/2025	9:15 PM	0	0	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	10:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	10:15 PM	0	0	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	10:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	10:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	11:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	11:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	11:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	11:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0

SB
File Name:
Start Date: 11/5/2025
Start Time: 0
Site Code: 1
Station ID: 1
Location 1: Oak Ridge Commerce Way, south of 6795 Oak Ridge Commerce Way Driveway
Location 2:

Date	Time	1	2	3	4	5	6	7	8	9	10	11	12	13
11/5/2025	12:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	12:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	12:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	12:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	1:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	1:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	1:30 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	1:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	2:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	2:15 AM	0	0	0	0	0	1	0	0	0	0	0	0	0
11/5/2025	2:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	2:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	3:00 AM	0	1	0	0	0	0	0	0	1	0	0	0	0
11/5/2025	3:15 AM	0	0	0	0	0	1	0	0	0	0	0	0	0
11/5/2025	3:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	3:45 AM	0	0	0	0	0	0	1	0	0	0	0	0	0
11/5/2025	4:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	4:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	4:30 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	4:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:00 AM	0	0	0	0	0	1	0	0	0	0	0	0	0
11/5/2025	5:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:45 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:15 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:30 AM	0	1	0	0	0	0	1	0	0	0	0	0	0
11/5/2025	6:45 AM	0	4	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	7:00 AM	0	3	0	0	0	0	2	0	0	0	0	0	0
11/5/2025	7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	7:30 AM	0	0	0	0	0	0	0	0	1	0	0	0	0
11/5/2025	7:45 AM	0	2	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	8:00 AM	0	2	2	0	0	0	0	0	0	0	0	0	0
11/5/2025	8:15 AM	0	2	3	0	0	0	0	0	0	0	0	0	0
11/5/2025	8:30 AM	0	2	3	0	0	0	0	0	0	0	0	0	0
11/5/2025	8:45 AM	0	0	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	9:00 AM	0	3	3	0	2	0	0	0	0	0	0	0	0
11/5/2025	9:15 AM	0	1	1	0	1	0	0	0	0	0	0	0	0
11/5/2025	9:30 AM	0	0	2	0	1	0	0	0	1	0	0	0	0
11/5/2025	9:45 AM	0	0	3	0	0	0	0	0	0	0	0	0	0
11/5/2025	10:00 AM	0	0	2	0	0	1	0	0	1	0	0	0	0
11/5/2025	10:15 AM	0	1	0	0	1	0	0	0	0	0	0	0	0
11/5/2025	10:30 AM	0	4	3	0	0	0	0	1	0	0	0	0	0
11/5/2025	10:45 AM	0	4	2	0	2	0	0	0	0	0	0	0	0
11/5/2025	11:00 AM	0	1	3	0	0	0	0	0	0	0	0	0	0
11/5/2025	11:15 AM	0	1	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	11:30 AM	0	1	5	0	1	0	0	0	0	0	0	0	0
11/5/2025	11:45 AM	0	3	4	0	2	1	0	0	0	0	0	0	0
11/5/2025	12:00 PM	0	5	2	0	0	0	0	0	0	0	0	0	0
11/5/2025	12:15 PM	0	4	4	0	0	0	0	0	0	0	0	0	0
11/5/2025	12:30 PM	0	4	3	0	1	0	0	1	0	0	0	0	0
11/5/2025	12:45 PM	0	2	1	0	0	1	0	0	1	0	0	0	0
11/5/2025	1:00 PM	0	0	0	0	3	0	0	1	0	0	0	0	0
11/5/2025	1:15 PM	0	1	4	0	0	0	0	0	1	0	0	0	0
11/5/2025	1:30 PM	0	2	4	0	0	0	0	0	0	0	0	0	0
11/5/2025	1:45 PM	0	3	2	0	1	0	0	0	2	0	0	0	0
11/5/2025	2:00 PM	0	0	1	0	2	0	0	0	0	0	0	0	0
11/5/2025	2:15 PM	0	4	1	0	0	0	0	0	1	0	0	0	0
11/5/2025	2:30 PM	0	2	1	0	1	0	0	0	0	0	0	0	0
11/5/2025	2:45 PM	0	6	2	0	0	1	0	0	0	0	0	0	0
11/5/2025	3:00 PM	0	9	5	0	0	0	0	0	0	0	0	0	0
11/5/2025	3:15 PM	0	1	3	0	0	0	0	0	0	0	0	0	0
11/5/2025	3:30 PM	0	1	3	0	1	0	0	0	0	0	0	0	0
11/5/2025	3:45 PM	0	3	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	4:00 PM	0	7	5	0	0	0	0	0	0	0	0	0	0
11/5/2025	4:15 PM	0	3	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	4:30 PM	0	5	4	0	0	0	0	1	0	0	0	0	0
11/5/2025	4:45 PM	0	4	9	0	0	0	0	0	1	0	0	0	0
11/5/2025	5:00 PM	0	12	3	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:15 PM	0	1	2	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:30 PM	0	3	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:45 PM	0	1	2	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:00 PM	0	3	2	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	7:30 PM	0	0	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	7:45 PM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	8:00 PM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	8:15 PM	0	0	1	0	0	0	0	0	1	0	0	0	0
11/5/2025	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	9:45 PM	0	0	0	0	0	1	0	0	0	0	0	0	0
11/5/2025	10:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	10:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	10:30 PM	0	0	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	10:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	11:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	11:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	11:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	11:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0

NB
File Name:
Start Date: 11/5/2025
Start Time: 0
Site Code: 1
Station ID: 1
Location 1: Oak Ridge Commerce Way, south of 6795 Oak Ridge Commerce Way Driveway
Location 2:

Date	Time	1	2	3	4	5	6	7	8	9	10	11	12	13
11/5/2025	12:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	12:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	12:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	12:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	1:00 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	1:15 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	1:30 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	1:45 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	2:00 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	2:15 AM	0	2	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	2:30 AM	0	3	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	2:45 AM	0	3	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	3:00 AM	0	2	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	3:15 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	3:30 AM	0	3	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	3:45 AM	0	3	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	4:00 AM	0	3	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	4:15 AM	0	3	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	4:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	4:45 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:00 AM	0	4	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:15 AM	0	9	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:30 AM	0	15	2	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:45 AM	0	19	4	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:00 AM	0	26	8	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:15 AM	0	29	9	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:30 AM	0	32	8	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:45 AM	0	33	6	0	0	1	0	0	0	0	0	0	0
11/5/2025	7:00 AM	0	37	6	0	0	1	0	0	0	0	0	0	0
11/5/2025	7:15 AM	0	34	9	0	0	2	0	0	0	0	0	0	0
11/5/2025	7:30 AM	0	27	12	0	0	2	0	0	0	0	0	0	0
11/5/2025	7:45 AM	0	24	12	0	0	1	0	0	0	0	0	0	0
11/5/2025	8:00 AM	0	10	9	0	0	1	0	0	1	0	0	0	0
11/5/2025	8:15 AM	0	8	10	0	2	0	0	0	1	0	0	0	0
11/5/2025	8:30 AM	0	9	7	0	3	0	0	0	1	0	0	0	0
11/5/2025	8:45 AM	0	7	9	0	4	0	0	0	2	0	0	0	0
11/5/2025	9:00 AM	0	10	8	0	4	1	0	0	1	0	0	0	0
11/5/2025	9:15 AM	0	9	5	0	2	1	0	0	1	0	0	0	0
11/5/2025	9:30 AM	0	8	9	0	3	1	0	0	1	0	0	0	0
11/5/2025	9:45 AM	0	7	7	0	2	1	0	0	0	0	0	0	0
11/5/2025	10:00 AM	0	6	12	0	4	1	0	1	0	0	0	0	0
11/5/2025	10:15 AM	0	7	12	0	5	1	0	1	0	0	0	0	0
11/5/2025	10:30 AM	0	5	11	0	4	1	0	1	0	0	0	0	0
11/5/2025	10:45 AM	0	7	12	0	5	1	0	1	1	0	0	0	0
11/5/2025	11:00 AM	0	8	8	0	3	1	0	0	2	0	0	0	0
11/5/2025	11:15 AM	0	6	9	0	2	1	0	1	2	0	0	0	0
11/5/2025	11:30 AM	0	12	9	0	1	1	0	1	2	0	0	0	0
11/5/2025	11:45 AM	0	14	10	0	1	2	0	1	1	0	0	0	0
11/5/2025	12:00 PM	0	14	12	0	2	1	0	1	1	0	0	0	0
11/5/2025	12:15 PM	0	15	8	0	2	1	0	0	1	0	0	0	0
11/5/2025	12:30 PM	0	12	6	0	2	1	0	1	3	0	0	0	0
11/5/2025	12:45 PM	0	8	7	0	1	0	0	1	4	0	0	0	0
11/5/2025	1:00 PM	0	7	5	0	1	0	0	1	3	0	0	0	0
11/5/2025	1:15 PM	0	6	6	0	3	0	0	2	3	0	0	0	0
11/5/2025	1:30 PM	0	4	5	0	3	0	0	1	1	0	0	0	0
11/5/2025	1:45 PM	0	6	4	0	5	0	0	1	0	0	0	0	0
11/5/2025	2:00 PM	0	6	7	0	5	0	0	1	2	0	0	0	0
11/5/2025	2:15 PM	0	8	8	0	3	0	0	0	2	0	0	0	0
11/5/2025	2:30 PM	0	7	11	0	3	3	0	0	2	0	0	0	0
11/5/2025	2:45 PM	0	5	10	0	2	3	0	0	2	0	0	0	0
11/5/2025	3:00 PM	0	3	8	0	1	3	0	0	0	0	0	0	0
11/5/2025	3:15 PM	0	1	6	0	1	3	0	0	0	0	0	0	0
11/5/2025	3:30 PM	0	1	5	0	1	0	0	0	0	0	0	0	0
11/5/2025	3:45 PM	0	1	5	0	0	0	0	1	0	0	0	0	0
11/5/2025	4:00 PM	0	1	6	0	0	0	0	1	0	0	0	0	0
11/5/2025	4:15 PM	0	1	6	0	0	0	0	1	0	0	0	0	0
11/5/2025	4:30 PM	0	1	4	0	0	0	0	1	0	0	0	0	0
11/5/2025	4:45 PM	0	1	3	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:00 PM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:15 PM	0	0	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:30 PM	0	0	2	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:45 PM	0	0	2	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:00 PM	0	0	2	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:15 PM	0	0	1	0	0	1	0	0	0	0	0	0	0
11/5/2025	6:30 PM	0	1	0	0	0	1	0	0	0	0	0	0	0
11/5/2025	6:45 PM	0	1	0	0	0	1	0	0	0	0	0	0	0
11/5/2025	7:00 PM	0	2	0	0	0	1	0	0	0	0	0	0	0
11/5/2025	7:15 PM	0	2	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	7:30 PM	0	1	0	0	0	0	0	0	1	0	0	0	0
11/5/2025	7:45 PM	0	1	0	0	0	0	0	0	1	0	0	0	0
11/5/2025	8:00 PM	0	0	0	0	0	0	0	0	1	0	0	0	0
11/5/2025	8:15 PM	0	0	0	0	0	1	0	0	1	0	0	0	0
11/5/2025	8:30 PM	0	0	1	0	0	1	0	0	0	0	0	0	0
11/5/2025	8:45 PM	0	0	1	0	0	1	0	0	0	0	0	0	0
11/5/2025	9:00 PM	0	0	1	0	0	1	0	0	0	0	0	0	0
11/5/2025	9:15 PM	0	0	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	9:30 PM	0	0	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	9:45 PM	0	0	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	10:00 PM	0	0	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	10:15 PM	0	0	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	10:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	10:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	11:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	11:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	11:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	11:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0

SB
File Name:
Start Date: 11/5/2025
Start Time: 0
Site Code: 1
Station ID: 1
Location 1: Oak Ridge Commerce Way, south of 6795 Oak Ridge Commerce Way Driveway
Location 2:

Date	Time	1	2	3	4	5	6	7	8	9	10	11	12	13
11/5/2025	12:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	12:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	12:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	12:45 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	1:00 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	1:15 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	1:30 AM	0	1	0	0	0	1	0	0	0	0	0	0	0
11/5/2025	1:45 AM	0	0	0	0	0	1	0	0	0	0	0	0	0
11/5/2025	2:00 AM	0	0	0	0	0	1	0	0	0	0	0	0	0
11/5/2025	2:15 AM	0	1	0	0	0	1	0	0	1	0	0	0	0
11/5/2025	2:30 AM	0	1	0	0	0	1	0	0	1	0	0	0	0
11/5/2025	2:45 AM	0	1	0	0	0	1	0	0	1	0	0	0	0
11/5/2025	3:00 AM	0	1	0	0	0	1	1	0	1	0	0	0	0
11/5/2025	3:15 AM	0	0	0	0	0	1	1	0	0	0	0	0	0
11/5/2025	3:30 AM	0	0	0	0	0	0	1	0	0	0	0	0	0
11/5/2025	3:45 AM	0	1	0	0	0	0	1	0	0	0	0	0	0
11/5/2025	4:00 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	4:15 AM	0	1	0	0	0	1	0	0	0	0	0	0	0
11/5/2025	4:30 AM	0	1	0	0	0	1	0	0	0	0	0	0	0
11/5/2025	4:45 AM	0	0	0	0	0	1	0	0	0	0	0	0	0
11/5/2025	5:00 AM	0	1	0	0	0	1	0	0	0	0	0	0	0
11/5/2025	5:15 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:30 AM	0	2	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:45 AM	0	3	0	0	0	0	1	0	0	0	0	0	0
11/5/2025	6:00 AM	0	6	1	0	0	0	1	0	0	0	0	0	0
11/5/2025	6:15 AM	0	9	1	0	0	0	3	0	0	0	0	0	0
11/5/2025	6:30 AM	0	8	1	0	0	0	3	0	0	0	0	0	0
11/5/2025	6:45 AM	0	7	1	0	0	0	2	0	1	0	0	0	0
11/5/2025	7:00 AM	0	5	0	0	0	0	2	0	1	0	0	0	0
11/5/2025	7:15 AM	0	4	2	0	0	0	0	0	1	0	0	0	0
11/5/2025	7:30 AM	0	6	5	0	0	0	0	0	1	0	0	0	0
11/5/2025	7:45 AM	0	8	8	0	0	0	0	0	0	0	0	0	0
11/5/2025	8:00 AM	0	6	9	0	0	0	0	0	0	0	0	0	0
11/5/2025	8:15 AM	0	7	10	0	2	0	0	0	0	0	0	0	0
11/5/2025	8:30 AM	0	6	8	0	3	0	0	0	0	0	0	0	0
11/5/2025	8:45 AM	0	4	7	0	4	0	0	0	1	0	0	0	0
11/5/2025	9:00 AM	0	4	9	0	4	0	0	0	1	0	0	0	0
11/5/2025	9:15 AM	0	1	8	0	2	1	0	0	2	0	0	0	0
11/5/2025	9:30 AM	0	1	7	0	2	1	0	0	2	0	0	0	0
11/5/2025	9:45 AM	0	5	8	0	1	1	0	1	1	0	0	0	0
11/5/2025	10:00 AM	0	9	7	0	3	1	0	1	1	0	0	0	0
11/5/2025	10:15 AM	0	10	8	0	3	0	0	1	0	0	0	0	0
11/5/2025	10:30 AM	0	10	9	0	2	0	0	1	0	0	0	0	0
11/5/2025	10:45 AM	0	7	11	0	3	0	0	0	0	0	0	0	0
11/5/2025	11:00 AM	0	6	13	0	3	1	0	0	0	0	0	0	0
11/5/2025	11:15 AM	0	10	12	0	3	1	0	0	0	0	0	0	0
11/5/2025	11:30 AM	0	13	15	0	3	1	0	0	0	0	0	0	0
11/5/2025	11:45 AM	0	16	13	0	3	1	0	1	0	0	0	0	0
11/5/2025	12:00 PM	0	15	10	0	1	1	0	1	1	0	0	0	0
11/5/2025	12:15 PM	0	10	8	0	4	1	0	2	1	0	0	0	0
11/5/2025	12:30 PM	0	7	8	0	4	1	0	2	2	0	0	0	0
11/5/2025	12:45 PM	0	5	9	0	3	1	0	1	2	0	0	0	0
11/5/2025	1:00 PM	0	6	10	0	4	0	0	1	3	0	0	0	0
11/5/2025	1:15 PM	0	6	11	0	3	0	0	0	3	0	0	0	0
11/5/2025	1:30 PM	0	9	8	0	3	0	0	0	3	0	0	0	0
11/5/2025	1:45 PM	0	9	5	0	4	0	0	0	3	0	0	0	0
11/5/2025	2:00 PM	0	12	5	0	3	1	0	0	1	0	0	0	0
11/5/2025	2:15 PM	0	21	9	0	1	1	0	0	1	0	0	0	0
11/5/2025	2:30 PM	0	18	11	0	1	1	0	0	0	0	0	0	0
11/5/2025	2:45 PM	0	17	13	0	1	1	0	0	0	0	0	0	0
11/5/2025	3:00 PM	0	14	12	0	1	0	0	0	0	0	0	0	0
11/5/2025	3:15 PM	0	12	12	0	1	0	0	0	0	0	0	0	0
11/5/2025	3:30 PM	0	14	10	0	1	0	0	0	0	0	0	0	0
11/5/2025	3:45 PM	0	18	11	0	0	0	0	1	0	0	0	0	0
11/5/2025	4:00 PM	0	19	19	0	0	0	0	1	1	0	0	0	0
11/5/2025	4:15 PM	0	24	17	0	0	0	0	1	1	0	0	0	0
11/5/2025	4:30 PM	0	22	18	0	0	0	0	1	1	0	0	0	0
11/5/2025	4:45 PM	0	20	14	0	0	0	0	0	1	0	0	0	0
11/5/2025	5:00 PM	0	17	7	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:15 PM	0	8	6	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:30 PM	0	7	4	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:45 PM	0	4	4	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:00 PM	0	3	2	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:45 PM	0	0	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	7:00 PM	0	1	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	7:15 PM	0	2	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	7:30 PM	0	2	2	0	0	0	0	0	1	0	0	0	0
11/5/2025	7:45 PM	0	2	1	0	0	0	0	0	1	0	0	0	0
11/5/2025	8:00 PM	0	1	1	0	0	0	0	0	1	0	0	0	0
11/5/2025	8:15 PM	0	0	1	0	0	0	0	0	1	0	0	0	0
11/5/2025	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	9:00 PM	0	0	0	0	0	1	0	0	0	0	0	0	0
11/5/2025	9:15 PM	0	0	0	0	0	1	0	0	0	0	0	0	0
11/5/2025	9:30 PM	0	0	0	0	0	1	0	0	0	0	0	0	0
11/5/2025	9:45 PM	0	0	1	0	0	1	0	0	0	0	0	0	0
11/5/2025	10:00 PM	0	0	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	10:15 PM	0	0	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	10:30 PM	0	0	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	10:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	11:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	11:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	11:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	11:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0

HISTORICAL TRAFFIC COUNTS
Cobb County, Georgia

Location	Counter ID								Forecast		Compounded Growth Rate	
		2019	2020	2021	2022	2023	2024	2025	2025	2027	2025 - 2027	Percent
Blair Bridge Rd	067-0784	11314			9154			10202	9,667	9,297	-1.93%	31.80%
Flamingo Drive	067-3021					16040		17990	17,990	19,940	5.28%	68.20%
									27,657	**29,237**	**2.8%**	**100.00%**

APPENDIX C:

SYNCHRO REPORTS

Intersection	
Int Delay, s/veh	2.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	100	457	314	44	34	40
Future Vol, veh/h	100	457	314	44	34	40
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Yield	-	None
Storage Length	230	-	-	175	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	89	89	97	97	62	62
Heavy Vehicles, %	1	4	3	2	3	3
Mvmt Flow	112	513	324	45	55	65

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	324	0	-	0	1062	324
Stage 1	-	-	-	-	324	-
Stage 2	-	-	-	-	738	-
Critical Hdwy	4.11	-	-	-	6.43	6.23
Critical Hdwy Stg 1	-	-	-	-	5.43	-
Critical Hdwy Stg 2	-	-	-	-	5.43	-
Follow-up Hdwy	2.209	-	-	-	3.527	3.327
Pot Cap-1 Maneuver	1242	-	-	-	246	715
Stage 1	-	-	-	-	731	-
Stage 2	-	-	-	-	471	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	1242	-	-	-	224	715
Mov Cap-2 Maneuver	-	-	-	-	349	-
Stage 1	-	-	-	-	665	-
Stage 2	-	-	-	-	471	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	1.47	0	14.9
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1242	-	-	-	482
HCM Lane V/C Ratio	0.09	-	-	-	0.247
HCM Ctrl Dly (s/v)	8.2	-	-	-	14.9
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0.3	-	-	-	1

Intersection	
Int Delay, s/veh	0.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	1	0	30	4	0	15
Future Vol, veh/h	1	0	30	4	0	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	25	25	53	53	75	75
Heavy Vehicles, %	0	0	0	25	0	0
Mvmt Flow	4	0	57	8	0	20

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	80	60	0	0	64	0
Stage 1	60	-	-	-	-	-
Stage 2	20	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	927	1011	-	-	1551	-
Stage 1	967	-	-	-	-	-
Stage 2	1008	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	927	1011	-	-	1551	-
Mov Cap-2 Maneuver	927	-	-	-	-	-
Stage 1	967	-	-	-	-	-
Stage 2	1008	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	8.9	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	927	1551	-
HCM Lane V/C Ratio	-	-	0.004	-	-
HCM Ctrl Dly (s/v)	-	-	8.9	0	-
HCM Lane LOS	-	-	A	A	-
HCM 95th %tile Q(veh)	-	-	0	0	-

Intersection	
Int Delay, s/veh	2.8

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	23	353	356	21	46	51
Future Vol, veh/h	23	353	356	21	46	51
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Yield	-	None
Storage Length	230	-	-	175	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	96	96	94	94	55	55
Heavy Vehicles, %	0	2	1	5	2	4
Mvmt Flow	24	368	379	22	84	93

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	379	0	-	0	794	379
Stage 1	-	-	-	-	379	-
Stage 2	-	-	-	-	416	-
Critical Hdwy	4.1	-	-	-	6.42	6.24
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.2	-	-	-	3.518	3.336
Pot Cap-1 Maneuver	1191	-	-	-	357	664
Stage 1	-	-	-	-	692	-
Stage 2	-	-	-	-	666	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1191	-	-	-	350	664
Mov Cap-2 Maneuver	-	-	-	-	466	-
Stage 1	-	-	-	-	678	-
Stage 2	-	-	-	-	666	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.49	0	14.54
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1191	-	-	-	553
HCM Lane V/C Ratio	0.02	-	-	-	0.319
HCM Ctrl Dly (s/v)	8.1	-	-	-	14.5
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	1.4

Intersection	
Int Delay, s/veh	1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	3	0	9	0	1	41
Future Vol, veh/h	3	0	9	0	1	41
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	38	38	75	75	66	66
Heavy Vehicles, %	0	0	11	0	0	5
Mvmt Flow	8	0	12	0	2	62

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	77	12	0	0	12	0
Stage 1	12	-	-	-	-	-
Stage 2	65	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	931	1074	-	-	1620	-
Stage 1	1016	-	-	-	-	-
Stage 2	963	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	930	1074	-	-	1620	-
Mov Cap-2 Maneuver	930	-	-	-	-	-
Stage 1	1016	-	-	-	-	-
Stage 2	962	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	8.9	0	0.17
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	930	43	-
HCM Lane V/C Ratio	-	-	0.008	0.001	-
HCM Ctrl Dly (s/v)	-	-	8.9	7.2	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-

Intersection	
Int Delay, s/veh	2.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	106	483	332	47	36	42
Future Vol, veh/h	106	483	332	47	36	42
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Yield	-	None
Storage Length	230	-	-	175	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	89	89	97	97	62	62
Heavy Vehicles, %	1	4	3	2	3	3
Mvmt Flow	119	543	342	48	58	68

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	342	0	-	0	1123	342
Stage 1	-	-	-	-	342	-
Stage 2	-	-	-	-	781	-
Critical Hdwy	4.11	-	-	-	6.43	6.23
Critical Hdwy Stg 1	-	-	-	-	5.43	-
Critical Hdwy Stg 2	-	-	-	-	5.43	-
Follow-up Hdwy	2.209	-	-	-	3.527	3.327
Pot Cap-1 Maneuver	1222	-	-	-	226	698
Stage 1	-	-	-	-	717	-
Stage 2	-	-	-	-	450	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	1222	-	-	-	204	698
Mov Cap-2 Maneuver	-	-	-	-	331	-
Stage 1	-	-	-	-	647	-
Stage 2	-	-	-	-	450	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	1.49	0	15.7
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1222	-	-	-	461
HCM Lane V/C Ratio	0.097	-	-	-	0.273
HCM Ctrl Dly (s/v)	8.3	-	-	-	15.7
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0.3	-	-	-	1.1

Intersection	
Int Delay, s/veh	0.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	1	0	32	4	0	16
Future Vol, veh/h	1	0	32	4	0	16
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	25	25	53	53	75	75
Heavy Vehicles, %	0	0	0	25	0	0
Mvmt Flow	4	0	60	8	0	21

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	85	64	0	0	68	0
Stage 1	64	-	-	-	-	-
Stage 2	21	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	921	1006	-	-	1546	-
Stage 1	964	-	-	-	-	-
Stage 2	1007	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	921	1006	-	-	1546	-
Mov Cap-2 Maneuver	921	-	-	-	-	-
Stage 1	964	-	-	-	-	-
Stage 2	1007	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	8.93	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	921	1546	-
HCM Lane V/C Ratio	-	-	0.004	-	-
HCM Ctrl Dly (s/v)	-	-	8.9	0	-
HCM Lane LOS	-	-	A	A	-
HCM 95th %tile Q(veh)	-	-	0	0	-

Intersection	
Int Delay, s/veh	3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	24	373	376	22	49	54
Future Vol, veh/h	24	373	376	22	49	54
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Yield	-	None
Storage Length	230	-	-	175	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	96	96	94	94	55	55
Heavy Vehicles, %	0	2	1	5	2	4
Mvmt Flow	25	389	400	23	89	98

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	400	0	-	0	839	400
Stage 1	-	-	-	-	400	-
Stage 2	-	-	-	-	439	-
Critical Hdwy	4.1	-	-	-	6.42	6.24
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.2	-	-	-	3.518	3.336
Pot Cap-1 Maneuver	1170	-	-	-	336	646
Stage 1	-	-	-	-	677	-
Stage 2	-	-	-	-	650	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	1170	-	-	-	329	646
Mov Cap-2 Maneuver	-	-	-	-	450	-
Stage 1	-	-	-	-	663	-
Stage 2	-	-	-	-	650	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.49	0	15.32
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1170	-	-	-	535
HCM Lane V/C Ratio	0.021	-	-	-	0.35
HCM Ctrl Dly (s/v)	8.1	-	-	-	15.3
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0.1	-	-	-	1.6

Intersection	
Int Delay, s/veh	0.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	3	0	10	0	1	43
Future Vol, veh/h	3	0	10	0	1	43
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	38	38	75	75	66	66
Heavy Vehicles, %	0	0	11	0	0	5
Mvmt Flow	8	0	13	0	2	65

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	82	13	0	0	13	0
Stage 1	13	-	-	-	-	-
Stage 2	68	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	926	1073	-	-	1618	-
Stage 1	1015	-	-	-	-	-
Stage 2	960	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	925	1073	-	-	1618	-
Mov Cap-2 Maneuver	925	-	-	-	-	-
Stage 1	1015	-	-	-	-	-
Stage 2	959	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	8.93	0	0.16
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	925	41	-
HCM Lane V/C Ratio	-	-	0.009	0.001	-
HCM Ctrl Dly (s/v)	-	-	8.9	7.2	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-

Intersection	
Int Delay, s/veh	2.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	128	483	332	58	38	50
Future Vol, veh/h	128	483	332	58	38	50
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Yield	-	None
Storage Length	230	-	-	175	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	89	89	97	97	62	62
Heavy Vehicles, %	3	4	3	2	3	9
Mvmt Flow	144	543	342	60	61	81

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	342	0	-	0	1173	342
Stage 1	-	-	-	-	342	-
Stage 2	-	-	-	-	830	-
Critical Hdwy	4.13	-	-	-	6.43	6.29
Critical Hdwy Stg 1	-	-	-	-	5.43	-
Critical Hdwy Stg 2	-	-	-	-	5.43	-
Follow-up Hdwy	2.227	-	-	-	3.527	3.381
Pot Cap-1 Maneuver	1211	-	-	-	211	685
Stage 1	-	-	-	-	717	-
Stage 2	-	-	-	-	426	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1211	-	-	-	186	685
Mov Cap-2 Maneuver	-	-	-	-	312	-
Stage 1	-	-	-	-	632	-
Stage 2	-	-	-	-	426	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	1.75	0	16.57
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1211	-	-	-	452
HCM Lane V/C Ratio	0.119	-	-	-	0.314
HCM Ctrl Dly (s/v)	8.4	-	-	-	16.6
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0.4	-	-	-	1.3

Intersection	
Int Delay, s/veh	3.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	0	10	1	0	0	33	32	4	0	16	0
Future Vol, veh/h	0	0	10	1	0	0	33	32	4	0	16	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	75	75	75	25	25	25	53	53	53	75	75	75
Heavy Vehicles, %	0	0	30	0	0	0	9	0	25	0	0	0
Mvmt Flow	0	0	13	4	0	0	62	60	8	0	21	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	206	214	21	210	210	64	21	0	0	68	0	0
Stage 1	21	21	-	189	189	-	-	-	-	-	-	-
Stage 2	185	192	-	21	21	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.5	7.1	6.5	6.2	4.19	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.57	3.5	4	3.3	2.281	-	-	2.2	-	-
Pot Cap-1 Maneuver	756	687	981	752	691	1006	1550	-	-	1546	-	-
Stage 1	1002	882	-	818	748	-	-	-	-	-	-	-
Stage 2	822	745	-	1002	882	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	724	659	981	710	662	1006	1550	-	-	1546	-	-
Mov Cap-2 Maneuver	724	659	-	710	662	-	-	-	-	-	-	-
Stage 1	1002	882	-	784	717	-	-	-	-	-	-	-
Stage 2	787	714	-	989	882	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	8.72	10.1	3.55	0
HCM LOS	A	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	842	-	-	981	710	1546	-	-
HCM Lane V/C Ratio	0.04	-	-	0.014	0.006	-	-	-
HCM Ctrl Dly (s/v)	7.4	0	-	8.7	10.1	0	-	-
HCM Lane LOS	A	A	-	A	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0	0	0	-	-

Intersection	
Int Delay, s/veh	4.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	35	373	376	26	61	80
Future Vol, veh/h	35	373	376	26	61	80
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Yield	-	None
Storage Length	230	-	-	175	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	96	96	94	94	55	55
Heavy Vehicles, %	9	2	1	4	2	6
Mvmt Flow	36	389	400	28	111	145

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	400	0	-	0	861	400
Stage 1	-	-	-	-	400	-
Stage 2	-	-	-	-	461	-
Critical Hdwy	4.19	-	-	-	6.42	6.26
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.281	-	-	-	3.518	3.354
Pot Cap-1 Maneuver	1122	-	-	-	326	641
Stage 1	-	-	-	-	677	-
Stage 2	-	-	-	-	635	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	1122	-	-	-	315	641
Mov Cap-2 Maneuver	-	-	-	-	438	-
Stage 1	-	-	-	-	655	-
Stage 2	-	-	-	-	635	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.71	0	17.81
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1122	-	-	-	534
HCM Lane V/C Ratio	0.033	-	-	-	0.48
HCM Ctrl Dly (s/v)	8.3	-	-	-	17.8
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0.1	-	-	-	2.6

Intersection	
Int Delay, s/veh	4.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	0	38	3	0	0	15	10	0	1	43	0
Future Vol, veh/h	0	0	38	3	0	0	15	10	0	1	43	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	75	75	75	38	38	38	75	75	75	66	66	66
Heavy Vehicles, %	0	0	8	0	0	0	20	11	0	0	5	0
Mvmt Flow	0	0	51	8	0	0	20	13	0	2	65	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	122	122	65	122	122	13	65	0	0	13	0	0
Stage 1	68	68	-	53	53	-	-	-	-	-	-	-
Stage 2	53	53	-	68	68	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.28	7.1	6.5	6.2	4.3	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.372	3.5	4	3.3	2.38	-	-	2.2	-	-
Pot Cap-1 Maneuver	858	773	982	858	773	1073	1430	-	-	1618	-	-
Stage 1	947	842	-	964	854	-	-	-	-	-	-	-
Stage 2	964	854	-	947	842	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	845	761	982	802	761	1073	1430	-	-	1618	-	-
Mov Cap-2 Maneuver	845	761	-	802	761	-	-	-	-	-	-	-
Stage 1	946	841	-	951	842	-	-	-	-	-	-	-
Stage 2	951	842	-	897	841	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	8.86	9.54	4.53	0.16
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1080	-	-	982	802	41	-	-
HCM Lane V/C Ratio	0.014	-	-	0.052	0.01	0.001	-	-
HCM Ctrl Dly (s/v)	7.6	0	-	8.9	9.5	7.2	0	-
HCM Lane LOS	A	A	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0	0	-	-

APPENDIX D:

TURN LANE EVALUATIONS

ID	Intersection	Movement/ Turn Lane	Turn Volume	GDOT Volume Criteria	GDOT Criteria met?	Personal Vehicle Dist.	Truck Distribution	Volume	Threshold
2	Oak Ridge Commerce Way & Site Driveway	NBL	185 LT/Day	300 LT/Day	NO	100%	100%	185	300
		SBR	0 RT/Day	200 RT/Day	NO	0%	0%	0	200

		TOTAL	IN	OUT
Personal Vehicles	**Daily**	**240**	**120**	**120**
	AM Peak Hour	37	30	7
	PM Peak Hour	47	12	35
Trucks	**Daily**	**130**	**65**	**65**
	AM Peak Hour	6	3	3
	PM Peak Hour	6	3	3

4.9.1.1 Minimum Requirements for Right Turn Deceleration Lanes

Right turn deceleration lanes must be constructed at no cost to the Department if the daily site generated Right Turn Volumes (RTV) based on ITE Trip Generation (assuming a reasonable distribution of entry volumes) meet or exceed the values shown in Table 4-6. Passing lane sections fall under the criteria for two or more lanes.

Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	AADT		AADT	
	< 6000	>=6000	<10000	>=10000
35 MPH or Less	200 RTV a day	100 RTV a day	200 RTV a day	100 RTV a day
40 to 50 MPH	150 RTV a day	75 RTV a day	150 RTV a day	75 RTV a day
55 to 60 MPH	100 RTV a day	50 RTV a day	100 RTV a day	50 RTV a day
>= 65 MPH	Always	Always	Always	Always

Table 4-6 Minimum Volumes Requiring Right Turn Lanes

Condition 1

LEFT TURN REQUIREMENTS-FULL CONSTRUCTION				
Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	ADT		ADT	
	<6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	300 LTV a day	200 LTV a day	400 LTV a day	300 LTV a day
40 to 50 MPH	250 LTV a day	175 LTV a day	325 LTV a day	250 LTV a day
>= 55 MPH	200 LTV a day	150 LTV a day	250 LTV a day	200 LTV a day

City of Mableton
Community Development | Planning and Zoning Division
6116 Mableton Parkway, Suite 144
Mableton, GA 30126
(470) 417-4220
www.mableton.gov

PLANNING COMMISSION STAFF REPORT

GENERAL INFORMATION

CASE NUMBER: Z-2025-011
APPLICANT: Alliance Industrial Partners, LLC c/o Henry Bailey Esq.
REQUEST: Rezoning from MHP (Mobile Home Park) to LI (Light Industrial) for the development of a 300,000 distribution/warehouse.
PROPERTY LOCATION: 0 Oak Ridge Commerce Way, Mableton, Georgia 30126
PARCEL ID: 108042100010 and 1804200090
ACREAGE: 21.55
P.C. HEARING DATE: February 5, 2026 / MCC February 25, 2026
DISTRICT: 1 Councilman Davis

ZONING MAP



Brown = Mobile Home Park (MPH) / Purple = Light Industrial (LI) / Gold = Single Family Residential (RA-6)
Star = Location of Subject Property

FLU MAP



Light Grey = Industrial Compatible (IC) / Brown = Mobile Home Park (MHP)

Star = Location of Subject Property

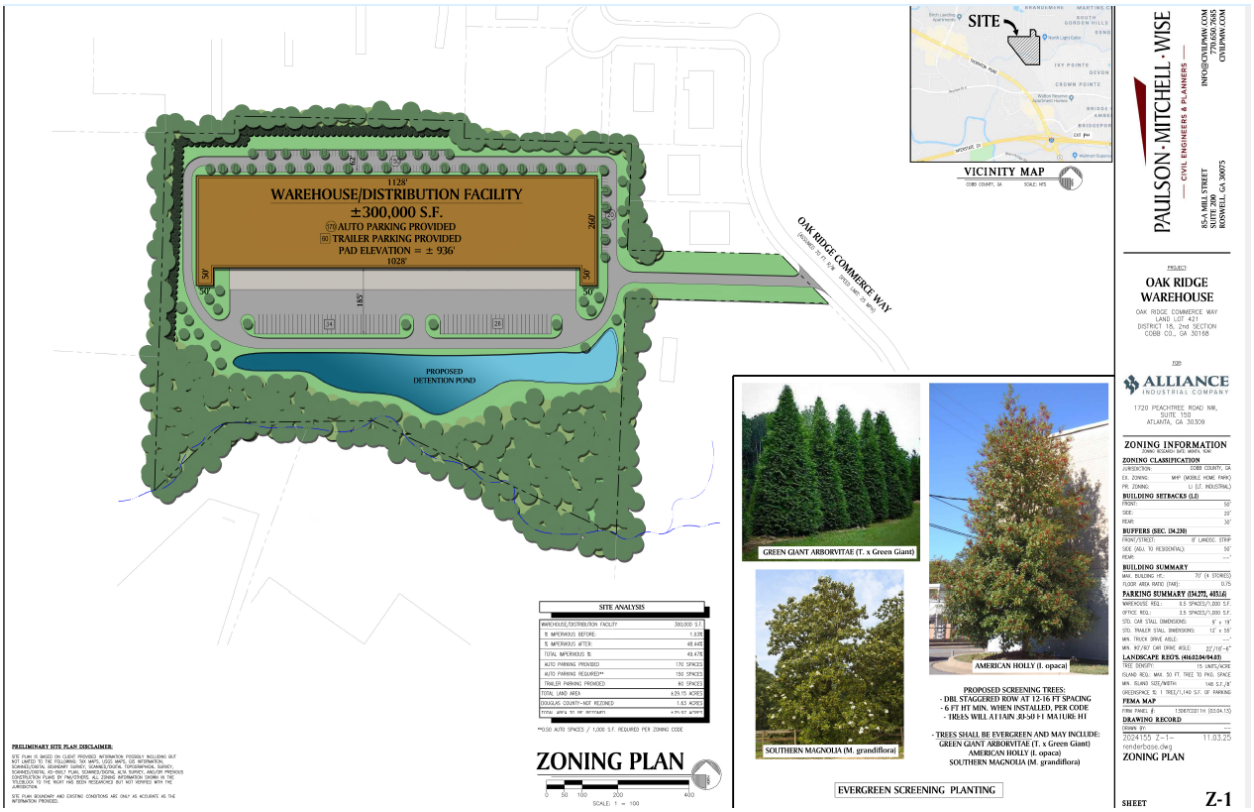
AERIAL MAP



Star = Location of Subject Property

I. Purpose of Request

PROPOSED CONCEPT/SITE PLAN



Request Zoning District for the property

The applicant is seeking to rezone 21.55 acres of property located along Oak Ridge Commerce Way from Mobile Home Park to Light Industrial. The applicant intends to develop aa pproximately 300,000 square foot warehouse/distribution facility. Main ingress/egress will be along Oak Ridge Commerce Way. Approximately 170 parking spaces will be on site, along with a 50-foot landscape buffer along the northern property line to lessen the potential impact on the existing mobile home park.

Purpose and intent of the LI district is established to provide locations for light industrial uses such as low intensity automobile repair and service, animal care facilities, commercial greenhouses, livestock, poultry, business distribution centers, warehousing and storage, and transportation terminals, which are on properties delineated within or on the perimeter of an industrial compatible and industrial category as defined and shown on the Cobb County Comprehensive Plan. When located on the perimeter of an industrial node, the LI district should

provide for uses that are low in intensity and scale such as to ensure compatibility with surrounding properties

The Future Land Use Character Area for this property is Industrial Compatible. Industrial Compatible provides for areas that can support light industrial, office/warehouse and distribution uses. Typical land uses for these areas include professional business parks and distribution centers

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II. Property Description & Surrounding Land Use

The property in question is currently undeveloped and encompasses a diverse mix of hardwood and evergreen trees. It is characterized by varied topographical features, including multiple elevations and hills. Gordon Creek traverses the southern portion of the property, running from west to east. Furthermore, there are approximately 4.00 acres designated as floodplain located in the southeastern section of the parcel. The property has approximately 200 feet of frontage along Commerce Ridge Way.

The surrounding uses and zoning classifications are a mobile home park and light industrial zoning. To the south, east and north east of the subject property are industrial-zoned properties with industrial uses. To the north of the subject property is a mobile home park development with MHP zoning classification and to the west is an undeveloped lot in Douglas County.

ADJACENT ZONING AND CURRENT LAND USE			
Direction	**Address**	**Current Zoning**	**Existing Land Use**
North	1915 Cardell Rd	MHP (Mobile Home Park) District	MHP (Mobile Home Park)
South	Thornton Rd/Douglas Co	LI (Light Industrial) District	IC (Industrial Compatible)
West	1977 Thornton Rd	PUD (Planned Unit Development)	Douglas County Commercial
East	6774/6758/6794 Oak Ridge Commerce Way	LI (Light Industrial) District	IC (Industrial Compatible)

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

- **Proposed # Building**: One (1)
- **Proposed Stories:** One (1)
- **Total Square footage of development:** 300,000
- **Floor area ratio:** 0.75 for office use.
- **Required parking spaces** – 1 space per 2,000 square feet (net) of storage space with a minimum of 5 spaces.
- **Acres in floodplain or wetlands** : 4 acres
- **Impervious surface shown:** 50% (70%-CAC and NAC)

Zoning Development Standard			
Standard	Required	Proposed	Meets Standard
Minimum Lot Size	40,000 square feet	958,320 square feet	Yes
Minimum Lot Width	50’	133’	Yes
*Setbacks Fronts Rear Side	 50 ft 30 ft 20 ft	 50 ft 30 ft 20 ft	 Yes Yes Yes
Units Per Acre	n/a	n/a	Yes
Min and Max Acreage	n/a	n/a	Yes
Impervious Amt	70 % - CAC and NAC	50 %	Yes
FAR	0.75 (for office use)		Yes
Buffers	50 ft	50 ft	Yes
Parking Space	1 space per 2,000 Square feet = 150	170 spaces	Yes

III. Analysis

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

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

   The proposed rezoning is consistent with the adopted Future Land Use Map designation of Industrial Compatible. The intent of the Industrial Compatible character area is to accommodate light industrial, office/warehouse, and distribution uses. The requested Light Industrial zoning district directly supports this intent and is therefore in conformity with the community's long-range land use policies.

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

   The proposed Light Industrial zoning will permit a use that is suitable in view of the surrounding land uses and zoning patterns. Properties in the surrounding area are primarily zoned and developed for industrial uses, and the proposed warehouse/distribution facility is consistent with this established development pattern. While a mobile home park is located to the north, the Light Industrial zoning district includes development standards that can address compatibility between industrial and residential uses.

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.**

   Existing development trends in the area indicate a transition toward industrial and employment-based uses. The subject property's location within an Industrial Compatible character area and its proximity to other industrial development support the requested rezoning. These conditions suggest that the current Mobile Home Park District zoning is no longer the most appropriate classification for the property.

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 proposed rezoning and anticipated warehouse/distribution use are not expected to create an excessive or burdensome demand on existing streets, transportation facilities, utilities, or schools. Industrial uses typically generate limited school impacts, and the

site's location within an industrial area is appropriate for accommodating truck traffic and utility demands associated with warehouse and distribution operations.

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

   The rezoning is not anticipated to adversely affect the existing use or usability of adjacent or nearby properties. The proposed development is consistent with surrounding industrial uses, and potential impacts to the nearby mobile home park can be mitigated through site design, buffering, and compliance with applicable zoning and development regulations.

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

   While the property may have reasonable economic use under the current Mobile Home Park District zoning, the requested Light Industrial zoning allows for a more viable and appropriate economic use given surrounding development patterns and the Future Land Use designation. The proposed rezoning enables productive use of the property in a manner consistent with market demand and long-term planning objectives.

IV. Department Comments

Cobb County Water/Sewer

Water comments:

At development: ☒ YES ☐ NO

Fire flow test required: ☒ YES ☐ NO

Size and location of existing water main(s): 8" on Oak Ridge

Commerce Way 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 = 7,500

Peak flow = 18,750

Treatment plant: South Cobb WRF

Plant capacity: ☒ Yes ☐ NO

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

Off-site easement required: YES* ☐ NO

Line capacity study required: YES ☒ NO

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

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

Cobb County Stormwater

Comments have not been provided at the time of writing

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

Approval will be based on Professional Engineer-stamped plans that signify overall plan conformance to all Georgia State and Cobb County Codes. Design Professional and Developer maintain the sole responsibility for the design and for correcting all errors, omissions, problems, and code violations (if any) exposed during construction AFTER authorization by Cobb County.

IFC 510- EMERGENCY RESPONDER RADIO COVERAGE:
New buildings are required to provide radio coverage for emergency responders per the International Fire Code. Testing is required by a third party and when deemed necessary amplification systems are required before the building will be issued a certificate of occupancy. This serves as an early notification to owners and developers for budgeting

purposes.

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

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

Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupied floor level.

- Aerial fire apparatus access roads shall have a minimum width of 26 feet
- Aerial fire apparatus access roads shall be at least 15 feet but no more than 30 ft from the structure
- Aerial fire apparatus access roads shall be positioned parallel to one entire side of the building.
- No overhead utility and power lines shall be located within the aerial fire apparatus access. (IFC Appendix D105)

COMMERCIAL AND INDUSTRIAL DEVELOPMENTS
Buildings exceeding three stories or 30 ft in height. A minimum of two remote means of fire department access roads must be provided

Buildings exceeding 62,000 square feet in area. A minimum of two remote means of fire department access roads must be provided

Exception: Buildings not exceeding 124,000 sq ft and protected with an approved automatic sprinkler system a single fire department access road is permitted

Remoteness. Where two fire department access road are required, they must be placed a distance apart equal to not less than one half the length of the maximum overall diagonal dimension of the lot or area to be served

CERTIFICATE OF OCCUPANCY:
Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate

of Occupancy process.

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

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

FIRE PROTECTION:
Automatic sprinkler protection must be provided where mandated by the applicable codes.

Auto parts buildings may be required to be protected with a fire sprinkler system. Final determination to be made at building plan review. Be prepared to provide water supply.

Cobb County DOT

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Recommended Min. R.O.W. requirements
Oak Ridge Commerce Way	Local	25	CDOT	50’

ITE Land Use	Description	Expected Size (KSF)	AM			PM			Weekday Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
150	Warehousing	300	39	12	**51**	15	39	**54**	**513**

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

Comments and observations

Oak Ridge Commerce Way is classified as a local roadway and according to the available information the existing right-of-way does meet the recommended requirements for this classification.

In accordance with Cobb County Code 134-121 and based on site plan dated November 6, 2025, this development does not require a traffic study submittal. The traffic study provided by the

applicant (dated November 19, 2025) shows acceptable levels of service (LOS) in the Build condition.

A 2020 supplemental operational analysis memorandum concerning this site did identify safety and operational concerns unrelated to the intersection LOS. These concerns related to the on-street parking for the adjacent daycare (AM peak) and extended queues from the adjacent Thorton Road at Oak Ridge Road signalized intersection (PM peak). The analysis memorandum (dated March 2, 2020) is part of the public record for Cobb County zoning case Z-20-2020.

Recommendations

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

1. Recommend replacing any disturbed curb and gutter along the Oak Ridge Commerce Way frontage to meet Cobb DOT standards. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections) and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

2. Recommend applicant verify that minimum intersection sight distance is available for the Oak Ridge Commerce 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.

3. Recommend driveway on Oak Ridge Commerce Way be installed 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. Site plan dated November 6, 2025, does not comply with radii or angle of intersection requirements, final design to be reviewed and finalized during plan review.

4. All signage and landscaping should be installed off county right-of-way and where it will not impede the line of sight for the driveways or roadways.

5. Recommend the north leg of Oak Ridge Commerce Way at Oak Ridge Road be restriped with lane markings to delineate traffic inbound and outbound.

6. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

V. Staff Recommendation

The planning and zoning staff recommends ***Approval*** of REZ2025-011 with the following stipulations;

1. **Site Plan Compliance**
   Development of the property shall be in substantial conformance with an approved site plan reviewed (12/5/2025) including building placement, access points, circulation, and loading areas.
2. **Buffering and Screening Adjacent to Residential Uses**
   A landscaped buffer and/or screening shall be provided along the northern property boundary adjacent to the mobile home park. Buffer design shall meet or exceed the requirements of the zoning ordinance and may include a combination of enhanced landscaping, fencing, berming, or masonry walls to minimize visual, noise, and lighting impacts.
3. **Building Orientation and Loading Areas**
   Loading docks, service areas, and outdoor storage (if permitted) shall be oriented away from adjacent residential properties to the greatest extent practicable and screened from public view and neighboring residential uses.
4. **Traffic and Access Management**
   Vehicular access points, including truck ingress and egress, shall be designed to minimize traffic conflicts and neighborhood impacts. A traffic impact analysis may be required at the time of permitting to determine necessary roadway improvements, turn lanes, or access modifications.
5. **Truck Routing and Operations**
   Truck traffic shall be directed to utilize designated arterial or collector roadways. Wayfinding signage and operational plans may be required to discourage truck traffic through adjacent residential areas.
6. **Lighting Standards**
   All exterior lighting shall be designed and installed to prevent light spillover onto adjacent properties, particularly residential uses. Full cutoff fixtures shall be required, and lighting levels shall comply with zoning ordinance standards.
7. **Noise Mitigation**
   The development shall comply with all applicable noise regulations. Where necessary, noise mitigation measures such as building placement, sound walls, or restricted hours of operation for loading and unloading may be required to protect adjacent residential properties.
8. **Stormwater Management**
   Stormwater facilities shall be designed to meet or exceed all City of Mableton and Cobb County, state, and federal stormwater regulations. Detention and drainage systems shall be designed to prevent adverse impacts to adjacent properties.
9. **Utility Coordination**
   The developer shall coordinate with applicable utility providers to ensure adequate capacity for water, sewer, and other services, and shall be responsible for any required upgrades or extensions.

10. **Pedestrian and Employee Safety**
    Internal circulation, including pedestrian pathways and parking lot design, shall be reviewed to ensure safe separation of vehicular, truck, and pedestrian movements.
11. **Environmental Compliance**
    All applicable environmental regulations, including erosion control, air quality, and any required state or federal permits, shall be met prior to and during construction.
12. **Hours of Construction**
    Construction activities shall be limited to hours permitted by local ordinance to minimize impacts to surrounding properties.
13. **Future Subdivision or Expansion**
    Any future subdivision of the property or expansion of building area beyond the approved site plan shall require additional review and approval in accordance with applicable regulations.

14. Compliance with Cobb DOT recommendations.

    a. Recommend replacing any disturbed curb and gutter along the Oak Ridge Commerce Way frontage to meet Cobb DOT standards. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections) and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

    b. Recommend applicant verify that minimum intersection sight distance is available for the Oak Ridge Commerce 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.

    c. Recommend driveway on Oak Ridge Commerce Way be installed 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. Site plan dated November 6, 2025, does not comply with radii or angle of intersection requirements, final design to be reviewed and finalized during plan review.

    d. All signage and landscaping should be installed off county right-of-way and where it will not impede the line of sight for the driveways or roadways.

    e. Recommend the north leg of Oak Ridge Commerce Way at Oak Ridge Road be restriped with lane markings to delineate traffic inbound and outbound.

f. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

VI. Planning Commission Recommendation

On January 5th, 2025 the Mableton Planning Commission recommend ***Approval*** of REZ-2025-006 with the following stipulations;

1. **Site Plan Compliance**
   Development of the property shall be in substantial conformance with an approved site plan reviewed (12/5/2025) including building placement, access points, circulation, and loading areas.
2. **Buffering and Screening Adjacent to Residential Uses**
   A landscaped buffer and/or screening shall be provided along the northern property boundary adjacent to the mobile home park. Buffer design shall meet or exceed the requirements of the zoning ordinance and may include a combination of enhanced landscaping, fencing, berming, or masonry walls to minimize visual, noise, and lighting impacts.
3. **Building Orientation and Loading Areas**
   Loading docks, service areas, and outdoor storage (if permitted) shall be oriented away from adjacent residential properties to the greatest extent practicable and screened from public view and neighboring residential uses.
4. **Traffic and Access Management**
   Vehicular access points, including truck ingress and egress, shall be designed to minimize traffic conflicts and neighborhood impacts. A traffic impact analysis may be required at the time of permitting to determine necessary roadway improvements, turn lanes, or access modifications.
5. **Truck Routing and Operations**
   Truck traffic shall be directed to utilize designated arterial or collector roadways. Wayfinding signage and operational plans may be required to discourage truck traffic through adjacent residential areas.
6. **Lighting Standards**
   All exterior lighting shall be designed and installed to prevent light spillover onto adjacent properties, particularly residential uses. Full cutoff fixtures shall be required, and lighting levels shall comply with zoning ordinance standards.
7. **Noise Mitigation**
   The development shall comply with all applicable noise regulations. Where necessary, noise mitigation measures such as building placement, sound walls, or restricted hours of operation for loading and unloading may be required to protect adjacent residential properties.
8. **Stormwater Management**
   Stormwater facilities shall be designed to meet or exceed all City of Mableton and Cobb

County, state, and federal stormwater regulations. Detention and drainage systems shall be designed to prevent adverse impacts to adjacent properties.

9. **Utility Coordination**
   The developer shall coordinate with applicable utility providers to ensure adequate capacity for water, sewer, and other services, and shall be responsible for any required upgrades or extensions.
10. **Pedestrian and Employee Safety**
    Internal circulation, including pedestrian pathways and parking lot design, shall be reviewed to ensure safe separation of vehicular, truck, and pedestrian movements.
11. **Environmental Compliance**
    All applicable environmental regulations, including erosion control, air quality, and any required state or federal permits, shall be met prior to and during construction.
12. **Hours of Construction**
    Construction activities shall be limited to hours permitted by local ordinance to minimize impacts to surrounding properties.
13. **Future Subdivision or Expansion**
    Any future subdivision of the property or expansion of building area beyond the approved site plan shall require additional review and approval in accordance with applicable regulations.

14. Compliance with Cobb DOT recommendations.

    a. Recommend replacing any disturbed curb and gutter along the Oak Ridge Commerce Way frontage to meet Cobb DOT standards. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections) and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

    b. Recommend applicant verify that minimum intersection sight distance is available for the Oak Ridge Commerce 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.

    c. Recommend driveway on Oak Ridge Commerce Way be installed 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. Site plan dated November 6, 2025, does not comply with radii or angle of intersection requirements, final design to be reviewed and finalized during plan review.

d. All signage and landscaping should be installed off county right-of-way and where it will not impede the line of sight for the driveways or roadways.

e. Recommend the north leg of Oak Ridge Commerce Way at Oak Ridge Road be restriped with lane markings to delineate traffic inbound and outbound.

f. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

15. The subject property shall not be permitted to be used as a data center.

STATE OF GEORGIA **ORD 2026-XX-XX**
COBB COUNTY
CITY OF MABLETON

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP, CITY OF MABLETON, GEORGIA BY REZONING CERTAIN PARCELS OF REAL PROPERTY LOCATED AT 0 OAK RIDGE COMMERCE WAY, MABLETON, GEORGIA (COBB COUNTY PIN 108042100010 AND 1804200090); TO PROVIDE FOR CODIFICATION; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN ADOPTION DATE; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES ALLOWED BY LAW.

WHEREAS, the governing authority of the City of Mableton, Georgia (the "City") are the Mayor and Council thereof; and

WHEREAS, the governing authority is authorized by its Charter and state law to regulate zoning within the limits of the City; and

WHEREAS, the subject parcels of real property consist of approximately 21.55 acres, located at 0 Oak Ridge Commerce Way, Land Lot 421, District 18th, according to the present system of numbering property in Mableton, Cobb County, Georgia (Cobb County Tax Parcel Identification Numbers: 108042100010 and 1804200090) (the "Property"); and

WHEREAS, the Property is currently zoned as MHP -Mobile Home Park; and

WHEREAS, the owners ("Applicant") of the Property filed an application requesting the governing authority to rezone the Property to LI- Light Industrial and with the intention for the applicant to developed the parcels to allow the development of 300,000 square foot warehouse/distribution center.

WHEREAS, the governing authority of the City desires to rezone the Property to LI, to ensure consistency with the City's comprehensive plan and future land use plan; and

WHEREAS, the City has complied with the notice and hearing requirements pursuant to O.C.G.A. § 36-66-1 *et seq.*; and

WHEREAS, the health, safety and welfare of the citizens of the City will be positively impacted by the adoption of this Ordinance.

NOW THEREFORE, be it and it is hereby resolved by the Mayor and Council of the City of Mableton:

Section 1. Those certain parcels of real property consisting of approximately 21.55 acres located at located at 0 Oak Rideg Commerce Way, Land Lot 421, District 18th according to the present system of numbering property in Mableton, Cobb County, Georgia (Cobb County Tax Parcel Identification Numbers: 108042100010 and 1804200090) is hereby rezoned from MHP – Mobile Home Park to LI – Light Industrial with the intention for the applicant to developed the parcel for 300,000 square foot warehouse. Such rezoning is to be noted on the official City of Mableton Zoning Map approved by the Mayor and Council as soon as reasonably possible following adoption of this Ordinance along with an editorial note on the official City of Mableton Zoning Map specifying the parcel affected by this Ordinance and the date of adoption of this Ordinance. Until this rezoning is indicated on the official City of Mableton Zoning Map, this Ordinance and Exhibit A shall govern over the official City of Mableton Zoning Map to the extent of any discrepancy between this Ordinance and the official City of Mableton Zoning Map.

Section 2. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, 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. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, 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 Mayor and 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 this Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 3. All Ordinances and parts of Ordinances in conflict herewith are hereby expressly repealed to the extent of such conflict.

Section 4. The effective date of this Ordinance shall be the date of its adoption by the Mayor and Council unless otherwise stated herein.

Section 5. The Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the City of Mableton.

Section 6. It is the intention of the governing body, and it is hereby resolved that the provisions of this Ordinance shall be enforceable under the authority of the City as permitted in its Charter and Ordinances.

Section 7. The City Clerk, with the concurrence of the City Attorney, is authorized to correct any scrivener's errors found in this Ordinance, including its exhibits, as enacted.

SO ORDAINED, this _____ day of _____, 2026.

CITY OF MABLETON, GEORGIA

_____
Michael Owens, Mayor

ATTEST:

_____
Susan Hiott, City Clerk

APPROVED AS TO FORM:

_____
Emilia Walker-Ashby, Interim City Attorney

SO ORDAINED this _____ day of _____, 2025.

ATTEST: CITY OF MABLETON, GEORGIA:

_____ _____
Susan D. Hiott, City Clerk Dr. Michael Owens, Mayor

APPROVAL AS TO FORM:

_____
Emilia Walker-Ashby, Interim City Attorney

EXHIBIT A

1. **Site Plan Compliance**
   Development of the property shall be in substantial conformance with an approved site plan reviewed (12/5/2025) including building placement, access points, circulation, and loading areas.
2. **Buffering and Screening Adjacent to Residential Uses**
   A landscaped buffer and/or screening shall be provided along the northern property boundary adjacent to the mobile home park. Buffer design shall meet or exceed the requirements of the zoning ordinance and may include a combination of enhanced landscaping, fencing, berming, or masonry walls to minimize visual, noise, and lighting impacts.
3. **Building Orientation and Loading Areas**
   Loading docks, service areas, and outdoor storage (if permitted) shall be oriented away from adjacent residential properties to the greatest extent practicable and screened from public view and neighboring residential uses.
4. **Traffic and Access Management**
   Vehicular access points, including truck ingress and egress, shall be designed to minimize traffic conflicts and neighborhood impacts. A traffic impact analysis may be required at the time of permitting to determine necessary roadway improvements, turn lanes, or access modifications.
5. **Truck Routing and Operations**
   Truck traffic shall be directed to utilize designated arterial or collector roadways. Wayfinding signage and operational plans may be required to discourage truck traffic through adjacent residential areas.
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   All exterior lighting shall be designed and installed to prevent light spillover onto adjacent properties, particularly residential uses. Full cutoff fixtures shall be required, and lighting levels shall comply with zoning ordinance standards.
7. **Noise Mitigation**
   The development shall comply with all applicable noise regulations. Where necessary, noise mitigation measures such as building placement, sound walls, or restricted hours of operation for loading and unloading may be required to protect adjacent residential properties.
8. **Stormwater Management**
   Stormwater facilities shall be designed to meet or exceed all City of Mableton and Cobb County, state, and federal stormwater regulations. Detention and drainage systems shall be designed to prevent adverse impacts to adjacent properties.
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   The developer shall coordinate with applicable utility providers to ensure adequate capacity for water, sewer, and other services, and shall be responsible for any required upgrades or extensions.
10. **Pedestrian and Employee Safety**
    Internal circulation, including pedestrian pathways and parking lot design, shall be reviewed to ensure safe separation of vehicular, truck, and pedestrian movements.

11. **Environmental Compliance**
    All applicable environmental regulations, including erosion control, air quality, and any required state or federal permits, shall be met prior to and during construction.
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    Construction activities shall be limited to hours permitted by local ordinance to minimize impacts to surrounding properties.
13. **Future Subdivision or Expansion**
    Any future subdivision of the property or expansion of building area beyond the approved site plan shall require additional review and approval in accordance with applicable regulations.

14. Compliance with Cobb DOT recommendations.

    a. Recommend replacing any disturbed curb and gutter along the Oak Ridge Commerce Way frontage to meet Cobb DOT standards. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections) and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

    b. Recommend applicant verify that minimum intersection sight distance is available for the Oak Ridge Commerce 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.

    c. Recommend driveway on Oak Ridge Commerce Way be installed 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. Site plan dated November 6, 2025, does not comply with radii or angle of intersection requirements, final design to be reviewed and finalized during plan review.

    d. All signage and landscaping should be installed off county right-of-way and where it will not impede the line of sight for the driveways or roadways.

    e. Recommend the north leg of Oak Ridge Commerce Way at Oak Ridge Road be restriped with lane markings to delineate traffic inbound and outbound.

    f. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

15. The subject property shall not be permitted to be used as a data center.

16. 15.**The applicant combine the subject parcels into one lot prior to the issuance of a land disturbance permit. (Staff)**

AGENDA ITEM MEMORANDUM

MEETING OF: February 25, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: 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 94 single-family detached homes. - ***Applicant Planning Commission Recommend Deferral - Director Michael Hughes***

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:
1. REZ-2025-006 - Stipulation Letter (Revised) - 02-04-2026
2. REZ-2025-006 Staff Report Final (1) rev
3. Site Plan (Revised) - 01-05-2026 (3)
4. Elevation 3 - Old Alabama & Cardell Roads
5. Elevation 2 - Old Alabama & Cardell Roads
6. Elevation 1 - Old Alabama & Cardell Roads (1)
7. Constitutional Challenge - Old Alabama & Cardell Roads
8. Application for Rezoning (with attachments) - Old Alabama & Cardell Roads

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

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

KNOXVILLE, TENNESSEE
408 N. CEDAR BLUFF ROAD
SUITE 500
KNOXVILLE, TENNESSEE 37923
TELEPHONE (865) 692-9039

JACKSONVILLE, FLORIDA
10201 CENTURION PARKWAY N.
SUITE 401
JACKSONVILLE, FLORIDA 32256
TELEPHONE (904) 428-1465

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

LEXINGTON, KENTUCKY
2408 SIR BARTON WAY
SUITE 375
LEXINGTON, KENTUCKY 40509
TELEPHONE (859) 309-0026

ORLANDO, FLORIDA
1000 LEGION PLACE
SUITE 701
ORLANDO, FLORIDA 32801
TELEPHONE (407) 367-6233

HARRISBURG, PENNSYLVANIA
101 ERFORD ROAD
SUITE 300
CAMP HILL, PENNSYLVANIA 17011
TELEPHONE (717) 790-2854

FAIRFIELD, NEW JERSEY
165 PASSAIC AVENUE
SUITE 205
FAIRFIELD, NEW JERSEY 07004
TELEPHONE 201-602-4082

February 4, 2026

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

RE: Application for Rezoning - Application No. REZ-2025-006
Applicant: David Pearson Communities, Inc.
Property Owners: David Pearson; Mary Margaret Manning, Trustee of The MMM Trust, dated December 27, 2013
Property: 21.672 acres, more or less, located at the intersection of the northerly and southerly sides of Old Alabama Road with the easterly side of Maxham Road; the intersection of the easterly and westerly sides of Cardell Road with Old Alabama Road, Land Lot 145, 201, and 208, 18th District, 2nd Section, City of Mableton, Cobb County, Georgia

Dear Chris:

The undersigned and this firm represent David Pearson Communities, Inc., as Applicant (hereinafter "Applicant"), and the Property Owners, David Pearson and Mary Margaret Manning, Trustee of The MMM Trust, dated December 27, 2013 (hereinafter collectively referred to as "Owners" or "Property Owners"), in the Application for Rezoning being filed contemporaneously with this stipulation letter. The Application for Rezoning seeks rezoning of property located at the intersection of the northerly and southerly sides of Old Alabama Road with the easterly side of Maxham Road, and the intersection of the easterly and westerly sides of Cardell Road with Old Alabama Road, Land Lots 145, 201, and 208, 18th District, 2nd Section, City of Mableton, Cobb County, Georgia (hereinafter the "Property" or "Subject Property"). This revised letter of agreeable stipulations and conditions shall supersede and replace in full the stipulation letter dated September 4, 2025, and submitted as part of the Application for Rezoning. The revised agreeable stipulations and conditions, which, if the Application for Rezoning is approved, as submitted, shall

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

(1) The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions, in whatsoever form, which are currently in place on the Subject Property; together with any and all prior Departmental Comments and Staff Recommendations submitted by Planning, Fire, Water, Sewer, and Drainage, relating to the Subject Property from any previous zoning actions.

(2) Applicant seeks rezoning of the Subject Property from the existing zoning categories of R-20 and R-20/Open Space Community ("R-20/OSC") to the proposed zoning category of RA-6, with reference to the revised Site Plan dated December 11, 2025, last revised January 6, 2026, and submitted to Zoning Staff on January 16, 2026. A reduced copy of the revised Site Plan is attached as Exhibit "A" and incorporated herein by reference.

(3) The Subject Property consists of a total of approximately 21.672 acres of total site area and shall contain a maximum of ninety-four (94) single-family, detached residential homes.

(4) The proposed residences shall have exterior façades consisting of brick, stone, stacked stone, board and batten, hardi-plank, or combinations thereof, with complementary accents.

(5) The proposed residences shall have a minimum of 1,700 square feet.

(6) Applicant agrees to the creation of a mandatory homeowners association consistent with similar upscale communities in the area. The mandatory homeowners association shall be responsible for the upkeep and maintenance of all landscaping and maintenance of common areas, entrance area, mail kiosk, and the like contained within the proposed residential community.

(7) Additionally, and in conjunction with the creation of the mandatory homeowners association, Applicant agrees to the recording and enforcement of a Declaration of Covenants, Easements, and Restrictions which will contain covenants, rules, and regulations applicable to the proposed development. The mandatory association shall be responsible for the enforcement of the Covenants, Easements, and Restrictions.

(8) The entrance signage for the proposed community shall be ground based, monument-style signage, and shall consist of brick, stone, stacked stone, stucco, or combinations thereof, with accents, complementary to materials used in the construction of the homes within the community. The entrance landscaping shall be professionally designed and implemented. Maintenance of the entrance area shall be by the mandatory homeowners association as set forth in the Declaration of Covenants, Easements, and Restrictions.

(9) The setbacks for the proposed residential community shall be as shown on the Site Plan.

(10) All setbacks, landscape, and buffer areas may be penetrated for purposes of access, utilities, and stormwater management, including, but not limited to, drainage facilities and any and all slopes or other required engineering features of the foregoing. Any disturbed areas must be replanted with like vegetation.

(11) All designated stormwater management areas shall be fenced with the perimeter landscaped for purposes of visual screening from public right-of-way and adjacent residential properties.

(12) The mail kiosk shall be constructed and styled to be of a high-quality appearance, including a roof, with materials compatible with those used for the exterior of the residences within the proposed community.

(13) The proposed community shall have private streets.

(14) Applicant agrees the Declaration of Covenants, Easements, and Restrictions shall include a provision the community streets will remain private, in perpetuity.

(15) Applicant agrees to establish and fund a separate account for the benefit of the future homeowners association for purposes of future private street maintenance. Prior to approval of the initial final plat, Applicant agrees to perform a third-party street maintenance reserve study, subject to review and approval by the Cobb County Department of Transportation, and Applicant shall fund the private street maintenance reserve fund with the prescribed amount as determined in the reserve study.

(16) Applicant agrees the construction of the private streets shall be to public street standards with respect to the profile of the pavement sections.

(17) Applicant shall be permitted to install mountable curb, rather than high-back curb, to provide better aesthetics and less transitions.

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

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP

J. Kevin Moore

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

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

Michael Hughes
Tina Garver
City of Mableton Community Development
(With Copy of Attachment)

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

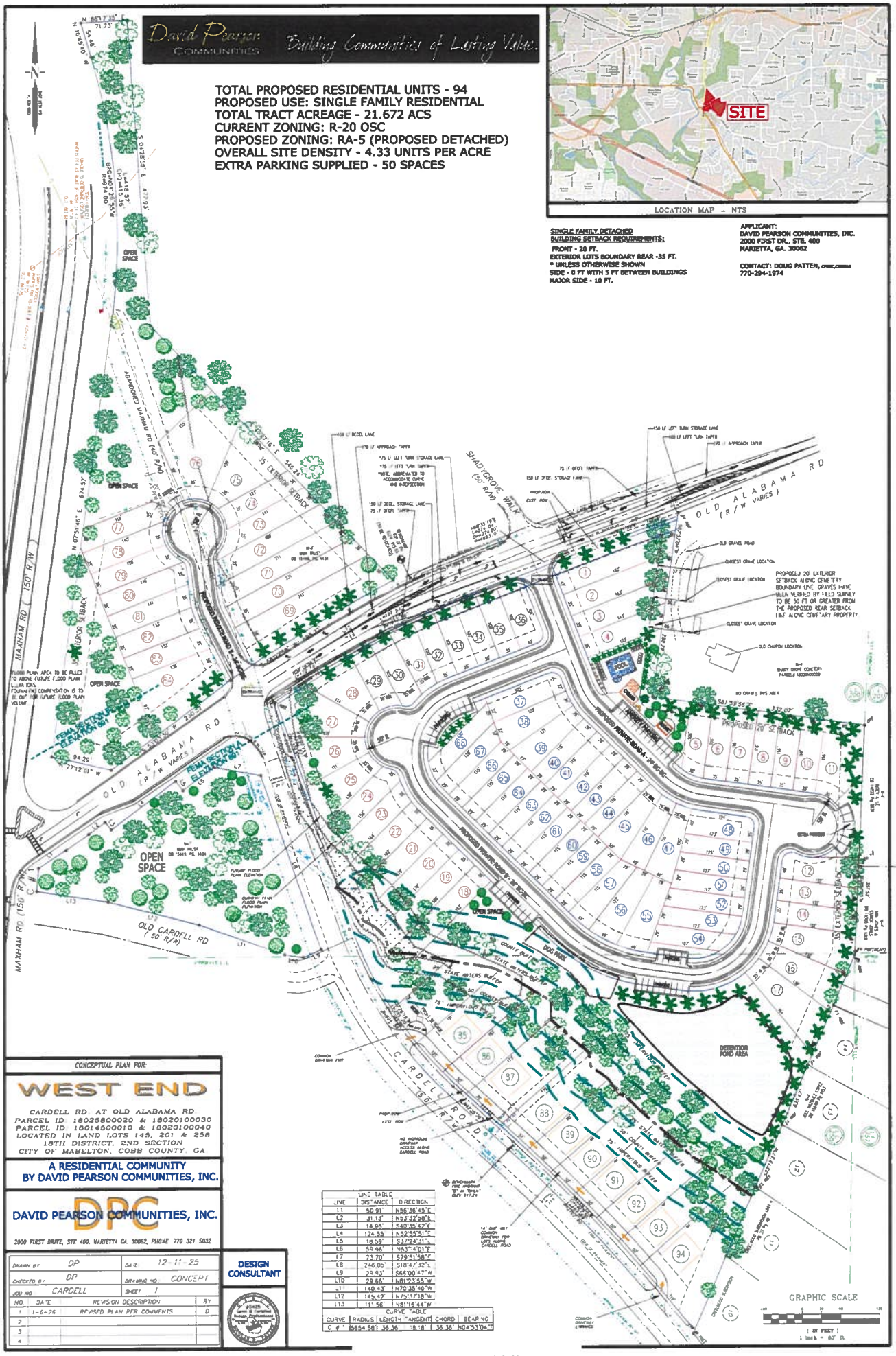

David Pearson COMMUNITIES
Building Communities of Lasting Value
TOTAL PROPOSED RESIDENTIAL UNITS - 94
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
TOTAL TRACT ACREAGE - 21.672 ACS
CURRENT ZONING: R-20 OSC
PROPOSED ZONING: RA-5 (PROPOSED DETACHED)
OVERALL SITE DENSITY - 4.33 UNITS PER ACRE
EXTRA PARKING SUPPLIED - 50 SPACES
SITE
LOCATION MAP - NTS
SINGLE FAMILY DETACHED
BUILDING SETBACK REQUIREMENTS:
FRONT - 20 FT.
EXTERIOR LOTS BOUNDARY REAR -35 FT.
* UNLESS OTHERWISE SHOWN
SIDE - 0 FT WITH 5 FT BETWEEN BUILDINGS
MAJOR SIDE - 10 FT.
APPLICANT:
DAVID PEARSON COMMUNITIES, INC.
2000 FIRST DR., STE. 400
MARIETTA, GA. 30062
CONTACT: DOUG PATTEN,
770-294-1974
MAXHAM RD (150' R/W)
OLD ALABAMA RD (R/W VARIES)
OLD CARDELL RD (50' R/W)
CARDELL ROAD (50' R/W)
SHADYGROVE WALK (50' R/W)
OPEN SPACE
DETENTION POND AREA
PROPOSED PRIVATE ROAD A - 24' W/C
PROPOSED PRIVATE ROAD B - 24' W/C
PROPOSED 20' SETBACK
35' EXTERIOR SETBACK
GRAPHIC SCALE
(IN FEET)
1 inch = 60' ft.
CONCEPTUAL PLAN FOR:
WEST END
CARDELL RD. AT OLD ALABAMA RD
PARCEL ID. 18025800020 & 18020100030
PARCEL ID. 18014500010 & 18020100040
LOCATED IN LAND LOTS 145, 201 & 258
18TH DISTRICT, 2ND SECTION
CITY OF MABLETON, COBB COUNTY, GA
A RESIDENTIAL COMMUNITY
BY DAVID PEARSON COMMUNITIES, INC.
DAVID PEARSON COMMUNITIES, INC.
2000 FIRST DRIVE, STE 400, MARIETTA GA. 30062, PHONE 770 321 5032
DRAWN BY DP
DATE 12-17-25
CHECKED BY DP
DRAWING NO. CONCEPT
JOB NO. CARDELL
SHEET 1
NO. DATE REVISION DESCRIPTION BY
1 1-6-26 REVISED PLAN PER COMMENTS D
DESIGN CONSULTANT
LINE TABLE
LINE | DISTANCE | DIRECTION
L1 50.91' N56°38'45"E
L2 31.15' N29°32'28"E
L3 16.96' S40°35'42"E
L4 124.53' N32°55'51"E
L5 18.59' S21°24'31"E
L6 59.96' N53°40'01"E
L7 73.70' S79°51'58"E
L8 246.05' S18°47'32"E
L9 29.93' S66°00'47"W
L10 29.86' N81°23'55"W
L11 140.43' N70°35'40"W
L12 145.42' N75°11'18"W
L13 11.56' N81°16'44"W
CURVE TABLE
CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING
C1 15654.58' 36.36' 18.18' 36.36' N04°53'04"E

EXHIBIT "A"

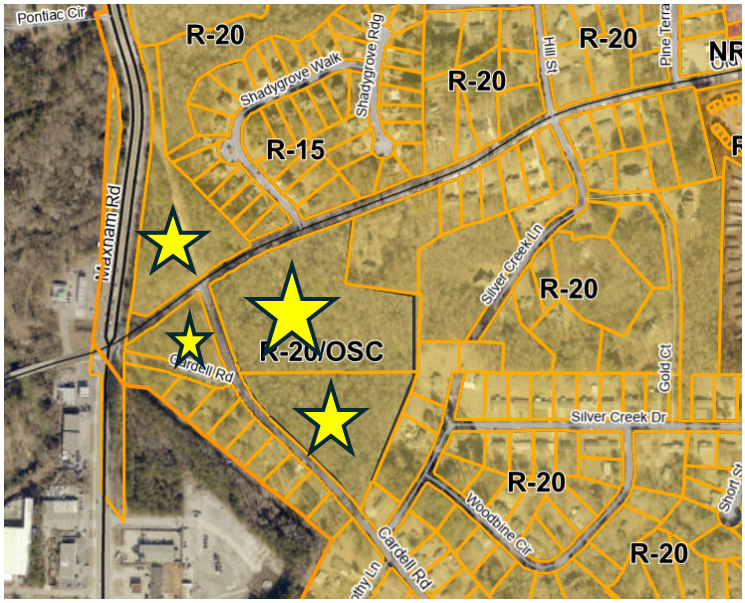
City of Mableton
Community Development | Planning and Zoning Division
6116 Mableton Parkway, Suite 144
Mableton, GA 30126
(470) 417-4220
www.mableton.gov

PLANNING COMMISSION STAFF REPORT

GENERAL INFORMATION

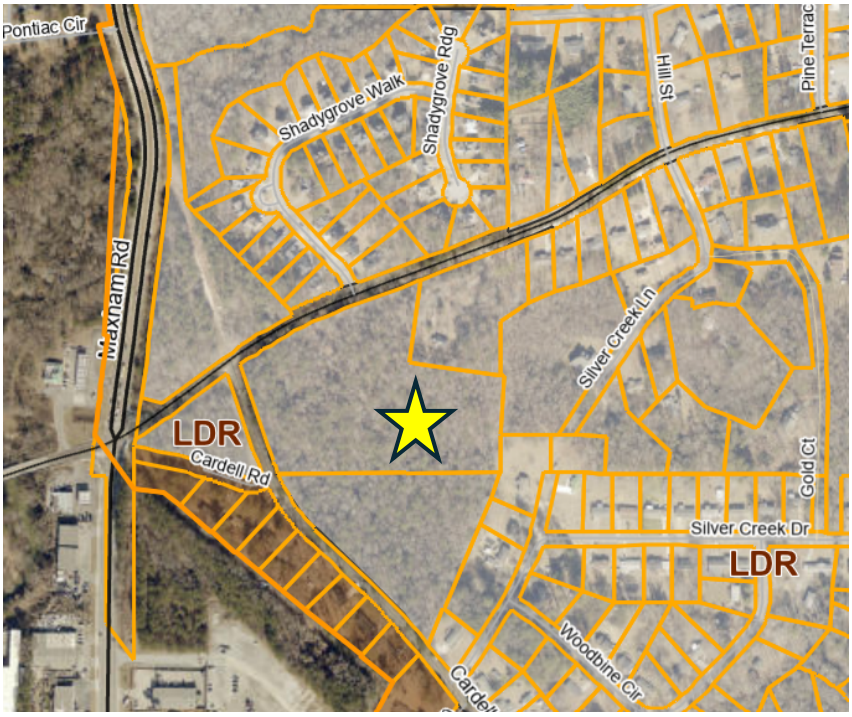
CASE NUMBER: Z-2025-06
APPLICANT: David Pearson Communities, Inc
REQUEST: Rezoning from R-20/OSC to RA-6 to
PROPERTY LOCATION: Old Alabama Road and Cardell Rd, Mableton, Georgia 30126
PARCEL ID: 18020100030, 18025800020, 18020100040, 18014500010
ACREAGE: 21,672
P.C. HEARING DATE: December 4th, 2025/January 8th 2026/February 5, 2026
DISTRICT: 5 Councilman Ferguson and 1 Councilman Davis

ZONING MAP



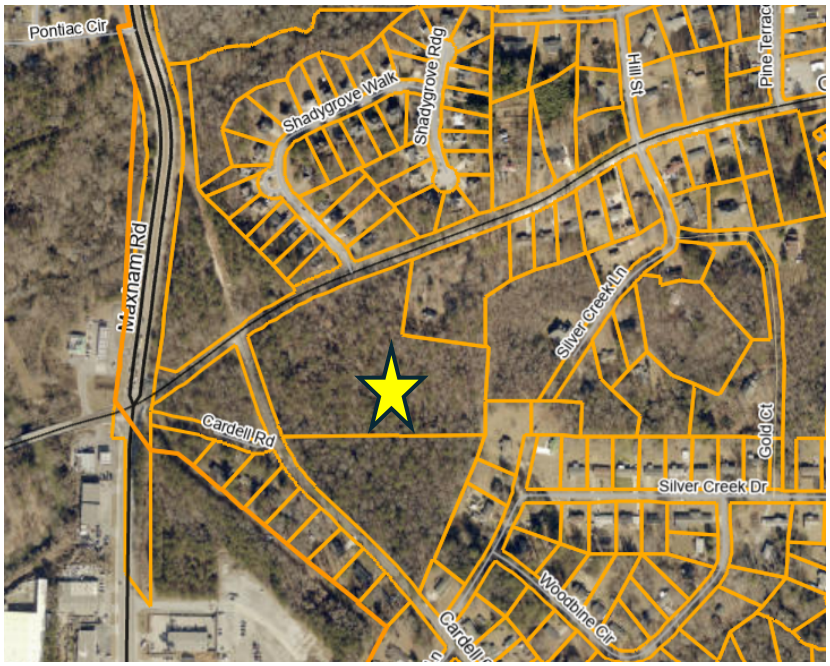
Star = Location of Subject Property

FLU MAP



Star = Location of Subject Property

AERIAL MAP

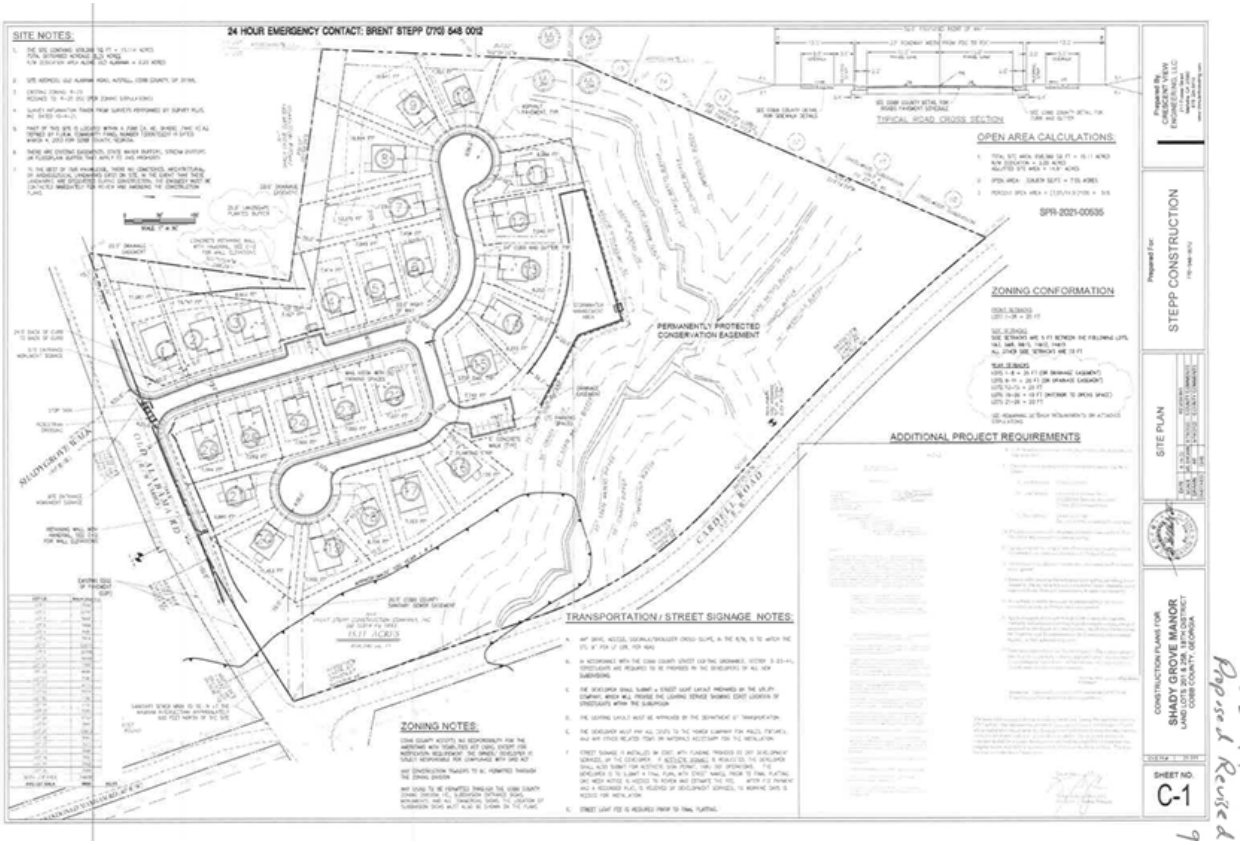


Star = Location of Subject Property

I. Purpose of Request

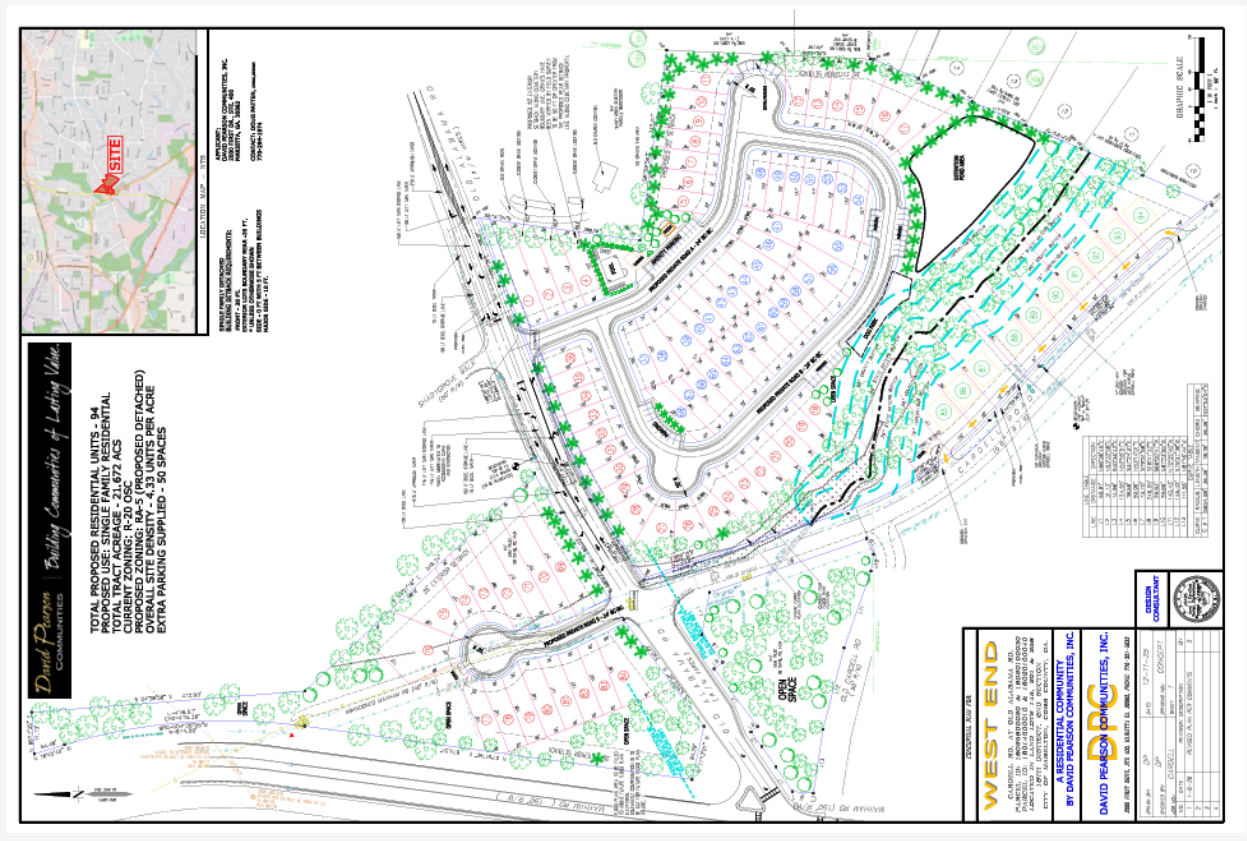
The applicant is requesting to rezone 21.672 acres from R-20/OSC (Single-Family Residential / Open Space Community) District to RA-6 (Single-Family Residential District 6,200 square foot lot size). The proposed development will consist of a maximum of ninety-four (94) single-family detached residential homes. The overall density of the project will be 4.33 units per acre. The proposed development will have a minimum of 1,700 square heated floor area. The proposed elevations will consist of brick, stone, stacked stone, board and batten, hardi-plank, or a combination thereof. Additionally, a mandatory homeowners association will be created, which will be responsible for the enforcement of covenants, easements, and restrictions.

The subject property does have a zoning case history associated with it. Another business application (OB-42) was approved in 2022 by the Cobb County Board of Commissioners for an amendment of a site plan for R-20/OSC residential development that was approved by Cobb County. The original site plan approved by Cobb County includes 26 single-family detached lots on 15 acres. Shown on the site plan below.



The future land use designation of the property is Low Density Residential. Low Density Residential provides for areas that are suitable for low density housing between one (1) and two and one-half (2.5) dwelling units per acre and non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre, depending on existing conditions such as product type and mix, structure/building height, tract size, topographic conditions, etc. in order to provide compatibility with adjacent residential uses. Proposals at the low end of the range of densities shall be encouraged in areas that are currently developed at similar densities. New residential uses should be developed in a manner that helps protect the character of these areas. Current density in the immediate area range from two units per acre – three units per acre.

PROPOSED SITE PLAN



Request Zoning District for the property

The purpose and intent of the RA-6 district is to provide locations for the development of single-family detached or attached residential dwelling units, including the combination of duplexes, triplexes, and quadruplexes. The dwelling units are to be designed to be placed on an individual lot attached to another dwelling unit or on an adjoining lot where the units will be attached by a common party wall. When residentially compatible institutional and recreational uses are developed within the RA-6 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this ordinance.

II. Property Description & Surrounding Land Use

The subject property is an undeveloped parcel characterized by mature hardwood and evergreen vegetation. The site has road frontage along both Old Alabama Road and Cardell Road, with approximately 700 linear feet of frontage on Old Alabama Road and approximately 0.23 miles of frontage along Cardell Road. A stream traverses the property, generally flowing from the western portion of the site toward the southeastern area, continuing toward the southern portion of the property.

Proposed Elevation







ADJACENT ZONING AND CURRENT LAND USE			
Direction	**Address**	**Current Zoning**	**Existing Land Use**
North	2164/2160/2156/2152/2148/2163/2159Shady Grove Walk	R-20 (Single Family Residential) District	Single Family Development (Shady Grove Subdivision)
South		R-20 (Single Family	Single Family Development

	2195/2185/2175/2165/2155/2145/2135 Cardell Rd	Residential) District	(Sweetwater Estates Subdivision)
West	141 Maxham Rd	General Commercial	Undeveloped Land/Convenience Store with pump
East	6166/2091/2083/2071/2059/2047/2035 Old Alabama Rd	R-20 (Single Family Residential) District	Single Family Development (Suburbia Estate Subdivision)

Residential Criteria

Zoning Development Standard			
Standard	Required	Proposed	Meets Standard
Minimum Lot Size	6,200 square feet	6,200 Square feet	Yes
Minimum Lot Width	70/50	70	Yes
*Setbacks Fronts Rear Side	 20 35 5	 20 35 5	 Yes Yes Yes
Units Per Acre	6 upa	4.55	Yes
Min and Max Acreage	Min lot 80,000 square feet / Max 20 acres	21.56	Yes

III. Analysis

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

1. **Whether 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 rezoning would permit single-family detached residential development, which is consistent with the general land use pattern of the surrounding area. However, while the use type itself is compatible, the proposed density of approximately 4.55 dwelling units per acre is significantly higher than the surrounding development pattern of approximately 2 dwelling units per acre.

The Low Density Residential future land use category emphasizes compatibility with adjacent residential uses and encourages development at the lower end of the density range in areas that are currently developed at similar densities. Given the existing low-density character of the surrounding neighborhoods, the proposed density represents a notable intensification that may not be fully compatible with nearby development. Additionally, the existing residential developments in the immediate vicinity have a wider footprint, the narrow footprint of the proposed units results in homes with predominantly garage doors.

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

   The proposed rezoning could adversely affect adjacent and nearby properties due to the increase in residential density. Potential impacts include increased traffic, changes in neighborhood character, and increased demand on shared infrastructure relative to the existing development pattern.

   Although the homes would be single-family detached and include a minimum heated floor area of 1,700 square feet, the smaller lot sizes associated with RA-6 zoning may reduce the transition between the proposed development and adjacent larger-lot neighborhoods. Without significant buffering, transitional design elements, or reduced density, the proposal may negatively affect the usability and perceived character of nearby properties.

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

   The subject property has reasonable economic use under its current R-20/OSC zoning. The existing zoning allows for low-density residential development consistent with the surrounding area and the Low Density Residential future land use designation.

The rezoning request does not appear to be necessary to achieve reasonable economic use of the property, but rather to increase development intensity beyond what is currently permitted and beyond what is typical of the surrounding area**.**

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 proposed development of up to 95 dwelling units would result in a greater demand on existing streets, transportation facilities, utilities, and schools than would develop under the current zoning classification. Staff has additional concerns related to proposed driveways along Cardell Road that have the potential for traffic implications. The increase from approximately 2 units per acre to 4.55 units per acre represents a substantial increase in residential intensity.

   Given the Low Density Residential designation and the existing development pattern, the proposal raises concerns regarding whether existing infrastructure is designed to accommodate the increased density without creating excessive or burdensome impacts. These concerns would need to be evaluated through detailed traffic, utility, and school capacity analyses.

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

   The Low Density Residential future land use designation provides for residential densities between one (1) and two and one-half (2.5) dwelling units per acre, with limited circumstances where densities may approach five (5) dwelling units per acre, primarily for non-supportive senior living housing and where specific conditions support compatibility.

   The proposed development, consisting of conventional single-family detached housing at approximately 4.55 dwelling units per acre, exceeds the typical density range for Low Density Residential areas and is not identified as a non-supportive senior living development. Additionally, the Comprehensive Plan explicitly encourages development at the low end of the density range in areas that are currently developed at similar densities and emphasizes protection of existing neighborhood character.

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.**

While broader trends such as population growth and housing demand may support additional residential development, these conditions do not override the Comprehensive Plan's emphasis on maintaining low-density development patterns in established residential areas.

The existing development pattern of larger lots and lower densities surrounding the subject property supports continued development under the current zoning classification. There are no unique site conditions, such as topography or adjacency to higher-density development, that would clearly justify the proposed increase in density.

IV. Department Comments

Cobb County Water/Sewer

10/20/25

Water comments:

At development:	☒ YES	☐ NO
Fire flow test required:	☒ YES	☐ NO

Size and location of existing water main(s): 12" on Old Alabama Rd and Cardell Rd

Additional water comments: The Cobb County Marietta Water Authority (CCMWA) has a water transmission main running through parcel 18014500010

Sewer comments:

In the drainage basin:	☒ YES	☐ NO
At development:	☐ YES	☒ NO

Approximate distance to nearest sewer: 130' west of the development on the west side of Maxham Rd

Estimated waste generation (in G.P.D.): Average daily flow = 22,260

Peak flow = 55,650

Treatment plant: South Cobb WRF

Plant capacity: ☒ Yes ☐ NO

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

Off-site easement required: ☐ YES* ☐ NO

Line capacity study required: ☐ YES ☐ NO

Letter of allocation issued: ☐

YES ☒ NO Septic tank recommended by this department: ☐ YES ☒ NO Subject to Health Department approval: ☐

YES ☒ NO

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

Additional sewer comments: Code requires a gravity sewer system be provided to all lots.

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

Cobb County Stormwater

Site Data

1. Address: Parcel ID (PIN): **18014500010, 18020100030, 18025800020 and 18020100040**
2. Districts: 1 & 5
3. Existing Zoning: R-20 & R-20/OSC Existing Allowable Impervious Coverage: 35%
4. Proposed Zoning: RA-6 Allowable Future Impervious Coverage: 45%
5. Future Land Use: LDR

Existing Conditions

Floodplain Information

1. Flood Damage Prevention Designated Flood Hazard: YES

The limits of the floodplain are not clearly visible on the provided site plan.
See: FEMA FIRM Map Panel No. 13067 C 0211H 2013

Stormwater Information

1. Drainage Basin: Buttermilk Creek.
2. State Stream Buffers: Yes; Georgia DNR Variance may be required to disturb within 25-foot streambank buffers. All stream buffers are to be located by the State's guidelines.
3. County Stream Buffer Ordinance: Yes. The County's Undisturbed Stream Buffer is 50' each side of the stream; with an additional 25' impervious setback from the undisturbed buffer line. All stream buffers are to be located by the State's guidelines.
4. Impaired Stream: Yes.
5. Water Quality Hotspot: No.
6. Wetlands: No.
7. Water Intake Zone: No.
8. Chattahoochee River Corridor: No.
9. Existing Onsite Ponds / Lake: No.

Topography Information

1. General site Description: The approximate 21.672ac parcel is predominately wooded with minimal existing development, and slopes generally southwest into the floodplain of Buttermilk Creek, near its confluence with Sweetwater Creek.

2. Downstream Description: Stormwater discharging from the site enters an un-named tributary which crosses Cardell Road and Old Alabama Road to flow into Sweetwater Creek.

3. Potential or known drainage problems may exist downstream from this site.

Project Design Comments and Recommendations

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

Proposed Project Onsite Design Requirements

1. At the time of plan review provide a comprehensive Hydrology Study and Design for the Stormwater Management Design will be required. The design and study shall be in accordance with the Georgia Stormwater Management Manual and the current Cobb County Codes. The design and study shall include but not limited to stormwater detention, runoff reduction and/or water quality, channel protection, and downstream flood prevention.

2. Project Engineer must evaluate the impact of increased volume of runoff generated by the proposed project on existing downstream drainage system(s). This includes hydrologic and hydraulic analysis of downstream pipe system(s).

3. At the time of plan review calculate and provide the percentage of impervious coverage for the project site on the plans.

4. Impervious calculations for residential subdivision design shall be based the maximum allowable percentage per lot based on the zoning category plus all additional impervious areas including but not limited to roads, sidewalks, and amenity areas.

5. Recommend a pre-design concept meeting with Cobb County Stormwater Management Division. At the time of the Concept Meeting a proposed concept stormwater management plan shall be presented.

6. The proposed onsite storm drain system and stormwater management facility is considered private. All annual inspections, maintenance and repairs are the responsibility of the property owner. A stormwater facility "Maintenance Agreement and Access Easement" will be required at the time of the land disturbance permit with the Cobb County Stormwater Management Division.

7. The proposed stormwater management facility(ies) within residential subdivisions with dedicated streets are to be located on a standalone parcel with a 20' minimum right-of-way frontage. All appurtenances of the storm management facility must be within the pond parcel.

8. The Owner/Developer is responsible for obtaining any required stream piping and wetland disturbance permits from the U.S. Army Corps of Engineers including any required mitigation. Copies of the Corps of Engineers approvals, permits, and proof of mitigation are to be furnished at the time of the Land Disturbance Permit and scanned onto the plan sheets of the project drawings.

9. The Owner/Developer is responsible for obtaining any required stream piping and buffer variances from the Georgia EPD including any mitigation. Copies of the State's approvals, permits, and proof of mitigation are to be furnished at the time of the Land Disturbance Permit and scanned onto the plan sheets of the project drawings.

10. Stormwater discharges must be controlled not to exceed the existing capacity of the downstream storm drainage system including pipe systems, drainage swales and roadside ditches.

11. Developer must secure drainage easement(s) to receive concentrated discharges where none naturally exist downstream.

12. Any spring activity discovered must be addressed by a qualified registered geotechnical professional engineer (PE) at the expense of the owner/developer.

13. Structural fill must be placed under the direction of a qualified registered geotechnical engineer (PE) at the expense of the owner/developer.

Special Conditions

1. The existing R-20 & R-20 OSC Zoning confines the onsite development of roadways, homes and driveways to the upland portions of the property and largely keeps the lots outside of floodplain and stream buffers. The RA-6 layout allows the lots to extend into the stream buffer, which will likely lead to the stream buffer being cleared by the future homeowners.
2. As currently shown on the submitted site plan, the rear of Lots 21 – 31 and Lots 92 – 101 appear to extend into the floodplain and stream buffers. The minimum lot size for RA-6 Zoning is 6,200sf. Cobb County requires a minimum 12,500sf of each lot to be at an elevation 18" above the Base Flood Elevation (BFE). Because the proposed lots are smaller than 12,500sf, none of the lots area can be within the floodplain (below the BFE).
3. Many of the lots along the street with the cul-de-sac on the north side of Old Alabama Road are partially or fully in the floodplain. A note on the submitted site plan states this area of floodplain will be filled in. Floodplain fill isn't permitted without equal or greater volumes of compensation (cut) to achieve no net fill within the floodplain. A 'No-Rise' Study & Certification would be required to confirm the floodplain fill doesn't alter the BFE or Floodway elevation(s).
4. The future homes must have their lowest floor or enclosure elevated 3' minimum above the Future Conditions Base Flood Elevation. An FEMA Elevation Certificate is required for each lot adjacent to a flooding source.
5. While a Stormwater Pond Area is shown near the southeast corner of the project, no Stormwater Pond Area is provided for the north side of the project? How will runoff from these lots be captured and conveyed to a Stormwater Pond? Runoff from developed lot areas and the roadway and cul-de-sac which will bypass the water quality & detention system must be minimized.
6. The proposed RA-6 lot layout is very compact with as little as 5' provided between homes. Stormwater Pipe systems passing between homes must have a minimum 20' DE, perhaps wider if the pipe is buried deeper, and must be constructed utilizing Reinforced Concrete Pipe (RCP).
7. The proposed RA-6 lot layout is very compact with as little as 5' provided between homes. How will runoff from the impervious areas of these lots have Runoff Reduction Volume (RRv) provided via a "treatment train" approach?

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). A ten-foot separation, open to sky, is required in order to measure between structures. (CCDS 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 turn-arounds in commercial developments.

GUEST PARKING:

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

- Where driveways to two car garages exceed 50 feet in length, no additional guest parking is required.

- Where driveways to two car garages are at least 22 feet long and 20 feet wide, additional parking shall be required at .5 spaces per dwelling unit.
- Where driveways to two car garages are less than 22 feet long and 20 feet wide, additional parking shall be required at 1 space per dwelling unit.
- Where only single car garages are provided, additional parking shall be required at 2 spaces per dwelling unit.
- Guest parking spaces must be evenly distributed throughout the project. (Cobb County Development Standards 401.8.2)

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

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

FIRE PROTECTION:
Automatic sprinkler protection must be provided where mandated by the applicable codes.

Cobb County DOT

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Recommended Min. R.O.W. requirements
Maxham Road	Arterial	45	CDOT	100’
Old Alabama Road	Major Collector	45	CDOT	80’
Cardell Road	Minor Collector	35	CDOT	60’
Cardell Road	Local (spur)	25	CDOT	50’

Roadway	Location	Average daily trips (vpd)	Level of service
Maxham Road	North of Locust Lane	31,800	E
Old Alabama Road	West of Barbara Lane	5,520	C

Cardell Road (Collector)	NA	NA	NA
Cardell Road (Local)	NA	NA	NA

vph = vehicles per day

Based on 2024 AADT count data taken by GDOT, as published on their website, for Maxham Road and Old Alabama Road

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

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

ITE Land Use	Description	Expected Size (dwelling units)	AM			PM			Weekday Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
210	Single Family Homes	95	17	50	**67**	56	33	**89**	**896**

vph = vehicles per hour

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

Comments and observations

A revised site plan (dated on December 11, 2025) was received on December 16th, 2025. The recommendations below are being revised based on the latest information received.

Maxham Road 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.

Old Alabama Road is classified as a major collector roadway and according to the available information the existing right-of-way does not meet the recommended requirements for this classification.

Cardell Road is classified as a minor collector roadway and according to the available information the existing right-of-way does not meet the recommended requirements for this classification.

Cardell Road (Spur) is classified as a local roadway and according to the available information the existing right-of-way does meet the recommended requirements for this classification

A traffic Submittal 1 (dated May 16, 2025) and a revised Submittal 1 (dated June 2, 2025) were received for this proposed development. The June 2nd Submittal 1 was accepted, and the applicant was approved to continue to the full Submittal 2 traffic study on June 4, 2025. The Submittal 2 (dated June 12, 2025) was submitted to Cobb DOT on July 7,

2025. Cobb DOT provided comments (dated July 28, 2025) and received a final revised Submittal 2 traffic study on June 29, 2024.

The site plan (dated August 1, 2025) revises the anticipated trip generation from that submitted in the June 29th traffic study. Cobb DOT has reviewed the modifications and determined that a traffic study update is not anticipated to modify the proposed recommendations. The traffic study requirement can be considered **satisfied** for this application.

Recommendations

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

1. Recommend applicant, WITHIN 12 MONTHS OF ZONING APPROVAL, donate right-of-way on Old Alabama Road, a minimum of 40' from each side of the roadway centerline or 3' behind back of final sidewalk location, whichever is further, in accordance with Cobb County Development Standard 401.2, Right-of-Way.

2. Recommend installing curb, gutter, and sidewalk along Old Alabama Road and Cardell Road frontage. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

3. Recommend a minimum of 100' feet straight-line distance (from end of intersection curb return to start of driveway curb return) between residential driveways on Cardell Road. This recommendation is pursuant to Cobb County Development Standard 402.2. Possible mitigation measures to achieve this recommendation include, but are not limited to, the implementation of shared driveways or a shared access driveway. Final location and design will be determined by Cobb DOT as part of the driveway permit and/or Plan Review processes.

4. Recommend a minimum of 50 feet straight-line distance (from end of curb return to start of adjacent curb return) between any residential driveways and adjacent curves, onstreet parking or other driveways. This recommendation is pursuant to Cobb County Development Standard 402.7.1, Residential Driveways and Cobb County Development Standard Detail 116R, Residential Driveway Standard. The

failure to meet this standard for internal driveway spacing is noted because it will preclude the interior roadways from being accepted by the County as public streets at a future date.

5. Recommend a minimum of 50 feet straight-line distance (from end of curb return to start of adjacent curb return) between any residential driveways and interior roadways, adjacent curves, on-street parking or driveways. This recommendation is pursuant to Cobb County Development Standard 402.7.1, Residential Driveways and Cobb County Development Standard Detail 116R, Residential Driveway Standard. However, because of the tight home spacing for attached single family homes, Cobb DOT notes that this standard cannot be met for adjacent internal driveways with the proposed site plan (dated December 11, 2025). The failure to meet this standard for internal driveway spacing is noted because it will preclude the interior roadways from being accepted by the County as public streets at a future date.

6. Recommend Old Alabama Road and Cardell Road access include a deceleration lane to address safety. 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. A conceptual deceleration lane is included on the revised site plan (dated December 11, 2025) but taper does not meet design standard for a 45-mph roadway. Recommend final location and design be determined during plan review, subject to Cobb County DOT approval.

7. Recommend Old Alabama Road access includes left turn lane to address safety. This recommendation is pursuant to Cobb County Development Standard 402.10, Left Turn Lane Design Guidelines, and Cobb County Development Standard Detail 401F, Left Turn Lane. Cobb DOT also follows Table 9-24 and Figure 9-35 recommendations published in the American Association of State Highway and Transportation Officials (AASHTO) A Policy on Geometric Design of Highways and Streets (Green Book), 7th Edition. A conceptual left turn lane is included on the revised site plan (dated December 11, 2025). Recommend final location and design be determined during plan review, subject to Cobb County DOT approval

8. Recommend mail kiosk for proposed development be located off the right-of-way and either on the inward traffic flow or adjacent to off-street guest parking. This recommendation is to address safety because of the potential of illegal parking movements crossing opposing traffic. The revised site plan (dated December 11, 2025) does provide perpendicular parking on the private roadway adjacent to the

mail kiosk.

9. Recommend applicant verify that minimum intersection sight distance is available for the Old Alabama Road and Cardell Road access and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirement. This recommendation is pursuant to Cobb County Development Standard Detail 401B, Intersection Sight Distance.

10. All signage and landscaping should be installed off county right-of-way and where it will not impede the line of sight for the driveways or roadways.

11. Recommend 10' no access easement on Maxham Road unless needed for stormwater detention access.

12. Recommend 10' no access easement on Old Alabama Road unless needed for stormwater detention access.

13. Recommend 10' no access easement on Cardell Road, for lots 21 to 31, unless needed for stormwater detention access.

14. Recommend curb and gutter along both sides and sidewalk along one side of proposed private roadway. The revised site plan (dated December 11, 2025) appears to comply with this recommendation.

15. Recommend clearly labeling all internal roadways as private.

16. Recommend private streets, lighting, and utilities be constructed to the Cobb County Standard Specifications for public streets. Private streets that do not meet Cobb DOT specifications for public streets cannot be considered for potential future transfer to Cobb County. This recommendation is pursuant to Cobb County Development Standard 401, Streets and Access (including subsections) and Cobb County Development Standard Details, including the following: Detail 110A, Typical Section Residential Street; Detail 100B, Residential Street Grading; Detail 104a, Typical Residential Cul-de-sac; Detail 104b, Typical Offset Cul-de-sac; and Detail 113, Sidewalks.

17. Recommend crosswalks be installed parallel to the adjacent roadway. Recommend final location and design be determined during plan review, subject to Cobb County DOT approval

18. Recommend applicant be required to meet all Cobb County Development

Standards and Ordinances related to project improvements.

19. Final location and design will be determined by Cobb DOT as part of the driveway permit and/or Plan Review processes.

V. Staff Recommendation

The planning and zoning staff recommends ***denial*** of REZ2025-006; however, if the planning commission chooses to approve the application, staff recommends approving the application with the following conditions;

- Cobb County Stormwater comments and recommendations, and all stream buffers need to be placed in a conservation easement, and possibly the elimination of the lots along Cardell Road.
- Cobb County Department of Transportation comments and recommendations
- Letter agreeable stipulations from Mr. Kevin Moore date Febrary 4, 2026

David Pearson COMMUNITIES | *Building Communities of Lasting Value.*

TOTAL PROPOSED RESIDENTIAL UNITS - 94
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
TOTAL TRACT ACREAGE - 21.672 ACS
CURRENT ZONING: R-20 OSC
PROPOSED ZONING: RA-5 (PROPOSED DETACHED)
OVERALL SITE DENSITY - 4.33 UNITS PER ACRE
EXTRA PARKING SUPPLIED - 50 SPACES



LOCATION MAP – NTS

SINGLE FAMILY DETACHED
BUILDING SETBACK REQUIREMENTS:

FRONT - 20 FT.
EXTERIOR LOTS BOUNDARY REAR -35 FT.
* UNLESS OTHERWISE SHOWN
SIDE - 0 FT WITH 5 FT BETWEEN BUILDINGS
MAJOR SIDE - 10 FT.

APPLICANT:
DAVID PEARSON COMMUNITIES, INC.
2000 FIRST DR., STE. 400
MARIETTA, GA. 30062

CONTACT: DOUG PATTEN, CPESC,CESSWI
770-294-1974

PROPOSED 20' EXTERIOR SETBACK ALONG CEMETERY BOUNDARY LINE. GRAVES HAVE BEEN VERIFIED BY FIELD SURVEY TO BE 50 FT OR GREATER FROM THE PROPOSED REAR SETBACK LINE ALONG CEMETARY PROPERTY.

FLOOD PLAIN AREA TO BE FILLED TO ABOVE FUTURE FLOOD PLAIN ELEVATIONS. EQUIVALENT COMPENSATION IS TO BE CUT FOR FUTURE FLOOD PLAIN VOLUME.

CONCEPTUAL PLAN FOR:

WEST END

CARDELL RD. AT OLD ALABAMA RD.
PARCEL ID: 18025800020 & 18020100030
PARCEL ID: 18014500010 & 18020100040
LOCATED IN LAND LOTS 145, 201 & 258
18TH DISTRICT, 2ND SECTION
CITY OF MABELTON, COBB COUNTY, GA.

A RESIDENTIAL COMMUNITY
BY DAVID PEARSON COMMUNITIES, INC.

DAVID PEARSON COMMUNITIES, INC.

2000 FIRST DRIVE, STE 400, MARIETTA GA. 30062, PHONE: 770-321-5032

DRAWN BY: DP	DATE: 12-11-25
CHECKED BY: DP	DRAWING NO.: CONCEPT
JOB NO.: CARDELL	SHEET 1

NO.	DATE	REVISION DESCRIPTION	BY
1	1-6-26	REVISED PLAN PER COMMENTS	D
2			
3			
4			

DESIGN CONSULTANT

GSWCC #3425 Level II Certified Design Professional CPESC CESSWI DOUGLAS B. FLETEN

LINE TABLE		
LINE	DISTANCE	DIRECTION
L1	50.91'	N56°36'45"E
L2	31.13'	N53°32'58"E
L3	14.96'	S40°35'42"E
L4	124.55'	N52°55'51"E
L5	18.59'	S37°24'31"E
L6	59.96'	N53°14'01"E
L7	73.70'	S79°51'58"E
L8	246.05'	S18°47'32"E
L9	29.93'	S66°00'47"W
L10	29.66'	N81°23'55"W
L11	140.43'	N70°35'40"W
L12	145.42'	N75°37'18"W
L13	111.56'	N81°16'44"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C # 1	5654.58'	36.36'	18.18'	36.36'	N04°53'04"E

GRAPHIC SCALE
-60 0 30 60 120
(IN FEET)
1 inch = 60' ft.







ATTACHMENT TO APPLICATION FOR REZONING

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

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

CONSTITUTIONAL CHALLENGE
ATTACHMENT TO APPLICATION FOR REZONING

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

1.

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

2.

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

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

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

3.

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

4.

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

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Zoning Code, is an unconstitutional use of the zoning power and would constitute an abuse of discretion with no justification or benefit flowing to the public welfare. Accordingly, said Ordinance or action would likewise represent a taking of private property rights without the payment of just and adequate compensation in violation of the Constitutions of the State of Georgia and the United States of America.

5.

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

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

MOORE INGRAM JOHNSON & STEELE, LLP

BY: _____
J. Kevin Moore
Georgia Bar No. 519728

Attorneys for Applicant and Property Owners

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

Attachment A

Application for Rezoning
Mableton, Georgia

Application No. _____

PC Hearing Date: _____, 2025

M&C Hearing Date: _____, 2025

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

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

Moore Ingram Johnson & Steele, LLP
J. Kevin Moore **Address** Emerson Overlook, Suite 100
326 Roswell Street, Marietta, GA 30060
(representative's name, printed)

BY: _____ **Phone#** (770) 429-1499 **E-mail** jkm@mijs.com
(representative's signature) Georgia Bar No. 519728

Signed, sealed and delivered in presence of:

_____
Notary Public

My commission expires: January 10, 2027

CAROLYN E COOK NOTARY PUBLIC EXP JAN 10 2027 COBB COUNTY GA

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

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

Signed, sealed and delivered in presence of:

_____
Notary Public

My commission expires: _____

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

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

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

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

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

David Pearson Communities, Inc.
BY: _____
(applicant's signature)
David Pearson, President

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

David Pearson Communities, Inc.
BY: _____
David Pearson, President

EXHIBIT "1" - ATTACHMENT TO APPLICATION FOR REZONING

City of Mableton, Georgia

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

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

Tax Parcel Nos.: **18020100030; 18025800020**

_____
David Pearson

Date Executed: 8-25, 2025

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

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

Signed, sealed, and delivered in the presence of:

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

[Notary Seal]

SANDRA BLAIR
NOTARY PUBLIC
My Commission Expires
December 3, 2027
PAULDING COUNTY, GEORGIA

EXHIBIT "1" - ATTACHMENT TO APPLICATION FOR REZONING
City of Mableton, Georgia

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

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

Tax Parcel Nos.: 18014500010; 18020100040

Mary Margaret Manning, Trustee of The MMM Trust dated December 27, 2013

Date Executed: August 27, 2025, 2025

Address: 1045 Chestnut Hill Circle
Maricttа, Georgia 30064

Telephone No.: (770) 422-9750
E-mail: marymanning@bellsouth.net

ALBERTO GUTIERREZ
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES JULY 09, 2029

Signed, sealed, and delivered in the presence of:

Notary Public

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

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

Part of the following Tax Parcels:
18025800020
18020100030

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

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

STATE OF GEORGIA

COUNTY OF COBB

Certificate of Trust

Comes now the undersigned and certifies the following:

1. This certificate is signed by each trustee of **THE MMM TRUST, DATED DECEMBER 27, 2013** Trust.

2. That **THE MMM TRUST, DATED DECEMBER 27, 2013** Trust was established on **December 27, 2013**, by **MARY MARGARET MANNING** and has not been revoked, modified, or amended in any manner that would cause the representations contained in this certification to be incorrect;

3. The settlor of the Trust was **MARY MARGARET MANNING** only.

4. The names and addresses of each trustee are as follows:

MARY MARGARET MANNING
1945 Chestnut Hill Circle
Marietta, Ga. 30064

5. The number and identity of trustee(s) required to exercise the powers of trustee are as follows: **MARY MARGARET MANNING** only.

6. The trustee has the power to sell, exchange, grant options, partition or otherwise dispose of real property held in trust from time to time at public or private sale upon terms and conditions as determined by the trustee, and no consent or action of any other person is required.

7. The undersigned acknowledges that this Certificate of Trust will be filed in the deed books and records of Cobb County, Georgia.

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

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

Signed, sealed and delivered
in the presence of:

[SEAL]
MARY MARGARET MANNING, TRUSTEE

Witness

Notary Public

My commission expires:
(NOTARY SEAL)

LYNNE W SPARKS
MY COMMISSION EXPIRES
DECEMBER 2 2023
COBB COUNTY, GA
NOTARY PUBLIC

Attachment B

Application No. _____

(2025)

Summary of Intent for Rezoning

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

a) **Proposed unit square-footage(s):** Minimum 1,800 square feet and greater

b) **Proposed building architecture:** Traditional, Craftsman

c) **List all requested variances:** Variances requested are identified in the submitted stipulation letter

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

a) **Proposed use(s):** Not Applicable

b) **Proposed building architecture:** Not Applicable

c) **Proposed hours/days of operation:** Not Applicable

d) **List all requested variances:** Not Applicable

Attachment C1

Application No.: _____

PROPERTY/FINANCIAL DISCLOSURE REPORT[1] BY APPLICANT[2]

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

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

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

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

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

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

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

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

David Pearson Communities, Inc.

BY: _____
Applicant's Signature

David Pearson, President

[1]If 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.

[2]Applicant 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 REPORT[1] BY APPLICANT[2] **Application No.:** _____

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

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

No.

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

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

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

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

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

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

DAVID PEARSON COMMUNITIES, INC.

BY: _____

Applicant's Signature

David Pearson, President

[1]If 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.

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

Attachment C1

Application No.: _____

PROPERTY/FINANCIAL DISCLOSURE REPORT[1] BY APPLICANT[2]

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

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

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

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

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

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

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

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

Moore Ingram Johnson & Steele, LLP

BY: _____

Applicant's Signature

J. Kevin Moore; Georgia Bar No. 519728

Attorneys for Applicant and Property Owners

[1]If 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.

[2]Applicant 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 REPORT[1] BY APPLICANT[2] Application No.: _____

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

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

No.

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

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

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

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

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

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

Moore Ingram Johnson & Steele, LLP

BY: _____

Applicant's Signature

J. Kevin Moore; Georgia Bar No. 519728

Attorneys for Applicant and Property Owners

[1]If 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.

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

ATTACHMENT "D"

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

[Space Above This Line For Recording Data]

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

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF COBB

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

BRENT STEPP CONSTRUCTION COMPANY, INC.,
a Georgia corporation

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

DAVID PEARSON

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

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

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

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

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

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

Signed, sealed and delivered in
the presence of:

Unofficial Witness

Notary Public
MY COMMISSION EXPIRES:

BRENT STEPP CONSTRUCTION COMPANY, INC.
a Georgia corporation

By: _____ (Seal)
Brent Stepp, President

CORPORATE SEAL

EXHIBIT "A"

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

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

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

EXHIBIT "B"

1. Taxes and assessments for the year 2025, and subsequent years, not yet due and payable.

2. Easement from Mrs. Mary C. Manning for R.C. Cousins Estate to Georgia Power dated September 16, 1953, filed January 27, 1954 and recorded in Deed Book 264, Page 596, Cobb County, Georgia Records.

3. Rural Post Roads Right of Way Deed from Mrs. R.C. Cousins and M. Manning to the Department of Transportation dated May 26, 1974, filed May 7, 1975 and recorded in Deed Book 1600, Page 20, Cobb County, Georgia Records.

4. Rural Post Roads Right of Way Deed from Mrs. R.C. Cousins to the Department of Transportation dated May 26, 1974, filed May 7, 1975 and recorded in Deed Book 1600, Page 64, Cobb County, Georgia Records.

5. Rural Post Roads Right of Way Deed from Mrs. R.C. Cousins and M. Manning to the Department of Transportation dated May 26, 1974, filed May 7, 1975 and recorded in Deed Book 1600, Page 67, Cobb County, Georgia Records.

6. Easement and Right of Way from Mary C. Manning, individually and as Trustee under the Testamentary Trust of Margaret Gordon Cousins, deceased to Cobb County-Marietta Water Authority dated April 15, 1996, filed April 17, 1996 and recorded in Deed Book 9548, Page 507, Cobb County, Georgia Records.

7. Sewer Easement Agreement between Mable Street Limited, LLC and Mary C. Manning dated December 13, 2005, filed January 4, 2006 and recorded in Deed Book 14272, Page 1779, Cobb County, Georgia Records.

8. Cobb County Right of Way Deed from Brent Stepp Construction Company, Inc. dated September 21, 2021, filed October 11, 2021 and recorded in Deed Book 15978, Page 6484, Cobb County, Georgia Records.

9. Memorandum of Agreement by and between SDH Atlanta LLC and Brent Stepp Construction Company, Inc. dated November 30, 2022, filed November 30, 2022 and recorded in Deed Book 16102, Page 5239, Cobb County, Georgia Records.

10. Easement for Anchors, Guy Poles and Guy Wires from Brent Stepp Construction Company, Inc. to Georgia Power Company dated April 17, 2023, filed July 4, 2023 and recorded in Deed Book 16144, page 2040, Cobb County, Georgia Records.

11. All matters reflected in that certain plat recorded in Plat Book 4, Page 135, Cobb County, Georgia Records.

12. All matters reflected in that certain plat recorded in Plat Book 22, Page 113, Cobb County, Georgia Records.

13. All matters reflected in that certain plat recorded in Plat Book 23, Page 42, Cobb County, Georgia Records.

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

Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

Deed Book 15449 Pg 4434
Filed and Recorded Jun-08-2017 03:31pm
2017-0064064
Real Estate Transfer Tax $0.00
032017013303

Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

XR

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

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

STATE OF GEORGIA
COUNTY OF COBB

WARRANTY DEED

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

W I T N E S S E T H:

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

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

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

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

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

Signed, sealed and delivered
in the presence of:

MARY MARGARET MANNING

Unofficial Witness

Notary Public
Commission Expiration: 5/7/20
(SEAL)

GAIL M. BROWN NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 07, 2020

2245103_1.DOC

EXHIBIT "A"

Deed Book 15489 Pg 4968
Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

TRACT I:

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

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

SAID TRACT CONTAINING 4.87 ACRES, MORE OR LESS.

TRACT III:

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

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

SAID TRACT CONTAINING 0.94 ACRES, MORE OR LESS.

FOR CERT OF TRUST SEE
DE Book 16094 Page 410

ATTACHMENT "D"

FOR QCD SEE
DE Book 16093 Page 4341

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

Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

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

STATE OF GEORGIA
COUNTY OF COBB

WARRANTY DEED

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

WITNESSETH:

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

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

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

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

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

Signed, sealed and delivered
in the presence of:

MARY MARGARET MANNING

Unofficial Witness

Notary Public
Commission Expiration: 5/7/20

(SEAL)

GAIL M. BROWN
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES
MAY 07, 2020

2245107_1.DOC

TRACT IV:

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

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

SAID TRACT CONTAINING 0.51 ACRES, MORE OR LESS.

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

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

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

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

TRACT II:

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

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

SAID TRACT CONTAINING 1.63 ACRES, MORE OR LESS.

ATTACHMENT "E"

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

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

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

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

ATTACHMENT "E"

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

Parcel No. 18014500010

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

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

Said tract containing 4.87 acres, more or less.

Parcel No. 18020100040

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

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

Said tract containing 1.63 acres, more or less.

Printed: 8/13/2025

Cobb County Online Tax Receipt

Thank you for your payment!

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

Payer:
BRENT STEPP CONSTRUCTION CO INC

BRENT STEPP CONSTRUCTION COMPANY INC

Payment Date: 10/15/2024

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

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

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

Printed: 8/13/2025

Cobb County Online Tax Receipt

Thank you for your payment!

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

Payer:
BRENT STEPP CONSTRUCTION CO INC

BRENT STEPP CONSTRUCTION COMPANY INC

Payment Date: 10/15/2024

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2024	18025800020	10/15/2024	**Pay:**	N/A	or	$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
$0.00	$0.00	$0.00	$0.00	$4,445.56	**$0.00**

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

Printed: 8/13/2025

Cobb County Online Tax Receipt

Thank you for your payment!

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

Payer:
MARY MANNING

MMM TRUST

Payment Date: 10/11/2024

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2024	18014500010	10/15/2024	**Pay:**	N/A	or	$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
$0.00	$0.00	$0.00	$0.00	$1,949.26	**$0.00**

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

ATTACHMENT "F"

Printed: 8/13/2025

Cobb County Online Tax Receipt

Thank you for your payment!

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

Payer:
MARY MANNING

MMM TRUST

Payment Date: 10/11/2024

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2024	18020100040	10/15/2024	**Pay:**	N/A	or	$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
$0.00	$0.00	$0.00	$0.00	$1,649.80	**$0.00**

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

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

SINGLE FAMILY DETACHED BUILDING SETBACK REQUIREMENTS
FRONT - 20 FT
EXTERIOR LOTS BOUNDARY REAR -35 FT
SIDE - 0 FT WITH 5 FT BETWEEN BUILDINGS
MAJOR SIDE - 10 FT





LOCATION MAP - NTS

APPLICANT:
DAVID PEARSON COMMUNITIES, INC.
2000 FIRST DR., STE. 400
MARIETTA, GA 30062

CONTACT: DOUG PATTEN,
770-294-1974

ATTACHMENT "G"

GRAPHIC SCALE
(IN FEET)
1 inch = 100' ft

LINE TABLE		
LINE	DISTANCE	DIRECTION
L1	50.91'	N56°36'45"E
L2	31.13'	N53°32'58"E
L3	14.96'	S40°35'42"E
L4	124.55'	N52°55'51"E
L5	18.59'	S37°24'31"E
L6	50.86'	N53°14'01"E
L7	73.70'	S79°51'58"E
L8	246.05'	S18°47'32"E
L9	29.93'	S66°00'47"W
L10	29.66'	N81°23'55"W
L11	140.43'	N70°35'40"W
L12	145.42'	N75°37'18"W
L13	111.56'	N81°16'44"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C #1	5654.58'	36.36'	18.18'	36.36'	N04°53'04"E

CONCEPTUAL PLAN FOR
922 VETERANS MEMORIAL HWY
PARCEL ID: 18025800020 & 18020100030
PARCEL ID: 18014500010 & 18020100040
LOCATED IN LAND LOTS 145, 201 & 258
18TH DISTRICT, 2ND SECTION
CITY OF MABELTON, COBB COUNTY, GA

A RESIDENTIAL COMMUNITY
BY DAVID PEARSON COMMUNITIES, INC.

DAVID PEARSON COMMUNITIES, INC.
2000 FIRST DRIVE STE 400, MARIETTA GA 30062, PHONE 770-321-5032

DESIGN CONSULTANT

DRAWN BY:	DP	DATE:	05-15-25
CHECKED BY:	DP	DRAWING NO.:	CONCEPT
JOB NO.:	CARDELL	SHEET	1 OF 2

NO.	DATE	REVISION DESCRIPTION	BY
1			
2			
3			
4			

David Pearson COMMUNITIES | Building Communities of Lasting Value.

FIRST AMERICAN TITLE INSURANCE COMPANY
Commitment Date: October 27, 2024 at 5:00 p.m.
File No. 2483311

10. Easement from Mrs. Mary C. Manning for P.C. Cousins Estate to Georgia Power dated September 16, 1953, filed January 27, 1954 and recorded in Deed Book 264, Page 396, Cobb County, Georgia Records.
This Easement is a blanket type Easement and is not plottable

11. Rural Post Roads Right of Way Deed from Mrs. P.C. Cousins and M. Manning to the Department of Transportation dated May 28, 1974, filed May 7, 1975 and recorded in Deed Book 1600, Page 20, Cobb County, Georgia Records.
This Easement does not affect the surveyed property

12. Rural Post Roads Right of Way Deed from Mrs. P.C. Cousins to the Department of Transportation dated May 28, 1974, filed May 7, 1975 and recorded in Deed Book 1600, Page 64, Cobb County, Georgia Records.
This Easement does not affect the surveyed property

13. Rural Post Roads Right of Way Deed from Mrs. P.C. Cousins and M. Manning to the Department of Transportation dated May 28, 1974, filed May 7, 1975 and recorded in Deed Book 1600, Page 67, Cobb County, Georgia Records.
This Easement does not affect the surveyed property

14. Easement and Right of Way from Mary C. Manning, individually and as Trustee under the Testamentary Trust of Margaret Garden Cousins, deceased to Cobb County-Marietta Water Authority, dated April 15, 1998, filed April 17, 1998 and recorded in Deed Book 9548, Page 507, Cobb County, Georgia Records.
This Easement does not affect the surveyed property

15. Sewer Easement Agreement between Noble Street Limited, LLC and Mary C. Manning dated December 13, 2005, filed January 4, 2006 and recorded in Deed Book 14272, Page 1779, Cobb County, Georgia Records.
This item does affect the surveyed property and the approximate location is shown on the survey. The Easement begins at the northwesterly right-of-way of Old Alabama Road and apparently has within the abandoned right-of-way of Old Mayham Road and runs in a northwesterly direction within the abandoned right-of-way of Old Mayham Road to an existing manhole located on the Buttermilk Creek interceptor sewerage line

16. Cobb County Right of Way Deed from Brent Stepp Construction Company, Inc. dated September 21, 2021, filed October 11, 2021 and recorded in Deed Book 19970, Page 6484, Cobb County, Georgia Records.
This item does affect the surveyed property and it is shown on the survey

17. Memorandum of Agreement by and between SDH Atlanta LLC and Brent Stepp Construction Company, Inc. dated November 30, 2022, filed November 30, 2022 and recorded in Deed Book 18102, Page 5238, Cobb County, Georgia Records.
This item does affect the surveyed property. However, it is not a survey matter

18. Easement for Anchors, Guy Poles and Guy Wires from Brent Stepp Construction Company, Inc. to Georgia Power Company dated April 17, 2023, filed July 4, 2023 and recorded in Deed Book 18144, page 2040, Cobb County, Georgia Records.
This item does affect the surveyed property by conveying to Georgia Power Company a blanket easement along Old Alabama Road for the right of ingress and egress over subject property to construct, operate, and maintain anchors, guy wires and guy poles located on the subject property. The power poles and guy wires are shown on the survey

19. All matters reflected in that certain plat recorded in Plat Book 4, Page 133, Cobb County, Georgia Records.
A portion of the Plat does fall within the of limits of the surveyed property. However, it does not reveal any easements that effects the surveyed property

20. All matters reflected in that certain plat recorded in Plat Book 22, Page 113, Cobb County, Georgia Records.
A portion of the Plat does fall within the of limits of the surveyed property. However, it does not reveal any easements that effects the surveyed property

21. All matters reflected in that certain plat recorded in Plat Book 23, Page 42, Cobb County, Georgia Records.
The Plat recorded in Plat Book 23, Page 42 does not affect the surveyed property. The Surveyor did find a Plat recorded in Plat Book 23, Page 43, Cobb County Records and it depicts a portion of the surveyed property and it does not reveal any easements that effects the surveyed property.

Survey Description of Property

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

Beginning at an iron pin set (Ø4 rebar w/cap) located at the southeasterly corner of Land Lot 201 (said corner being common to Land Lots 200, 201, 258 & 259), from the Point of Beginning thus established, depart said Land Lot corner and proceed in a southwesterly direction S23°09'21"W for a distance of 190.52 feet to an iron pin found (1/2" crimped top pipe), thence S23°13'21"W for a distance of 319.79 feet to an iron pin found (3/4" crimped top pipe), thence S23°08'08"W for a distance of 130.01 feet to an iron pin found (Ø1 rebar) located on the northeasterly right-of-way line of Cardell Road (80'r/w), thence in a northwesterly direction along said northeasterly right-of-way line of Cardell Road the following courses and distances: thence 234.38 feet along an arc of a curve to the left, said curve having a radius of 2484.45 feet and being subtended by a chord of N41°25'38"W for a distance of 234.29 feet to a point; thence 222.08 feet along an arc of a curve to the left, said curve having a radius of 4382.08 feet and being subtended by a chord of N45°36'35"W for a distance of 222.07 feet to a point; thence N47°03'41"W for a distance of 106.60 feet to a point; thence 127.17 feet along an arc of a curve to the right, said curve having a radius of 487.83 feet and being subtended by a chord of N39°43'43"W for a distance of 126.82 feet to a point; thence 80.14 feet along an arc of a curve to the right, said curve having a radius of 675.17 feet and being subtended by a chord of N29°01'43"W for a distance of 80.09 feet to a point; thence 80.72 feet along an arc of a curve to the right, said curve having a radius of 675.17 feet and being subtended by a chord of N23°12'12"W for a distance of 80.67 feet to a point; thence N18°48'42"W for a distance of 262.54 feet to an iron pin set (Ø4 rebar w/cap); thence N71°17'07"E for a distance of 8.15 feet to a r/w monument found; thence N18°40'42"E for a distance of 68.25 feet to a r/w monument found; thence N27°59'36"E for a distance of 234.29 feet to a point; thence 222.08 feet along an arc of a curve to the left, said curve having a radius of 4382.08 feet and being subtended by a chord of N45°36'35"W for a distance of 222.07 feet to a point; thence N47°03'41"W for a distance of 106.60 feet to a point; thence 127.17 feet along an arc of a curve to the right, said curve having a radius of 487.83 feet and being subtended by a chord of N39°43'43"W for a distance of 126.82 feet to a point; thence 80.14 feet along an arc of a curve to the right, said curve having a radius of 675.17 feet and being subtended by a chord of N29°01'43"W for a distance of 80.09 feet to a point; thence 80.72 feet along an arc of a curve to the right, said curve having a radius of 675.17 feet and being subtended by a chord of N23°12'12"W for a distance of 80.67 feet to a point; thence N18°48'42"W for a distance of 262.54 feet to an iron pin set (Ø4 rebar w/cap); thence N71°17'07"E for a distance of 8.15 feet to a r/w monument found; thence N18°40'42"E for a distance of 68.25 feet to a r/w monument found; thence N27°59'36"E for a distance of 19.58 feet to a r/w monument found; thence S37°58'58"W for a distance of 23.15 feet to a point; thence N18°48'42"W for a distance of 13.88 feet to an iron pin set (Ø4 rebar w/cap) located on the southeasterly right-of-way line of Old Alabama Road (variable r/w); thence in a northeasterly direction along said right-of-way line of Old Alabama Road (variable r/w) the following courses and distances: thence N58°04'33"E for a distance of 110.89 feet to a point; thence 84.68 feet along an arc of a curve to the right, said curve having a radius of 1637.36 feet and being subtended by a chord of N59°43'11"E for a distance of 84.65 feet to a point; thence 118.38 feet along an arc of a curve to the right, said curve having a radius of 1038.64 feet and being subtended by a chord of N64°38'18"E for a distance of 118.32 feet to a point; thence 286.24 feet along an arc of a curve to the right, said curve having a radius of 7609.56 feet and being subtended by a chord of N68°58'41"E for a distance of 286.22 feet to a point; thence N70°03'29"E for a distance of 80.71 feet to an iron pin set (Ø4 rebar w/cap); thence departing said right-of-way line of Old Alabama Road (variable r/w) and proceed S20°57'22"E for a distance of 288.28 feet to an iron pin found (2" open top pipe); thence S82°05'45"E for a distance of 332.22 feet to an iron pin found (2" open top pipe) on the easterly line of Land Lot 201 (said line being common to Land Lots 200 & 201); thence in a southerly direction along said easterly line of Land Lot 201 (said line being common to Land Lots 200 & 201) the following courses and distances: S02°38'11"W for a distance of 219.16 feet to an iron pin found (Ø4 rebar); thence S02°29'38"W for a distance of 133.63 feet to an iron pin set (Ø4 rebar w/cap) located at the southeasterly corner of Land Lot 201 (said corner being common to Land Lots 200, 201, 258 & 259) and the Point of Beginning.

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

TRAVERSE CLOSURE – 1 35,491
TOTAL ANGULAR ERROR = 9 SECONDS
ADJUSTMENT – COMPASS RULE
EQUIPMENT – TRIMBLE S5 ROBOTIC TOTAL STATION
PLAT CLOSURE – 1:242,347
ALL MATTERS OF TITLE EXCEPTED
DATE OF FIELD WORK: 12-6-2024

TRACT CONTAINS:
±15.156 ACRES
(±660,205 sq ft.)

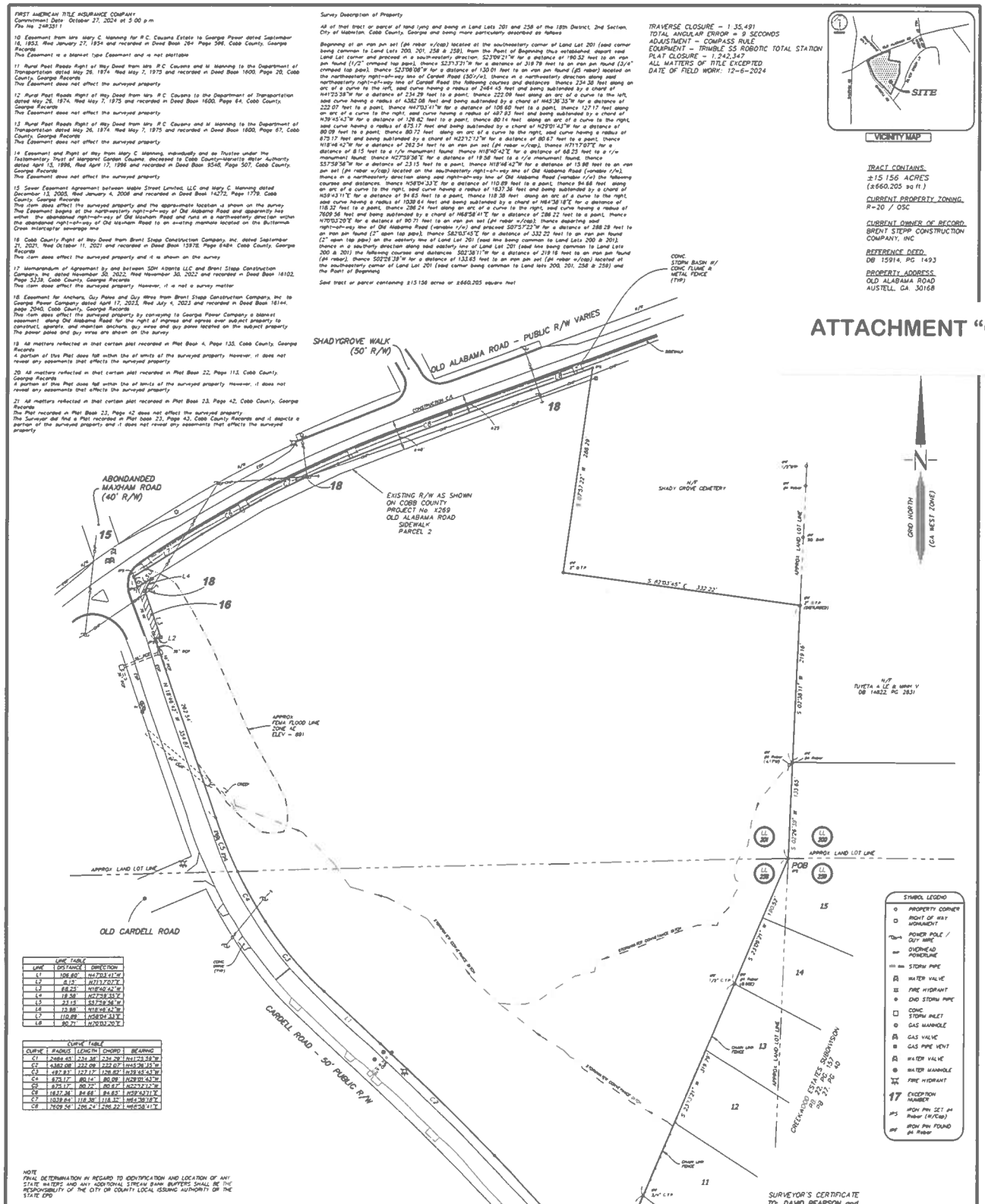
CURRENT PROPERTY ZONING:
R-20 / OSC

CURRENT OWNER OF RECORD:
BRENT STEPP CONSTRUCTION COMPANY, INC

REFERENCE DEED:
DB 15914, PG 1493

PROPERTY ADDRESS:
OLD ALABAMA ROAD
AUSTELL, GA. 30168

ATTACHMENT "G"



LINE TABLE		
LINE	DISTANCE	DIRECTION
L1	106.80'	N47°03'41"W
L2	8.15'	N71°17'07"E
L3	68.25'	N18°40'42"W
L4	13.58'	N27°59'36"E
L5	23.15'	S37°58'58"W
L6	13.88'	N18°48'42"W
L7	110.89'	N58°04'33"E
L8	80.71'	N70°03'29"E

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	2484.45'	234.38'	234.29'	N41°25'38"W
C2	4382.08'	222.08'	222.07'	N45°36'35"W
C3	487.83'	127.17'	126.82'	N39°43'43"W
C4	675.17'	80.14'	80.09'	N29°01'43"W
C5	675.17'	80.72'	80.67'	N23°12'12"W
C6	1637.36'	84.68'	84.65'	N59°43'11"E
C7	1038.64'	118.38'	118.32'	N64°38'18"E
C8	7609.56'	286.24'	286.22'	N68°58'41"E

SYMBOL LEGEND
PROPERTY CORNER
RIGHT-OF-WAY MONUMENT
POWER POLE / GUY WIRE
OVERHEAD POWERLINE
STORM PIPE
WATER VALVE
FIRE HYDRANT
END STORM PIPE
CONC. STORM INLET
GAS MANHOLE
GAS VALVE
GAS PIPE VENT
WATER VALVE
WATER MANHOLE
FIRE HYDRANT
17 EXCEPTION NUMBER
IPS IRON PIN SET Ø4 Rebar (W/Cap)
IPF IRON PIN FOUND Ø4 Rebar

NOTE
FINAL DETERMINATION IN REGARD TO IDENTIFICATION AND LOCATION OF ANY STATE WATERS AND ANY ADDITIONAL STREAM BANK BUFFERS SHALL BE THE RESPONSIBILITY OF THE CITY OR COUNTY LOCAL ISSUING AUTHORITY OR THE STATE EPD

GENERAL SURVEY NOTES:

1. The Basis of Bearings for this survey is Grid North (Ga. West Zone)
2. Utility Note: The underground utilities shown have been located from field survey information and existing drawings/information and existing drawings. The surveyor makes no guarantee that the underground information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
3. This survey was made in accordance with laws and Minimum Standards of the State of Georgia, and, in accordance with 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS.
4. The property surveyed and shown hereon is the same property described in First American Title Insurance Company issuing Office File No.: 2483311 with an effective date of October 27, 2024 at 5:00 p.m. and that all easements, covenants and restrictions which are apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
5. Said surveyed property is located within a special flood hazard zone "AE" according to Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map No. 13067C0211H with a date of identification of March 4, 2013, in Cobb County, Georgia, which is the current Flood Insurance Rate Map for the community in which said premises is located.
6. The surveyed property has direct access to Old Alabama Road and Cardell Road which are dedicated public roads or highways.
7. There was no observed evidence of current earth moving work or observed evidence of building construction.
8. There are no known changes in street right-of-way lines, according to Cobb County or Georgia D.O.T. There is no observed evidence of recent street or sidewalk construction or repairs.
9. There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
10. No evidence of any wetland delineation was found on surveyed property.

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

SURVEYOR'S CERTIFICATE
TO: DAVID PEARSON and
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 11, 13, 16, & 17

DATE OF ORIGINAL FIELD WORK COMPLETED – DECEMBER 9, 2024

12-10-24
CHARLES C. FRANKLIN GEORGIA RLS #2743

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

ALTA/NSPS LAND TITLE SURVEY FOR
DAVID PEARSON
LOCATED IN LAND LOTS 201 & 258
OF THE 18TH DISTRICT, 2ND SECTION
IN THE CITY OF MABLETON
COBB COUNTY, GEORGIA
SCALE: 1" = 60' DATE: DECEMBER 10, 2024

No.	REVISIONS	Date

GEORGIA REGISTERED LAND SURVEYOR CHARLES C. FRANKLIN

centerline
Surveying and Land Planning, Inc.
1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
PHONE: (770) 424-0028 FAX: (770) 424-2399

PROJECT No. 1224001 LSF #001298 Sheet No. 1 of 1

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MOORE INGRAM JOHNSON & STEELE
A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

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

KNOXVILLE, TENNESSEE
408 N. CEDAR BLUFF ROAD
SUITE 500
KNOXVILLE, TENNESSEE 37923
TELEPHONE (865) 692-9039

JACKSONVILLE, FLORIDA
10201 CENTURION PARKWAY N.
SUITE 401
JACKSONVILLE, FLORIDA 32256
TELEPHONE (904) 428-1465

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

LEXINGTON, KENTUCKY
2408 SIR BARTON WAY
SUITE 375
LEXINGTON, KENTUCKY 40509
TELEPHONE (859) 309-0026

ORLANDO, FLORIDA
1000 LEGION PLACE
SUITE 701
ORLANDO, FLORIDA 32801
TELEPHONE (407) 367-6233

HARRISBURG, PENNSYLVANIA
101 ERFORD ROAD
SUITE 300
CAMP HILL, PENNSYLVANIA 17011
TELEPHONE (717) 790-2854

FAIRFIELD, NEW JERSEY
165 PASSAIC AVENUE
SUITE 205
FAIRFIELD, NEW JERSEY 07004
TELEPHONE 201-602-4082

ATTACHMENT "I"

September 4, 2025

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

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

Dear Chris:

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

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

(1) The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions, in whatsoever form, which are currently in place on the Subject Property; together with any and all prior Departmental Comments and Staff Recommendations submitted by Planning, Fire, Water, Sewer, and Drainage, relating to the Subject Property from any previous zoning actions.

(2) Applicant seeks rezoning of the Subject Property from the existing zoning categories of R-20 and R-20/Open Space Community ("R-20/OSC") to the proposed zoning category of RA-6, with reference to the Site Plan dated May 15, 2025, and submitted contemporaneously with the Application for Rezoning and this letter of agreeable stipulations and conditions. A reduced copy of the Site Plan is attached as Exhibit "A."

(3) The Subject Property consists of a total of approximately 21.672 acres of total site area and shall contain a maximum of one hundred six (106) single-family, detached residential homes.

(4) The proposed residences shall have exterior façades consisting of brick, stone, stacked stone, board and batten, hardi-plank, or combinations thereof, with complementary accents.

(5) The proposed residences shall have a minimum of 1,800 square feet.

(6) Applicant agrees to the creation of a mandatory homeowners association consistent with similar upscale communities in the area. The mandatory homeowners association shall be responsible for the upkeep and maintenance of all landscaping and maintenance of common areas, entrance area, mail kiosk, and the like contained within the proposed residential community.

(7) Additionally, and in conjunction with the creation of the mandatory homeowners association, Applicant agrees to the recording and enforcement of a Declaration of Covenants, Easements, and Restrictions which will contain covenants, rules, and regulations applicable to the proposed development. The mandatory association shall be responsible for the enforcement of the Covenants, Easements, and Restrictions.

(8) The entrance signage for the proposed community shall be ground based, monument-style signage, and shall consist of brick, stone, stacked stone, stucco, or combinations thereof, with accents, complementary to materials used in the construction of the homes within the community. The entrance landscaping shall be professionally designed and implemented. Maintenance of the entrance area shall be by the mandatory homeowners association as set forth in the Declaration of Covenants, Easements, and Restrictions.

(9) The setbacks for the proposed residential community shall be as shown on the Site Plan.

(10) All setbacks, landscape, and buffer areas may be penetrated for purposes of access, utilities, and stormwater management, including, but not limited to, drainage facilities and any and all slopes or other required engineering features of the foregoing. Any disturbed areas must be replanted with like vegetation.

(11) All designated stormwater management areas shall be fenced with the perimeter landscaped for purposes of visual screening from public right-of-way and adjacent residential properties.

(12) The mail kiosk shall be constructed and styled to be of a high-quality appearance, including a roof, with materials compatible with those used for the exterior of the residences within the proposed community.

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

[Balance of page 3 left intentionally blank]

[Signature contained on page 4]

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP

J. Kevin Moore

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

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

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

ATTACHMENT "J"

APPLICATION FOR REZONING

City of Mableton, Georgia

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

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

Tax Parcel Nos.: **18020100030; 18025800020**
18014500010; 18020100040

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

(a) This Application for Rezoning seeks rezoning of approximately 21.672 acres located at the intersection of the northerly and southerly sides of Old Alabama Road with the easterly side of Maxham Road and at the intersection of the easterly and westerly sides of Cardell Road with Old Alabama Road, Land Lots 145, 201, and 208, 18th District, 2nd Section, City of Mableton, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). The Property is currently zoned R-20 and R-20 Open Space Community ("R-20/OSC"). Applicant proposes rezoning to the RA-6 zoning category to allow for development of a single-family detached residential community, as more particularly shown and reflected on the Site Plan submitted with the Application for Rezoning. The requested category of RA-6 will permit a use for the Property that is more suitable in view of its location and development of properties in close proximity, and will allow the Property to be utilized to its highest and most reasonable potential. As shown on the City's Zoning Map, properties immediately adjacent to and in the surrounding vicinity of the Subject Property are zoned for single-family residential purposes. The location and topography of the Subject Property make it uniquely suited for the proposed development; as well as, its location to a major intersection at Old Alabama Road and Maxham Road. The proposed RA-6 zoning classification and development for a detached, single-family residential community would be compatible to surrounding properties and the area as a whole.

(b) The proposed zoning to the RA-6 zoning classification should have no adverse effect on the existing use or usability of adjacent or nearby properties. The proposed development should have a minimal, if any, impact on surrounding properties, as surrounding properties would be similarly situated with the proposed development. If approved and developed according to the request, the adjacent and nearby property owners would benefit in higher land values.

(c) The property, as zoned, does not have a reasonable economic use given its location at the intersection of major roads. The proposed RA-6 classification would allow the Property to be developed and utilized to its highest and best potential.

(d) This zoning proposal will not cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Development, as proposed, would have minimal effect on utilities and transportation facilities. The Property has convenient access to the interstate highway and major thoroughfares within the City. Utility upgrades within the area allow for better service to customers, both residential and commercial, within the area. Roadway improvements in and around the Subject Property are ongoing and will ease access and traffic concerns related to the proposed development.

(e) The zoning proposal is not in conformity with the Future Land Use Plan of City of Mableton; however, changing conditions warrant a revision to the Future Land Use Plan and approval of the Application.

(f) This zoning proposal is consistent with the current conditions affecting the development of this Property. Improvements to the area roadways and major thoroughfares and interstates have been made in recent years to ease traffic flow in order to accommodate development in and around the Subject Property. The Property is challenging in the fact that past roadway improvements in the area have left remnant parcels, one of which will be dedicated as open space are as part of the proposed community. Additionally, a stream traverses the southwesterly portion of the largest tract, together with the location of underground utilities and possible area of rock make the Subject Property extremely challenging and economically unfeasible for development as it is currently zoned.

AGENDA ITEM MEMORANDUM

MEETING OF: February 25, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: FY 2026 2nd Quarter Financial Review - Finance Director Karen Ellis

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:
1. Council Presentation FY2026 QTR 2

CITY OF MABLETON

FY 2026 FINANCIAL REVIEW

Quarter 2: October-December 2025

Prepared by the Finance Department



February 2026

CITY OF MABLETON - NOTES TO THE FINANCIAL STATEMENTS*
For 2nd Quarter Ending December 31, 2025

Financial Overview / Highlights

The City is currently at 50% of the Fiscal Year. Our fiscal year begins July 1 and ends June 30.

GENERAL FUND

$12,846,633 , 98.54% of budgeted revneue year to date.

$4,582,343 , 28.59% of budgeted expenditures year to date.

Variance Analysis

Account Name	YTD Actual	Annual Budget	% of Budget	Explanation
Revenues				
Franchise Taxes	$395,359	$2,265,000	17.46%	*Payments rec'd quarterly - on target*
Business & Occupational Tax	$945,481	$2,500,000	37.82%	*Most collections occur in March*
Insurance Premium Tax	$8,385,135	$4,250,000	197.30%	*Collected more than estimated*
Licenses & Permits	$1,278,944	$1,000,000	127.89%	*Trending above budget estimates*
Interest	$141,724	$20,000	708.62%	*Trending above interest estimates*
Expenditures				
Risk Management	$48,755	$85,000	57.36%	*Liability Insurance paid in full for year*

Total revenue collections are

Total expenditures to-date are

**** All financials are considered unaudited until final review and report issued by the City's auditors.***

City of Mableton
CASH & INVESTMENTS

For 2nd Quarter Ending December 31, 2025

CASH / INVESTMENT	INTEREST RATE	ACCT BALANCE
	CITY OF MABLETON	
TRUIST BANK		
CHECKING	0.00%	$1,540,160
TOTAL TRUIST		**$1,540,160**
UNITED BANK		
MONEY MARKET	3.10%	$4,961,363
TOTAL UNITED BANK		**$4,961,363**
GEORGIA FUND 1		
POOLED INVESTMENT	3.80%	$10,219,944
TOTAL GEORGIA FUND 1		**$10,219,944**
TOTAL CASH & CASH EQUIVALENTS		**$16,721,467**
	MABLETON URBAN REDEVELOPMENT AGENCY	
UNITED BANK		
MONEY MARKET	4.03%	$2,228,476
TOTAL UNITED BANK		**$2,228,476**
TOTAL CASH & CASH EQUIVALENTS		**$2,228,476**
		$18,949,943

General Fund

Revenues through 12/31/2025

	Current Period Actuals	Year-to-Date Actuals	Annual Budget	Budget Available + (-)	% Budget Actual	Projected Year End 6/30/2026
Revenues						
Property Taxes (TAVT)	507,679	1,280,906	2,850,000	1,569,094	45%	3,074,173
Franchise Taxes	303,191	395,359	2,265,000	1,869,641	17%	2,381,438
Excise Taxes	34,611	34,611	-	(34,611)	0%	138,445
Business & Occupational Tax	833,141	945,481	2,500,000	1,554,519	38%	2,690,962
Insurance Premium Tax	8,385,135	8,385,135	4,250,000	(4,135,135)	197%	8,385,135
Licenses & Permits	960,749	1,278,944	1,000,000	(278,944)	128%	1,807,889
Charges for Services	275,687	288,685	11,000	(277,685)	2624%	577,370
Fines & Forfeitures	-	-	-	-		-
Interest	55,786	141,724	20,000	(121,724)	709%	283,447
Miscellaneous	1,500	5,580	-	(5,580)	0%	5,580
Other Financing Sources	51,302	90,208	140,625	50,417	64%	180,416
Total Revenues	**11,408,783**	**12,846,633**	**13,036,625**	**189,992**	**98.54%**	**19,524,855**

Expenditures through 12/31/2025

	Current Period Actuals	Year-to-Date Actuals	Annual Budget	Budget Available + (-)	% Budget Actual	Projected Year End 6/30/2026
Expenditures						
City Council	103,183	180,821	370,100	189,279	48.86%	361,642
City Mayor	113,269	225,192	483,300	258,108	46.59%	450,384
City Manager	137,974	288,441	794,800	506,359	36.29%	726,882
City Clerk	69,258	127,842	421,350	293,508	30.34%	320,685
Finance & Administration	275,205	466,456	1,086,400	619,944	42.94%	1,032,912
City Attorney	27,705	27,705	600,000	572,295	4.62%	407,460
Information Technology	80,786	175,252	951,100	775,848	18.43%	825,504
Human Resources	115,026	192,065	679,400	487,335	28.27%	534,131
Risk Management	1,259	48,755	85,000	36,245	57.36%	75,000
Facilities & Property Management	156,321	301,818	1,141,900	840,082	26.43%	1,071,636
Communications	97,746	192,586	534,050	341,464	36.06%	485,171
General Administration	1,118	4,756	234,700	229,944	2.03%	209,512
Municipal Court	72,861	120,527	730,900	610,373	16.49%	641,054
Sustainability Waste & Beautification	53,994	98,747	481,400	382,653	20.51%	380,493
Parks & Recreation	40,418	105,200	1,018,900	913,700	10.32%	910,400
Community Development	603,253	1,038,908	2,662,600	1,623,692	39.02%	2,452,815
Code Enforcement	121,282	339,364	1,058,200	718,836	32.07%	978,728
Economic Development	91,927	177,908	618,800	440,892	28.75%	555,817
Other Financing Uses	80,000	470,000	2,073,193	1,603,193	22.67%	940,000
Total Expenditures	**2,242,586**	**4,582,343**	**16,026,093**	**11,443,750**	**28.59%**	**13,360,226**
Change in Fund Balance	**9,166,197**	**8,264,290**	**(2,989,468)**	**(11,253,758)**		**6,164,629**
Fund Balance - Beginning		7,919,851	7,565,466			7,919,851
Fund Balance - Ending		**16,184,141**	4,575,999			14,084,480

Tree Fund

Revenues & Expenditures

	Current Period Actuals	Year-to-Date Actuals	FY2026 Annual Budget	Budget Available + (-)	% Budget Actual
REVENUES					
Development Impact Fees	$ -	$ -	$ -	$ -	
Other Misc Revenue	-		-	-	
Total revenues	$ -	$ -	$ -	$ -	
EXPENDITURES					
Current:					
Approved Projects	$ -	$ -	$ 160,000	$ 160,000	
Total Expenditures	$ -	$ -	$ 160,000	$ 160,000	
OTHER FINANCING SOURCES (USES)					
Transfers in from General Fund	$ (40,000)	$ (80,000)	$ (160,000)	$ (80,000)	
Total Other financing sources and uses	$ (40,000)	$ (80,000)	$ (160,000)	$ (80,000)	
Net change in fund balances	40,000	80,000	-	(80,000)	
Fund balance - beginning		-	-		
Fund balance - ending		$ 80,000	$ -		

Six Flags Special District Fund

Revenues & Expenditures

	Current Period Actuals	Year-to-Date Actuals	FY2026 Annual Budget	Budget Available + (-)	% Budget Actual
REVENUES					
Real Property Tax-Current Year	$ 1,132,525	$ 1,132,525	$ 1,250,000	$ (117,475)	91%
Interest Revenues	2,499	2,499	-	2,499	100%
Total Revenues	$ 1,135,024	$ 1,135,024	$ 1,250,000	$ (114,976)	91%
EXPENDITURES					
Contracted Services	$ -	$ -	$ 54,000	$ 54,000	
Contingency	-	-	1,196,000	1,196,000	
Total Expenditures	$ -	$ -	$ 1,250,000	$ 1,250,000	
Excess of revenues over expenditures	$ 1,135,024	$ 1,135,024	$ -		
Net change in fund balances		$ 1,135,024	$ -		
Fund balances - beginning		-	-		
Fund balances - ending		$ 1,135,024	$ -		

Hotel/Motel Tax Fund

Revenues & Expenditures

	Current Period Actuals	Year-to-Date Actuals	FY2026 Annual Budget	Budget Available + (-)	% Budget Actual
REVENUES					
Taxes					
Hotel/Motel Taxes	$ 139,986	241,503	$ 375,000	$ 133,497	181%
Total Revenues	$ 139,986	241,503	$ 375,000	$ 133,497	181%
OTHER FINANCING SOURCES (USES)					
Transfers out to General Fund	$ (52,495)	(90,564)	$ (140,625)	$ (50,061)	181%
Transfers out to Meet Mableton	$ (87,491)	(150,940)	(234,375)	(83,435)	181%
Total Other financing sources/uses	$ (139,986)	(241,503)	$ (375,000)	$ (133,497)	181%
Net change in fund balances	-	-	-	-	
Fund balance - beginning		-	-		
Fund balance - ending		-	$ -		

Capital Projects Fund

Revenues & Expenditures

	Current Period Actuals	Year-to-Date Actuals	Year-to-Date Actuals Including Encumb	FY2026 Annual Budget	Budget Available + (-)	% Budget Actual
REVENUES						
Charges for Service	$ -	$ -	$ -	$ -	$ -	
Interest Revenue	-	-	-	-	-	
Realized Gain or Loss on Investments	-	-	-	-	-	
Other Misc Revenue	-	-	-	-	-	
Total revenues	$ -	$ -	$ -	$ -	$ -	
EXPENDITURES						
Capital Outlay						
Finance	$ -	$ -	$ -	$ -	$ -	
Information Services	56,021	74,374	74,374	150,000	75,626	50%
General Govt Bldg	143,825	496,455	496,455	500,000	3,545	99%
Passive Parks/Greenspace	-	-	-	-	-	
Community Development	-	-	-	-	-	
Total Capital Outlay	$ 199,846	$ 570,829	$ 570,829	$ 650,000	$ 79,171	721%
Excess of revenues over expenditures	$ (199,846)	$ (570,829)	$ (570,829)	$ (650,000)	$ (79,171)	88%
OTHER FINANCING SOURCES (USES)						
Transfers in from General Fund	$ (350,000)	$ (700,000)	$ (700,000)	(1,400,000)	$ 700,000	50%
Proceeds of Sale of Assets	-	-	-	-	-	
Contingencies	-	-	-	750,000	750,000	
Total other financing sources and uses	$ (350,000)	$ (700,000)	$ (700,000)	$ (650,000)	$ 1,450,000	108%
Net change in fund balances	150,154	129,171	129,171	-		
Fund balance - beginning		-	-	-		
Fund balance - ending		$ 129,171	$ 129,171	$ -		

Urban Redevelopment Agency Fund

Revenues & Expenditures

	Current Period Actuals	Year-to-Date Actuals	FY2026 Annual Budget	Budget Available +(-)	% Budget Actual
REVENUES					
Interest Revenues (United)	$ -	$ -	$ -	$ -	
Interest Revenues (Truist)	23,507	53,812	-	53,812	
Total revenues	$ 23,507	$ 53,812	$ -	$ 53,812	
EXPENDITURES					
Capital Outlay					
General Government Buildings	$ 336,036	$ 406,562	$ -	$ (406,562)	
Bond Principal	-	-	260,000	260,000	
Bond Interest	171,795	171,795	253,193	81,398	68%
Fiscal Agent's Fees	-	-	-	-	
Total Capital Outlay	$ 507,831	$ 578,357	$ 513,193	$ (65,164)	113%
Excess of revenues over expenditures	$ (484,324)	$ (524,545)	$ (513,193)	$ 118,976	
OTHER FINANCING SOURCES (USES)					
Transfers in from General Fund	$ 171,795	$ 171,795	$ 513,193	$ (341,398)	33%
Transfers out to General Fund	-	-	-	-	
Revenue Bond Proceeds	-	-	-	-	
Total other financing sources and uses	$ 171,795	$ 171,795	$ 513,193	$ (341,398)	33%
Net change in fund balances		$ (352,750)	$ -		
Fund balance - beginning		2,565,771	2,565,771		
Fund balance - ending		$ 2,213,021	$ 2,565,771		

- Serving the citizens of Mableton through integrity, accountability, and sound financial management

AGENDA ITEM MEMORANDUM

MEETING OF: February 25, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Appointment to the Planning Commission

BACKGROUND/SUMMARY: Councilwoman Herndon is recommending Munzir Naqvi to the Planning Commission.

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS: None

AGENDA ITEM MEMORANDUM

MEETING OF: February 25, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Ratification of Council member approved landscaping plan - 6470 Mableton Pkwy, PIN 18029700400

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 Community Development Director, Tina Garver, met with Councilman McNeely on January 2, 2026 to review the attached landscaping plan. Attached to this action is the final approval. Note that any use of a dog park is not approved by the landscaping plan. All uses will be reviewed by a separate action.

BUDGETED/FINANCIAL IMPACT – FUND:

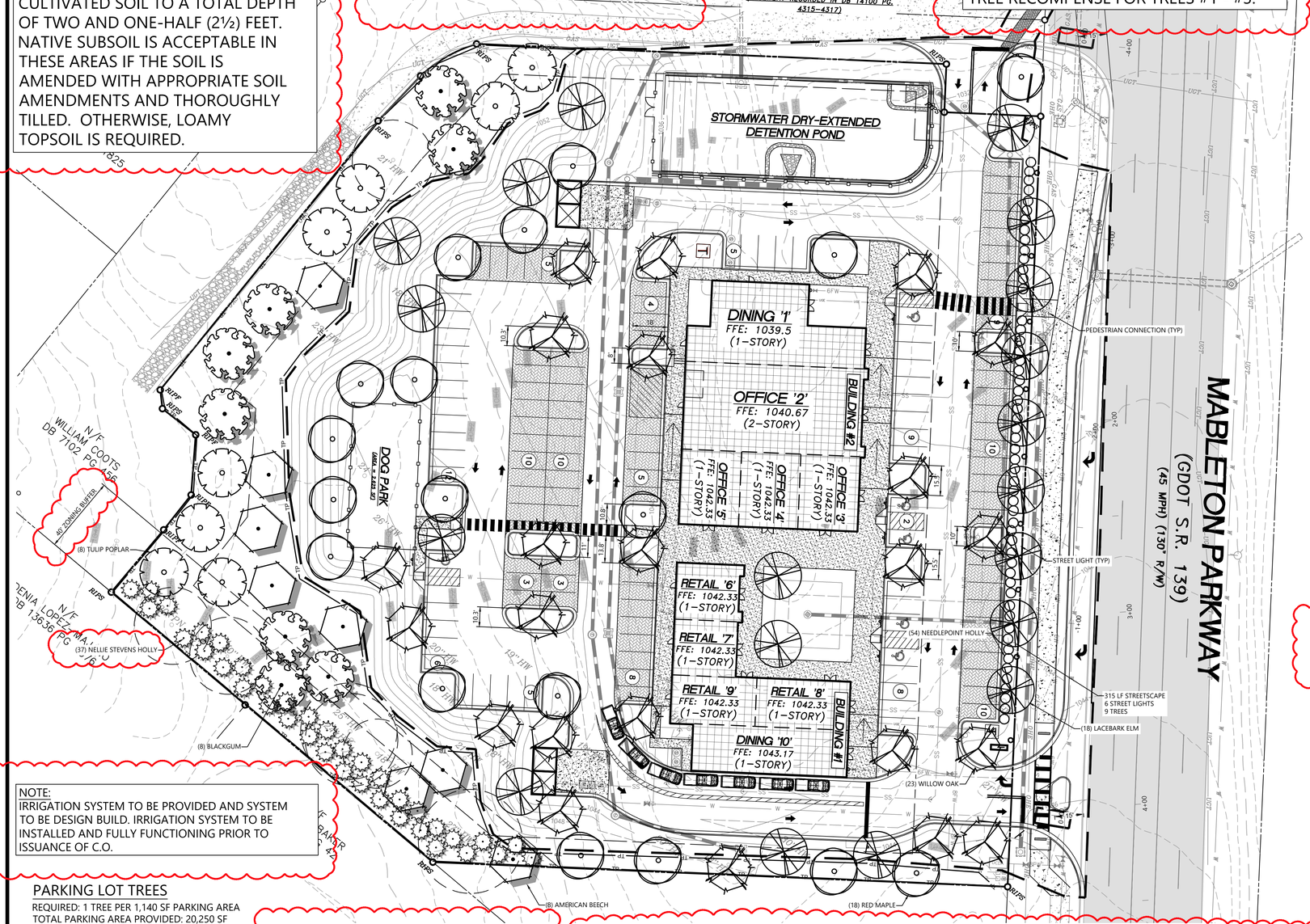
RECOMMENDATION:

ATTACHMENTS:
1. KLDP Landscaping Plan

PLANTING SPECIFICATION:
PARKING LOT ISLANDS, PENINSULAS AND MEDIANS MUST HAVE CLEAN, CULTIVATED SOIL TO A TOTAL DEPTH OF TWO AND ONE-HALF (2½) FEET. NATIVE SUBSOIL IS ACCEPTABLE IN THESE AREAS IF THE SOIL IS AMENDED WITH APPROPRIATE SOIL AMENDMENTS AND THOROUGHLY TILLED. OTHERWISE, LOAMY TOPSOIL IS REQUIRED.

NOTE:
SEE SHEET L3.0 FOR TYPICAL STREETSCAPE SECTION.

NOTE:
24 SPECIMEN REPLACEMENT TREES SATISFY BOTH SDF AND SPECIMEN TREE RECOMPENSE FOR TREES #1 - #3.



NOTE:
IRRIGATION SYSTEM TO BE PROVIDED AND SYSTEM TO BE DESIGN BUILD. IRRIGATION SYSTEM TO BE INSTALLED AND FULLY FUNCTIONING PRIOR TO ISSUANCE OF C.O.

PARKING LOT TREES

REQUIRED: 1 TREE PER 1,140 SF PARKING AREA
TOTAL PARKING AREA PROVIDED: 20,250 SF
TOTAL PARKING LOT TREES REQUIRED: 18
TOTAL PARKING LOT TREES PROVIDED = 18

TREES SAVED

SIZE	TYPE	UNITS
20	PINE	1.9
27	HW	3.8
21	HW	2.8
24	HW	2.8
25	HW	3.8
20	HW	1.9
		17.0

SPECIMEN TREE RECOMPENSE REQUIRED

TOTAL RECOMPENSE REQUIRED = 16.7 UNITS
TOTAL RECOMPENSE REQUIRED = 24 (4" CAL. TREES)

DENSITY CALCULATIONS

TOTAL SITE AREA = 3.847 ACRES
SDF = 15 X 3.847 = 57.7 UNITS
SDF SAVED = 17.0 UNITS
SDF PROPOSED = 41.3 UNITS
TOTAL SDF = 58.3 UNITS

SPECIMEN TREE RECOMPENSE TABLE

	QTY	BOTANICAL NAME	COMMON NAME	SIZE (MIN.)	UNITS	TOTAL UNITS	CONTAINER	% OF TOTAL	REMARKS
	8	FAGUS GRANDIFOLIA	AMERICAN BEECH	4" CAL	0.7	5.6	B&B	33%	SPECIMEN-FULL, WELL BALANCED CANOPY
	8	NYSSA SYLVATICA	BLACK GUM	4" CAL	0.7	5.6	B&B	33%	SPECIMEN-FULL, WELL BALANCED CANOPY
	8	LIRIODENDRON TULIPIFERA	TULIP POPLAR	4" CAL	0.7	5.6	B&B	33%	SPECIMEN-FULL, WELL BALANCED CANOPY
						16.8			

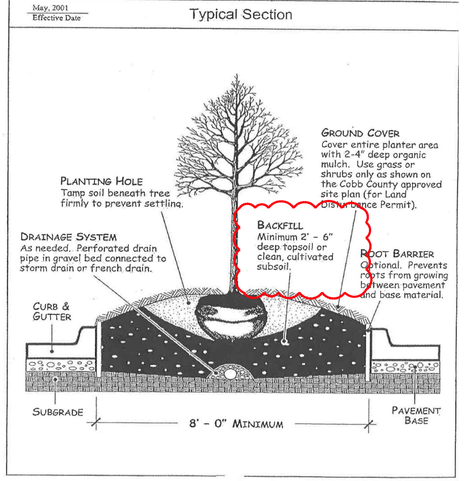
SITE DENSITY TREES + SHRUBS

	QTY	BOTANICAL NAME	COMMON NAME	SIZE (MIN.)	UNITS	TOTAL UNITS	CONTAINER	% OF TOTAL	REMARKS
	23	QUERCUS PHELLOS 'HIGHTOWER'	WILLOW OAK	4" CAL	0.7	16.1	B&B	39%	SPECIMEN-FULL, WELL BALANCED CANOPY
	18	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE OCTOBER GLORY	4" CAL	0.7	12.6	B&B	31%	SPECIMEN-FULL, WELL BALANCED CANOPY
	18	ULMUS PARVIFOLIA	LACEBARK ELM	4" CAL	0.7	12.6	B&B	31%	SPECIMEN-FULL, WELL BALANCED CANOPY
	37	ILEX CORNUTA NELLIE STEVENS	NELLIE STEVENS HOLLY	7-GAL					4' HT, FULL CONTAINER
	54	ILEX CORNUTA	NEEDLEPOINT HOLLY	3-GAL					FULL CONTAINER
						41.3			

SPECIES RATIO TABLE (INCLUDES SPECIMEN RECOMPENSE AND SDF TREES)

	%	QTY	COMMON NAME
	10%	8	AMERICAN BEECH
	10%	8	BLACKGUM
	10%	8	TULIP POPLAR
	28%	23	WILLOW OAK
	22%	18	RED MAPLE
	22%	18	LACEBARK ELM
TOTAL	100%	83	

24-HR CONTACT: KOREY AKINBAMI (678) 508-6254



NOTE:
1. INSTALLED TREES MUST BE ALLOWED TO GROW TO THEIR NATURAL SIZE AND SHAPE AND NOT BE PRUNED IN CONFLICT WITH ANSI A300 STANDARDS (NO TOPPING, LIMBING UP, LION TAILING, ETC.).
2. THE INSTALLATION OF EROSION CONTROL DEVICES CAUSES HARM TO TREES. ON INDIVIDUAL LOTS, USE SILT FENCE ONLY AS NEEDED AND LOCATE IT FAR FROM TREE PROTECTION ZONES AS POSSIBLE.
3. PRUNING OF TREE LIMBS TO PROVIDE CLEARANCE FOR EQUIPMENT AND MATERIALS SHALL BE DONE IN ACCORDANCE WITH STANDARD ARBORICULTURAL PRACTICE (SEE ANSI A300-1995).
4. A MAINTENANCE BOND, LETTER OF CREDIT OR ESCROW ACCOUNT IS REQUIRED FOR ALL MATERIALS PLANTED TO MEET ORDINANCE REQUIREMENTS. THE AMOUNT OF THIS "MAINTENANCE SURETY" MUST BE 110 PERCENT OF THE COST OF ALL REQUIRED PLANT MATERIALS AND THE COST OF INSTALLATION AND GUARANTEE OF THOSE MATERIALS. THE SURETY IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER OF THIS PROJECT. IT MUST BE PREPARED ON FORMS PROVIDED BY THE COMMUNITY DEVELOPMENT AGENCY AND MUST BE POSTED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (CO).
5. THE EXPIRATION DATE OF THE SURETY INSTRUMENT SHALL BE DETERMINED AS THIRTY (30) MONTHS FROM THE DATE OF SURETY. FOR ALL PLANT MATERIALS THAT WILL BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, AND NO WATERING RESTRICTIONS ARE IN PLACE PROHIBITING ITS USE FOR ALL REQUIRED TREES AND PLANTS, THE SURETY EXPIRATION CAN BE REDUCE TO EIGHTEEN (18) MONTHS.

PLANTING SPECIFICATION:
PARKING LOT ISLANDS, PENINSULAS AND MEDIANS MUST HAVE CLEAN, CULTIVATED SOIL TO A TOTAL DEPTH OF TWO AND ONE-HALF (2½) FEET. NATIVE SUBSOIL IS ACCEPTABLE IN THESE AREAS IF THE SOIL IS AMENDED WITH APPROPRIATE SOIL AMENDMENTS AND THOROUGHLY TILLED. OTHERWISE, LOAMY TOPSOIL IS REQUIRED.

SITE AREA CALCULATIONS

LOT SIZE	= 167,577 SF (3.847 AC.)
LIMITS OF DISTURBANCE	= 143,312 SF (3.29 AC.)
IMPERVIOUS AREA	= 79,670 SF (1.82 AC.)–47.5%
–ROOF AREA	= 17,253 SF (0.40 AC.)
–ASPHALT DRIVEWAY AREA	= 37,257 SF (0.86 AC.)
–PERMEABLE PAVER AREA	= 13,480 SF (0.31 AC.)
–SIDEWALK AREA	= 9,804 SF (0.23 AC.)
–DUMPSTER & CONCRETE AREA	= 1,876 SF (0.04 AC.)
PERVIOUS AREA	= 87,907 SF (2.02 AC.)–52.5%

BUILDING FLOOR AREA CALCULATIONS

– DINING '1'	= 2,869 SF + 650 SF PATIO DINING
–OFFICE '2'	= 6,770 SF
–OFFICE '3'	= 1,142 SF
–OFFICE '4'	= 1,146 SF
–OFFICE '5'	= 1,146 SF
–RETAIL '6'	= 899 SF
–RETAIL '7'	= 898 SF
–RETAIL '8'	= 1,160 SF
–RETAIL '9'	= 1,048 SF
–DINING '10'	= 1,860 SF

ZONING

JURISDICTION	CITY OF MABLETON
EXISTING ZONING	NRC
EXISTING OVERLAY	MABLETON PARKWAY DESIGN

DEVELOPMENT PROPOSAL

FRONT SETBACK	50'
SIDE SETBACK	15'
REAR SETBACK	30'
ZONING BUFFER	40'
FRONT LANDSCAPE STRIP	8'
PARKING REQUIRED	RETAIL/OFFICE (1/200 SF) = 14,209/200 = 71 DINING (1/100 SF) = 5,379/100 = 54
PARKING REQUIRED	125 SPACES
PARKING PROVIDED	125 SPACES (INCLUDES 6 ADA ACCESSIBLE)
STREET TREES REQUIRED	1 TREE/35 LF FRONTAGE
STREET LIGHTS REQUIRED	1 LIGHT/50 LF FRONTAGE

JDM CONSULTANTS LLC
DESIGN
CONSULTING
CONSTRUCTION MANAGEMENT
P.O. BOX 366411
ATLANTA, GA 30336
(205) 266-1648
darrell@jdmconsultantsllc.com
www.jdmconsultantsllc.com

DUCERE CONSTRUCTION SERVICES

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SEAL:

GEORGIA REGISTERED LANDSCAPE ARCHITECT No. LA001325 M. REGINALD DILL, JR.

REVISIONS:

NO.	DATE	DESCRIPTION
1	9/10/2025	ADDRESSED CITY COMMENTS
2	10/08/2025	ADDRESSED CITY COMMENTS
3	11/10/2025	ADDRESSED CITY COMMENTS

PROJECT:

MABLETON PARKWAY COMMERCIAL
6470 MABLETON PARKWAY
CITY OF MABLETON
COBB COUNTY, GEORGIA
PID: 18029700400
ZONING: NRC
OVERLAY: MABLETON PARKWAY DESIGN

SHEET TITLE:

LANDSCAPE PLAN

DESIGNED BY: JDM
DRAWN BY: DJ
CHECKED BY: DJ
APPROVED BY: JDM

SCALE: AS SHOWN
DATE: 06-13-2025
PROJECT NO.: 2025-258
SHEET: **L2.0**

GEORGIA811 www.Georgia811.com Know what's below. Call before you dig.

ISSUED FOR CONSTRUCTION

FILE NAME: C:\Users\mmgk3\mmgk3\Desktop\Mableton Pkwy (6470) Cobb Co.3\mmgk3\6470 Mableton LANDSCAPE.dwg LAST SAVED BY: mmgk3 11/10/2025 7:45 PM PLOTTED BY: Marlon dill 11/21/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATMEL.CTB

AGENDA ITEM MEMORANDUM

MEETING OF: February 25, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Approval of the recommendation for appointment of Gerald Geeter to the Planning Commission

BACKGROUND/SUMMARY: Mayor and Council expressed approval of the appointment of Gerald Geeter to the Planning Commission at their February 11, 2026, meeting. District 3 Councilmember Jeffcoat recommended the appointment. However, a motion was not made for confirmation. This is ratification of the appointment.

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS: None

AGENDA ITEM MEMORANDUM

MEETING OF: February 25, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Approval of the recommendation of reappointment of Clyde Ward to the License Review Board

BACKGROUND/SUMMARY: Mayor and Council were in agreement for the reappointment of Clyde Ward at their February 11, 2026 meeting. The recommendation was for District 4 by Councilmember Brown. However, the motion was not made. This is ratification of the appointment.

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS: None

AGENDA ITEM MEMORANDUM

MEETING OF: February 25, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Approval of February 9, 2026 Work Session Minutes

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:
1. February 9, 2026 Work Session Minutes

CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
February 9, 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 WORK SESSION MINUTES

1. CALL TO ORDER

Mayor Owens called the meeting to order at 6:38 pm.

2. ROLL CALL

City Clerk Hiott conducted the roll call. Councilmember Davis arrived 6:42 pm following the roll call. All of Mayor and Council were present.

3. INVOCATION

City Manager Bill Tanks led the invocation.

4. PLEDGE OF ALLEGIANCE

Led by Councilmember McNeely.

5. AGENDA ITEMS AND DISCUSSION

a. Proposed 2028 Special Purpose Local Option Sales Tax (SPLOST) Project List - Community Development Director Michael Hughes

Mayor Owens announced the item and recognized Community Development Director Michael Hughes who provided background on the Special Purpose Local Option Sales Tax (SPLOST). Mr. Hughes noted the one-percent sales tax has been in place for decades, helping local governments fund major capital projects. Mr. Hughes recognized Mr. Roy Acree of Croy Engineers who addressed the current proposed category list at the end of Phase I of the 2028 SPLOST. He stressed how community input is critical to each phase. The input from the County's community meetings has been positive. The proposed category list was shown on the monitor and is available in the agenda packet.

City Manager Tanks affirmed that the category list will be on the February 11, 2026, meeting agenda for a vote. He explained how important it was to get the Council's feedback.

Mr. Acree explained that the Mayor and Council and staff can educate the public, but can't tell people to go vote yes.

Mr. Acree continued to explain the phases and process for presenting the list and other information to the public.

Questions and discussion followed as the Mayor and Council reviewed the preliminary list.

Following the review and discussion, Mayor and Council directed Mr. Acree to remove $1 million from the facilities category and add a category of $1 million for debt service. The list will be on the February 11, 2026 agenda for consideration of approval. Council agreed to the final totals:

Tier 1 Projects
Facilities $46,000,000
Fleet $1,000,000
Sidewalks/Trails $10,000,000
Roadway Safety $31,400,000
Parks $4,740,000
Technology $2,860,000
Debt Services $1,000,000
Tier 1 Total: $97,000,000

Tier 2 Projects
Parks $7,000,000
Environmental $5,000,000
Sidewalks/Trails $2,000,000
Technology $2,500,000
Facilities $11,500,000
Tier 2 Total: $28,000,000

b. Briefing and Update - 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 94 single-family detached homes - Community Development Director Michael Hughes

Mayor Owens recognized Mr. Hughes who stated the cases will be on the agenda two weeks from next Wednesday.

City Manager Tanks addressed how land use cases are the most complicated. This work session is the time to ask questions, so the council will be more informed prior to the public hearing. It takes a long time to learn land use.

Councilmember Ferguson asked why the deferred case from the last meeting was not on the work session meeting agenda. Deputy Community Development Director Tina Garver reported it was on the next agenda, but staff was recommending deferral. There should be additional information to be heard for that case. The next work session is the one right before the meeting (at 5:15 pm).

Ms. Garver provided an explanation of the REZ 2025-006, located at Old Alabama Road

and Cardell Road, request to rezone 21 acres from R-20/OSC to RA-6 for the development of 94 single-family detached homes. This case goes before Council in March. The Planning Commission recommended deferral. The case was heard at the Planning Commission's December 4th, 2025 meeting and tabled to January 8th, 2026. It was heard on February 5, 2026 and now going the PC will hear it again on March 5, 2026.

Ms. Garver reviewed the zoning map which shows the property as it is zoned right now. She referenced the future land use map which tells more about how the City wants to develop in the future. The future land use guides decisions. The original site plan approved by Cobb County includes 26 single-famiy detached lots on 15 acres. The applicant is requesting to rezone 22 acres from R-20/OSC to RA-6 for the development of 94 single-family detached homes. Ms. Garver showed the proposed site plan. The application is not going from 26 lots to 94 lots, but it is going from 26 lots to 78 lots in that same little area. There is a stream buffer where the trees are located. The 10 lots along Cardell road were not included in the original rezoning. Ms. Garver showed the area where the stream buffer was located and noted that people are not going to be able to expand their patios or take down trees near the stream buffer as it is a restrictive area. The developer has shown that they can fit houses on those lots, but it does have a very restricted backyard, and that was one of the concerns expressed by staff and the Planning Commission. Originally there were individually-owned driveways. They have been revised, so there aren't individual driveways along that road. There is a shared driveway, so there are only two points of entrance and exit on Cardell Road.

Ms. Garver showed the elevations. Applicant is recommending a minimum square footage of 1700 square feet. Around the center area, there are narrow products, and in other areas of the subdivision there are wider products. The Planning Commission had concerns about the spacing between the units. The applicant is going back to look at these concerns.

Staff's recommendation currently is denial. Ms. Garver noted the criteria. The recommendation for denial is based on the future land use category. The density is higher than the surrounding area and what the land use designation has. If there is an alternative to approve, staff would ask that all Cobb County storm water comments, including that all that stream buffer area is placed in a conservation easement and potentially looking at removing those lots that are on Cardell Road.

Cobb County DOT has comments and recommendations. The attorney, Keven Moore has a stipulation letter which references the minimum size and materials of the buildings as well as the private streets that are proposed and hs language about how to fund those private streets. One question that was asked and that has not been answered yet is whether there is a rental restriction on the property.

Questions followed.

- Councilmember Davis stated he had heard concerns about traffic and density and inquired about transportation requirements and studies. Ms. Garver explained why there would not be any studies at this level of development. However, Cobb DOT can do recommendations such as decal lanes. There was discussion about a pedestrian crossing to connect the north and the south sides of the development. Concerns were expressed about Cardell Road having traffic because

traffic already backs up.

- Councilmember Herndon asked for further explanation of the recommendation for denial. Ms. Garver explained the primary reason was the density is higher than what the future land use allows and also higher than the surrounding properties.
- Councilmember Davis asked if the applicant could reduce the density, would it be more apt for approval. Ms. Garver stated lowering the density could help. The Planning Commission asked the developer to go back to do a revised site plan.
- Councilmember Brown asked if there was flood plain. Ms. Garver stated there were some flood plains in the backyard, but not at the houses. The site plan will show where they are disturbing the land. Discussion continued about the previous flooding historically in the area.
- Councilmember Ferguson asked if there is a conversation with the school board when large developments are coming to the area. Ms. Garver stated a development of this size may not be a concern, but she will send information to the school board. Mayor Owens referenced discussions with the School Board where questions were mostly about multi-family apartments. There was discussion about how the school district wanted to be notified. He has not received any specifics of what they wanted. The Chairwoman was supportive of the idea of giving the school district what they needed.
- Councilmember Ferguson asked about the mail kiosk. He asked if Cardwell road had its own. Ms. Garver stated she did not recall one on the Cardell side. That question will be asked. The post office does not allow individual mail boxes anymore. The homeowners will drive into the neighborhood to get their mail.

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

c. Briefing and Update - REZ2025-011 - Tax Parcel 18042100010 /18042000090 (Oak Ridge Commerce Way) - Request to rezone a 29.15-acre parcel to rezone from MHP to LI for A 300,000 square foot warehouse/distribution center - Community Development Director Michael Hughes

Deputy Community Developmer Director provided background: Request to rezone a 29.15-acre parcel to rezone from mobile home park (MHP) to Light Industrial (LI) for A 300,000 square foot warehouse/distribution center. The applicant is Alliance Industrial. The site is on Oak Rodge Commerce Way. It is 21.55 acres, and it is in District One. Staff recommended approval as well as the Planning Commission. The Planning Commission did add another stipulation to prohibit the use of a data center. Ms. Garver showed the property location on the Zoning Map, Future Land Use Map and a proposed concept site plan. The future land use was industrial compatible, and so when somebody comes before the City to ask for a rezoning to industrial light industrial, it is consistent with the industrial compatible designation. As long as the applicant meets the rest of the requirements, staff will recommend approval. Staff will look at the shared access to get to Oak Ridge Commerce Way. Staff recommends approval with stipulations: site plan compliance, buffering and screening adjacent to residential uses and the loading docks and service areas shall be oriented away from adjacent residential properties. She named other stipulations such as truck routing and operations, lighting standards, not spilling under residential properties, meeting all environmental compliance regulations, hours of construction, and other stipulations.

This application is more straightforward because it is in line with the Comprehensive Plan and meets code requirements.

Questions followed:

- Councilmember Ferguson asked about the truck routing and operations.
- It was noted that staff did not want a data center.
- Councilmember Ferguson inquired if there were any concerns about schools in the area. Ms. Garner replied it was a very industrial area.
- Councilmember Brown asked for clarification of the residential area. Ms. Garver explained there was a mobile home park north.

Council indicated they would like to ask some questions about a previous deferred case, (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). Mayor Owens stated it was not on the agenda, and people may have wanted to be present. He recommended Council send their questions to staff. The case will be discussed in an upcoming work session.

d. Mableton Municipal Court Update - Court Administrator Mallory Minor

Mayor Owens recognized Court Administrator Mallory Minor who provided a presentation and update on the Mableton Court. The presentation is available in the agenda packet.

Highlights of the presentation included:

- The Municipal Court's Mission
- Municipal Court Sources and laws and rules pertaining to municipal courts
- Municipal Court Personnel and Staff
- Cycle of a Citation
- Municipal Court FAQs
- Future of the Municipal Court and User Friendly Technology
- Public Safety Liaison
- Establishment of Georgia Crime Information Center Monitoring Services
- Court Space and Security
- Contact Information was given.

Questions and discussion occurred:

- Public Safety liaisons were addressed regarding the County Police and Sheriff's Department.
- Councilmember Herndon asked about the public defender's role and handling of juvenile cases.
- Councilmembers Ferguson and McNeely addressed GCIC system and the warrants process and database. Ms. Minor addressed training requirements for GCIC.
- Councilmember Ferguson inquired about multifactor authentication. This will be

discussed later. Ms. Minor explained other security processes for the security of the software.

- Ms. Minor explained the Georgia Crime Information Center system and training requirements. There was an audit process to ensure GCIC compliance.
- Councilmember Ferguson asked about using A1 Shredding Company, noting the City had a service already. Ms. Minor commented about combining shredding operations with the other city departments. Finance Director Karen Ellis indicated that Purchasing would look at the services. Mayor Owens addressed the importance of uniformity, standardization, economies of scale throughout the entire city.
- Councilmember Jeffcoat referenced the approval of the interim build-out of the court space and asked about the long-term plans for the Municipal Court space. Mr. Tanks replied there would be a budget amendment discussion later on the agenda, and he would address that question. This could be a satellite location in the future.

Motion made by Councilmember Jeffcoat and seconded by Councilmember Ferguson to have a ten-minute recess. The motion passed unanimously. The recess was from 9:23 pm to 9:33 pm.

e. Review of Resolution Updating the City of Mableton's Classification and Pay Plan - Human Resources Director Jeanne Pope

The meeting came out of recess at 9:36 pm.

Mayor Owens announced the item and described the importance of the Classification and Pay Plan. The pay ranges and employee positions are updated from time to time. He noted the Department of Communications Affairs (DCA) keeps a database of the positions and salaries. He commented that the City wanted to be attractive for employees.

Mayor Owens recognized Human Resources Director Jeanne Pope. She reported that the City was updating the Classification and Pay Plan. There are a few classifications the HR Department was reviewing. There are 8 1/2 positions to update so they can be updated for the upcoming budget. She named:

- There was a part-time administrative assistant added to the Clerk's Office.
- There are name changes - Sustainability, Greenspace & Beautification Director and Sustainability, Greenspace, and Beautification Manager. The pay raise was adjusted to be commensurate with other directors. (Page 2 of 4)
- Staff added staff for Municipal Court. She explained how Courts and Code Enforcement go hand in hand, and the City wants to ensure that there are appropriate personnel to do the processing of the tickets and claims. Not all positions will be filled immediately. It was noted that a typo was to be corrected.
- Councilmember Jeffcoat asked if all of the Court positions were needed. Mr. Tanks explained why the City was setting up a court for the future.
- Councilmember Jeffcoat asked how the request for more staff was determined, such as projected workload. Mr. Tanks explained the projection was based upon certain rules, requirements, and positions that have to be filled with certain responsiblilties and places and the requirement for separation of duties.

- Mayor Owens noted that in the City's recent audit, separation of duties was recommended.
- Mayor Owens asked if the positions were for the end of the fiscal year. Mr. Tanks provided an additional explanation of the need for the positions.
- Mayor Owens asked if the public defenders were contractors. Mr. Tanks confirmed that they were contractors.
- Ms. Ellis explained how the revenue analysts are to be expanded to make sure there are separation of duties and the added workload due to the special service districts.
- The HR specialist was added for the significant amount of work audits and oversights that need to be accomplished, and the need to prepare for an influx in a specific area, especially when the City deals with safety services.
- Councilmember Ferguson asked where the waste services fall. Mayor Owens explained why the change in the title would reflect how the Citty looks. It helps the director when she is out with other green space professionals. She still manages the waste program. The new title is more fitting of what her role is.
- Councilmember Ferguson addressed that the Court is having a lot of talk about technology. He asked if IT would be increased to handle the Court technology? Mr. Tanks explained there was a conversation about it. Yes, the City is going in that direction, but not there now.

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

HR Director Pope asked for her item to be on consent. Mayor Owens directed the Clerk to place the item on the consent agenda for February 11th.

f. First Read - An Ordinance Amending the Fiscal Year 2025-2026 Budget of the City of Mableton and for Other Lawful Purposes - Finance Director Karen Ellis

Mayor Owens announced the item. He recognized Finance Director Karen Ellis who provided the presentation. (9:52 pm.)

Highlights of presentation:

- The FY 2025-2026 was adopted in June 2025.
- As the year progresses, there are variances that come about, such as the bond in October and the URA budget to accommodate the new principal and interest. Also, extra revenues have come in to offset some future payments.
- Budgeting is not an exact science. It is always a picture in time.
- This is an amendment, so there is a more accurate picture at the end of the year. When the auditors come to the City, the FY 2025-2026 budget will not be so variant.

Ms. Ellis reviewed the amendment that is located in the agenda packet. She explained how the General Fund is increased, and the expenditures are increased to the net effect that the budget is zero. The City is not dipping into reserves or fund balance. The City is fortunate that the amount of the insurance premium tax came in at double what the City budgeted for. The City did not budget at all for solid waste revenues because the City did not know

what the revenues would be. So, between the two of them, the City's revenue increased by $4,300,000. To offset that amount in revenue, the Finance Department has expenditures as a placeholder for software. Staff does not feel the current software can handle the larger number of parcels of the Public Safety Special District Fund. The facilities line item is increasing from $400,000 to $1.2 million for the municipal court and other facilities. The Communications Department is increased for future branding for the city. Some funding from Parks and Recreation was temporarily decreased for other needs throughout the City. Community Development professional services were increased due to Grice Consulting finishing the Comp Plan 2045. Three million dollars, a big portion of the $4 million, will be going out to pay Cobb County for the City's first installment for Public Safety. An inner fund transfer to URA is to accommodate the new bond issue, which is a small amount for principal and interest. Ms. Ellis continued to address and explain the Grants Fund, interfund transfers, Public Safety Fund, and the Urban Redevelopment Fund.

Questions followed:

- Councilmember Jeffcoat asked what amount had been paid to Grice Consulting. Ms. Ellis estimated about $200,000 of the the total $315,000 allocated.
- Councilmember Jeffcoat asked about the professional services line item for the Grants Fund. Ms. Ellis stated she used professional services for now, but the grant will stipulate what can be spent.
- Councilmember Brown asked about the Urban Redevelopment Agency Fund and asked if they are all grouped together for all purchases. Ms. Ellis explained that is not the full chart of accounts, but this is the only account we made adjustments to.
- Mr. Tanks stated there were two bonds. One was $5,000,000 and the other was $6,000,000.
- Councilmember Ferguson asked if there is a need to document what we could be losing from alcohol service fees that are being postponed. Mr. Tanks explained this was one area where citizens' feedback was more important than the revenue. The City wants to be efficient while figuring this out, so the fee requirement was paused. Mayor Owens stated there was an initial analysis conducted, and it was determined it was worth doing. Discussion followed.

Councilmember Jeffcoat asked Mr. Tanks to speak about the Municipal Court built-out costs. Mr. Tanks Bill explained how staff try to do a budget amendment once a year and that a budget is a projection. There's normally a budgeted amount, adopted amount and then the actual amount. During the audit period, all are reconciled. Ms. Ellis added there will be one more amendment, and it will probably be the beginning of next fiscal year as everything rolls in. Staff will get everything straight from the auditors. Further explanation followed about the budgeting process. Mr. Tanks stated staff conservatively estimate revenues and overestimate expenditures. There will be a quarter report on February 25th, and Council will be pleased.

Coucilmember Jeffcoat asked about funding per district. Mr. Tanks stated this would be addressed at the retreat.

Mr. Tanks addressed facilities:

- Mr. Tanks stated he had projected $400,000 for two renovations for 6116 Mableton Parkway, Suite 136 and the other at 1245 Suite 30.
- The City has outgrown space very quickly. Community Development and Economic Development will be moving from 1245 Veterans Memorial to 6116.
- He had estimated about $50,000 for Suite136, but it is going to be about $200,000 due to bathroom requirements, etc.
- For Court, he had estimated $400,000, but it is going to run to a million dollars or more. He asked Finance Director Ellis if the City could do all of this without touching the fund balance. Ms. Ellis stated that was correct.
- There was discussion about the City's fund balance being healthy.

Mr. Tanks addressed the Municipal Court Costs:

- There was a bidding and procurement process. Internal people gave a bid, but the lowest responsive bid was CSC who did the work at 6116. He knew they were fast and the quality of their work.
- The reason for the higher build-out cost was because he did not account for items such as public bathrooms, holding cells, GCIC security, security systems, judges chamber, AV set-ups, judges' bench, and solicitor's space.
- Mr. Tanks reminded Council that the furniture and low-voltage costs for 1245 Veterans Memorial was in addition to the construction costs. These items will have to be considered for the Municipal Court facility. There will have to be security systems, metal detectors, separate access for the judges and the public.

Mr. Tanks stated he is asking Council to support the budget amendment because the City needs the facilities. Court needs to be up and running as soon as possible. He referenced the citizens' requests to clean up the city and that Code Enforcement has been in place for a year. Virtual court starts in February, but the aim is to run people through the court ASAP. It is one of his top priorities to fine those constituents that are Code Enforcement non-compliant.

This is the first read. The second read will be on Wednesday.

Councilmember Jeffcoat commented it was a huge investment and asked what the long-term plans were for the space. Mayor Owens noted there were some contractual terms that need to be discussed. A satellite office had been mentioned. Mr. Tanks addressed that the City could have a police department. If that happens, we can not go back and retrofit. It is better to be over-prepared and handle capacity than to be under-prepared. He is trying to make sure that we are ready for either way. He continued to speak about having different courts and need for satellite. He addressed appreciation of buildings, and the possibility of getting SPLOST dollars if it passes, and other projections of how long the City offices would be where they are now. He gave the Finance Department a lot of credit for doing a good job at being conservative. The City is fiscally responsible.

Councilmember Ferguson and Mayor Owens asked for numbers cost clarification of the renovation budget and build-out and the other expenditures. Mr. Tanks explained the

build-out is $732,000 and with the addition outfitting the Court includes low voltage, furniture, security, laptops, and other operational costs, the total cost is $1.2 million for Suite 30 and Suite 136. Councilmember Jeffcoat asked what was the amount of cost for the Court. Mr. Tank estimated $900,000 for Court. Councilmember Ferguson estimated the court facility is $700,000 plus, $100,000 low voltage, $100,000 furniture. He asked about the operational costs. The operational costs are in IT as operational costs. They are not capital budget items.

Councilmember Ferguson asked what the City was doing about security. Court Administrator Mallory Minor is talking to the Sheriff's Office for court protection. Discussion followed about security services in the operation budget.

Councilmember Ferguson asked if Council would have a place to have a meeting. Mr. Tanks stated there will be space in the next 3 weeks. If the Council wants quarters, he could make it happen. Mayor Owens stated one conference room was tough. Discussion followed about the lack of space.

Mayor Owens stated strategic space planning and the needs of the Council should be in the discussion at the retreat.

Councilmember Jeffcoat asked about each council member getting discretionary funds. Mayor and Council deliberated about the need for discretionary funds. City Attorney Emilia Walker-Ashby provided an explanation of the budget providing line items in the budget. Finance Director Ellis provided an additional explanation.

Councilmember Jeffcoat asked if the scope, other than town hall expenses, could be expanded. Councilmember McNeely asked if there were any policies about discretionary and allowance funds.

The Mayor and Council continued to deliberate about the understanding, amount, and type of discretionary funds, capital vs non-capital, for their districts. Attorney Walker-Ashby stated she would give Council a policy and clarity, based on state laws, on the use of the funds.

Following a lengthy discussion and deliberation, Council directed for the budget amendment that existing discretionary funding for the Council and Mayor—totaling $145,000 for district improvements—will be reallocated. Of that amount, $120,000 will be moved into the Council budget ($20,000 per district), and $25,000 has been moved into the Mayor’s budget. This is a lateral transfer from one department to another and does not increase overall spending.

Councilmember Jeffcoat reiterated the need for a policy.

6. PRE REGULAR MEETING AGENDA REVIEW

Mayor Owens led in review of the February 11th agenda.

REZ 2025-009 - Staff wants to defer. There is information to review that impacts original recommendation. Staff will be talking with owners.

Appointment of Parks Director - Travis Landrum was present during the entire work session. Mayor Owens invited him to the podium where he formally introduced himself. Mayor Owens stated he had sent the Council Mr. Landrum's resume. Mr. Landrum thanked Mayor and Council for the appointment. He stated he had been in the field of recreation for 25 years. He spoke about how he got into the parks and recreation field. He expressed excitement to having the opportunity. Questions by the Council followed.

Mayor Owens continued to lead in the review of the February 11th agenda. He named the items on the Consent Agenda and provided an explanation of the Concept Design and Project Management Agreement (Mablestone Municipal Buildings Concept Design).

The Pay and Classification and Pay Plan will be added to the Consent Agenda.

New Business 12 a - Recycling and Waste Diversion Grant Agreement - Sustainability, Waste and Beautification Director Emily Ryan reported the City won a $50,000 grant from the Environmental Protection Agency (EPA). The City' project will be a household hazardous waste collection event. Discussion followed about also having two amnesty days a year, such as waste amnesty day.

Mayor Owens explained that once Mableton became a city, it was responsible for making sure that the City enters the National Flood Insurance Program. We are applying for it now. This requirement was found out in discussions with the County. Deputy Director Tina Garver will speak about this directly at the February 11th meeting. Mayor Owens provided additional information about the lapse of coverage during transition.

Mayor Owens and Community Development Director Michael Hughes explained the City is eligible to apply for the Livable Centers Initiative (LCI) study by the Atlanta Regional Commission. Mableton was grandfathered to apply for the LCI study because it was adopted by Cobb County in 2001 and last updated in 2009. Mayor Owens noted it had some of the baseline center city historic Mableton elements within the study. He is interested in seeing what can be built upon in conjunction with the Comp Plan and, ultimately, when Mableton has a Downtown Development Authority. This study will feed into grant funding to build Mableton's historic area as part of a City Center.

Mayor Owens explained this item was included among the City’s legislative priorities presented to the Cobb County Delegation. He explained that municipal courts are authorized to assess a technology fee on cases with convictions. A lot of cities have this fee. The City must go to the General Assembly to be able to do this. The State House requires an approved resolution prior to it going to the house. The Council was invited to go to the House tomorrow at 1:00 pm. The fee can range from $5 to $20. The City was going with $15. The funds will go into a segregated account with restrictions. He asked if there were any questions. There was none.

Councilmember Jeffcoat had supported the implementation of the Crown Act Ordinance. City Attorney Walker-Ashby explained why an ordinance was required. Right now there is no pending legislation, so a resolution to the General Assembly is not needed. The ordinance will make it local to the city. Discussion and explanation continued.

7. ANNOUNCEMENTS

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

Motion made by Councilmember Jeffcoat to go into Executive Session for personnel, real estate, and litigation and miscellaneous exemptions. Councilmember Herndon seconded the motion. The motion passed 7-0. Yeas; Davis, McNeely, Jeffcoat, Brown, Owens, Ferguson, and Herndon (11:54 pm)

Motion to close Executive Session made by Councilmember McNeely and seconded by Councilmember Herndon. The motion passed 7-0. Yeas; Davis, McNeely, Jeffcoat, Brown, Owens, Ferguson, and Herndon (1:32 a.m)

Motion by Councilmember Ferguson to authorize the Mayor to finalize and execute, in substantial form, the agreement with the Estate of Eric E. Davis for the City's purchase of property within the City located at 966 and 948 Front Street, for a collective purchase price of $560,000. Councilmember Jeffcoat seconded the motion. The motion passed 7-0.

9. ADJOURNMENT

Motion to adjourn by Councilmember McNeely and seconded by Councilmember Jeffcoat. The motion passed 7-0.

The meeting adjourned at 1:34 a.m.

Dr. Michael Owens, Mayor

Susan Hiott, City Clerk

AGENDA ITEM MEMORANDUM

MEETING OF: February 25, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Approval of February 11, 2026 Regular Council Meeting Minutes

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:
1. February 11, 2026 Regular Meeting Minutes

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 MINUTES

1. CALL TO ORDER

Mayor Owens called the meeting to order at 6:40 pm.

2. ROLL CALL

City Clerk Susan Hiott called the roll. All were present.

3. INVOCATION

Invocation led by Councilmember Davis.

4. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by City Manager Tanks.

5. APPROVAL OF AGENDA

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Ferguson to approve the agenda as written. Councilmember McNeely noted that he had an item that he would like to be considered for the agenda. Mayor Owens indicated that a motion had already been made and therefore an amendment to the motion would be required.

Councilmember McNeely stated that negotiations with Cobb County remain an issue that needs to be addressed and emphasized the importance of fiscal transparency. He noted concerns about potential double taxation and expressed a desire to ensure that all options are carefully considered. Mayor Owens asked Councilmember Jeffcoat whether she wished to amend her motion; She indicated that she would not.

The motion carried 5-2. Councilmembers McNeely & Herndon opposed.

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

Mayor Owens announced the item and mentioned that staff recommended a deferral for the item. Mayor Owens asked Director Hughes if he had any additional comment on the item. He did not. The item will be deferred to the next meeting agenda on Feb 25th. The City attorney brought it to attention that this item had not been officially voted on before moving to the next item, so Council revisited this item and provided an official vote.

Motion was made by Councilmember McNeely and seconded by Councilmember Davis to defer the item to the February 25th meeting agenda. The motion carried 7-0.

7. PRESENTATIONS/ACKNOWLEDGEMENTS/PROCLAMATIONS

This section was initially tabled until the recognizee and presenters arrived for both items 7a & 7b.

a. Proclamation Recognizing Arbor Day in Mableton 2026 - Mayor Michael Owens

Mayor Owens introduced the item and recognized Connie Ghosh, President of the North Metro Atlanta Chapter of the Georgia Native Plant Society. After reading the proclamation aloud, the Mayor officially designated February 20, 2026, as Arbor Day in the City of Mableton. He highlighted the significant contributions of the Georgia Native Plant Society before presenting the formal proclamation to Mrs.Ghosh. Mayor Owens concluded by thanking Mrs. Ghosh for her organization's dedication to environmental sustainability and highlighting its importance.

b. Mentorship Academy (MAATII) Presentation - Kaniah Pearson & Mona-Deen Supria

Mayor Owens announced the item and recognized Kaniah Pearson, Site Coordinator for Mentorship Academy, to deliver the presentation. The full presentation is included in the official record.

Ms. Pearson explained that the Mentorship Academy is a state-funded after-school program serving students in grades 3-12 in Cobb County. She outlined several opportunities the program provides, including academic acceleration, learning support, enrichment activities, a focus on physical wellness and nutrition, and family and community engagement. She also emphasized that the program is offered at no cost to participating students and families.

City Manager Tanks asked for clarity on the funding for the program. Ms.Pearson confirmed that the Boost program is state funded and the Upward bond program is federally funded.

8. APPOINTMENTS

a. Appointment of Parks Director

Mayor Owens introduced the item, noting that the Council had previously reviewed the candidate's resume and had the opportunity to meet with him. He formally nominated Travis Landrum as the City's Inaugural Parks Director and recognized Mr. Landrum, who was present in the audience.

Motion made by Councilmember Jeffcoat and seconded by Councilmember Ferguson to accept the nomination of Travis Landrum as Parks Director. Motion carried 7-0.

Mr. Landrum approached the podium to express his appreciation for the appointment and his enthusiasm for this opportunity of growth and professional integrity. City Manager Tanks acknowledged Mr. Landrum's family, after which Mr. Landrum recognized his wife and daughters.

b. Board Appointments

Mayor Owens announced the reappointment Mr. Clyde Ward to the License Review Board by Councilmember Brown. He administered the Oath of Office to Mr. Ward and photos were taken.

Mayor Owens then announced the new appointment of Mr. Gerald Geeter to the Planning Commission. He administered the Oath of Office to Mr. Geeter and photos were taken.

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

The speakers and topics for public comment included:

Monica Delancy expressed her gratitude to Code Enforcement Director Silver for visiting the community to address water access issues and welfare concerns. She noted that potholes on Premier Lane have been repaired due to funding from the Kings Bridge community members. Additionally, Ms. Delancy announced an upcoming career day at City View Elementary along with other community events. She concluded her remarks by sharing a quote in honor of Black History Month.

Yashica Marshall thanked Councilmember Jeffcoat and City Manager Tanks for their partnership in securing the city's first warming center via the Family Life Restoration Center.

Brenda Nash noted that she planned to advocate for filling Planning Commission vacancies but saw that the issue is already being addressed on tonight's agenda. She then took the opportunity to recommend Yashica Marshall as a qualified candidate for future openings.

Joyce Steele spoke regarding a 30-year-old local business facing zoning challenges related to a grandfather clause. She requested a correction to the issue, emphasizing the importance of City support for small business owners.

Leonie Johnson noted the deferral of her zoning case. She noted that the City of Marietta provided a one-time courtesy to businesses at risk, allowing them to remain operational under the grandfather clause. She requested the Council's consideration of preserving the business her family has established in Mableton over the last 30 years.

Denny Wilson expressed gratitude to those who donated warming materials to the Family Life Restoration Center, noting that the contributions helped serve 50 community members with supplies still remaining. She addressed the City's increasing homeless population, stating she has also expressed these concerns to the Cobb County Board of Commissioners. Ms. Wilson concluded by emphasizing that community development should be prioritized alongside economic development.

10. CONSENT AGENDA

Motion was made by Councilmember Ferguson and seconded by Councilmember Brown to approve the Consent Agenda. The motion carried 7-0.

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

N/A

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

Mayor Owens announced the item and recognized Sustainability, Waste, and Beautification Director Emily Ryan, who provided a presentation. The presentation is available on record.

Highlights of the presentation included:
- The City has won a $50,000 grant from the environmental protection division through the solid waste trust fund.
- The City's funded project is a Household Hazardous Waste (HHW) Collection Event to

be hosted in the Spring.
- She shared the requirements for participation.

Councilmember Ferguson asked where the event would be held. Director Ryan responded that the location is still being determined.

Motion made by Councilmember Jeffcoat and seconded by Councilmember Ferguson to approve a Recycling and Waste Diversion Grant Agreement Between the City of Mableton and the Environmental Protection Division of the Georgia Department of Natural Resources. The motion passed 7-0.

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

Mayor Owens announced the item. Councilmember Herndon requested clarification regarding the 30-day vacancy period before the Mayor may make an appointment, specifically asking whether an extension could be allowed. Mayor Owens provided clarification. Councilmember Herndon asked whether approval of the appointee requires a majority vote or unanimous approval. Mayor Owens confirmed approval by a majority vote, not unanimous. Councilmember Ferguson inquired about the term of the interim appointment. Mayor Owens responded that the appointment would remain in effect until the respective Councilmember selects an appointee, noting there is no specific term.

c. Proposed 2028 Special Purpose Local Option Sales Tax (SPLOST) Project List - Community Development Director Michael Hughes

Mayor Owens introduced the item and recognized Director Hughes. Director Hughes stated that the Special Purpose Local Option Sales Tax (SPLOST) list had previously been reviewed during the work session and noted that one item—debt service—had since been added. He explained that this is the final-proposed list to be published for public input.

Director Hughes also recognized Luke of Croy Engineering, who was present to answer questions. Mr. Hughes then provided a detailed review of the proposed SPLOST Tier 1 and Tier 2 project lists.

Councilmember Ferguson noted that Tier 2 was not included in the agenda packet. City Manager Tanks stated that a final copy showing both Tier 1 and Tier 2 would be emailed to Council immediately. Mr. McNeely read the Tier 2 list aloud.

Mayor Owens summarized the totals as $97 million for Tier 1 and $28 million for Tier 2. He emphasized the importance of ensuring that the information is shared with residents and made available on the City’s website. He clarified that the vote on tonight would not finalize the list for referendum but would instead move the process into Phase II, which includes community engagement through surveys, open houses, and other outreach efforts. Luke provided an additional explanation regarding the intent of community engagement

during Phase II. The City Attorney noted that the list may still be modified but this proposed list will establish the direction Council intends to proceed.

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Herndon to approve the proposed 2028 Special Purpose Local Option Sales Tax (SPLOST) list. The motion carried 7-0.

d. Resolution of Intent and Application to the National Flood Insurance Program - Community Development Deputy Director Tina Garver

Mayor Owens introduced the item and recognized Deputy Director Garver, who provided background information. She explained that the City must submit a separate application from Cobb County.

She further noted that the National Flood Insurance Program allows residents to obtain flood insurance administered through Federal Insurance and Mitigation Administration (FIMA). The resolution affirms the City's intent to apply for participation in the program and to comply with all applicable FIMA guidelines and requirements.

Motion was made by Councilmember Brown and seconded by Councilmember Davis to approve the Resolution of Intent and Application for the National Flood Insurance Program. The motion carried 7-0.

e. Resolution of support for Livable Centers Initiative (LCI) application — Catalytic Study — Community Development Director Michael Hughes

Mayor Owens introduced the item and recognized Deputy Director Garver. Mrs. Garver stated that staff recommends the City apply for funding through the Atlanta Regional Commission under the Livable Centers Initiative (LCI) Program. The City intends to pursue a catalytic study for the central area of the City. The total project cost is $200,000, with 80% funded through the grant and a required 20% match if awarded. She noted that the LCI Program has helped guide many cities in downtown revitalization efforts.

Mrs. Garver explained that the City is eligible to apply due to a grandfathered LCI study adopted by Cobb County in 2001 and last updated in 2009. She noted the area included in the original study, as well as the expanded boundaries from the update in 2009. She stated that the new application will propose an additional boundary expansion aligned with the Comprehensive Plan and the City's goals. If approved, the designation would allow the City to pursue additional transportation funding for improvements identified within the study area.

Mayor Owens expressed his excitement about the opportunity. Councilmember Ferguson inquired about the competitiveness of the application process. Mrs. Garver stated that while the City has a strong application, approval cannot be guaranteed.

In response to Mayor Owens' question regarding timing, Mrs. Garver stated that the application will be submitted in early March, with awards expected to be announced later

this year. She will provide estimated announcement dates to Council once confirmed.

Motion was made by Councilmember Brown and seconded by Councilmember Ferguson to approve the Resolution in support of the Livable Centers Initiative Application. The motion carried 7-0.

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

Mayor Owens introduced the item and recognized Code Enforcement Director Jerry Silver, who provided background information. Mr. Silver explained that the International Property Maintenance Code (IPMC) establishes minimum standards to protect the health, safety, and welfare of City residents. The IPMC ensures that properties and facilities within the City meet required maintenance standards. He noted that the code may be amended as needed and outlines a process that allows property owners a reasonable opportunity to correct violations. If compliance is not achieved, penalties may be imposed. He emphasized that the primary goal is compliance.

Mayor Owens asked whether any changes had been made since the first reading. Mr. Silver confirmed that no changes had been made.

Councilmember Davis inquired whether enforcement actions were initiated by an initial complaint. Mr. Silver confirmed that they are, and added that code enforcement officers also intend to take a proactive approach to ensure the City is properly maintained and that violations are addressed.

Councilmember Ferguson questioned how staff could be proactive if they are required to be invited onto a property. Director Silver explained the enforcement process and how inspections are conducted within legal parameters.

City Manager Tanks added that Code Enforcement has discretion in carrying out its duties and reiterated that the objective is compliance. He further outlined the process for obtaining a warrant, if necessary, explaining that the City Manager would inform the Council before a warrant is pursued through the Court and Municipal Judge.

Motion was made by Councilmember Ferguson and seconded by Councilmember Herndon to approve the amendment of the Ordinance updating Chapter 8, Buildings & Construction of the Code of Ordinances. The motion carried 7-0.

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

Mayor Owens introduced the item and recognized Finance Director Ellis. Ms. Ellis reported one change to the budget. She explained that existing discretionary funding for the Council and Mayor—totaling $145,000 for district improvements—has been reallocated. Of that amount, $120,000 has been moved into the Council budget ($20,000 per district),

and $25,000 has been moved into the Mayor's budget. She noted that this was a lateral transfer from one department to another and did not increase overall spending.

The City Manager asked Ms. Ellis to explain to the public the purpose of the budget amendment. Ms. Ellis stated that the budget, adopted in June 2025, was based on certain assumptions at that time. The amendment is necessary to address unplanned expenses and align the budget with the City's actual revenues and expenditures. She provided an example.

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Brown to approve the proposed budget amendment. The motion carried 7-0.

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

Mayor Owens introduced the item and noted that it was included among the City's legislative priorities presented to the Cobb County Delegation. He explained that municipal courts are authorized to assess a technology fee on cases with convictions. The proposed fee would range from $5 to $20, with revenues deposited into a separate fund dedicated to public safety and court-related improvements. The City has requested a bill to support this effort. Mayor Owens stated that the delegation has accepted the request, and Council approval is now needed to allow the House to introduce the bill on behalf of the City.

Motion was made by Councilmember Ferguson and seconded by Councilmember Herndon to approve the Resolution Authorizing and Requesting Legislation for the City to Assess a Technology Fee. The motion carried 7-0.

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

Mayor Owens introduced the item and provided background on the proposed ordinance known as the Mableton Crown Act, which would create Article 3 of Chapter 15 (General Offenses) of the City Code of Ordinances. He then deferred to Councilmember Jeffcoat, who initiated the ordinance.

Councilmember Jeffcoat explained that the ordinance affirms the City's commitment to fostering a respectful and inclusive community by addressing discrimination based on natural hair in professional, educational, and public settings. She stated that the measure reinforces Mableton's dedication to inclusion and dignity for all residents.

She expressed appreciation to Terry Cummings and the City Attorney for their support and collaboration on the initiative. Councilmember Jeffcoat reiterated that this was the first reading of the ordinance.

13. OTHER BUSINESS/DISCUSSION

N/A

14. CITY MANAGER'S ANNOUNCEMENTS/COMMENTS

City Manager Tanks recognized Director Francois and the IT Department for their role in advancing the City toward "City of Excellence" status. He celebrated the City's ranking as a Top 20 National Smart City and gave credit to the IT department and the ongoing support from Mayor Owens.

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

No Comments.

16. MAYOR AND COUNCIL ANNOUNCEMENTS/COMMENTS

Councilmember Davis expressed appreciation to the community for their engagement.

Councilmember McNeely encouraged support for the Mentorship Academy and for mental health initiatives, including Cobb Collaborative's Wellness Week. He mentioned a wellness walk in which he and Councilmember Ferguson participated, hosted by The Collaborative. He thanked all attendees for their involvement and encouraged continued engagement.

Councilmember Jeffcoat thanked attendees for their presence and encouraged greater community engagement. She expressed appreciation to everyone involved in opening the warming center and expressed hope for a long-term solution. She emphasized the importance of supporting individuals experiencing housing insecurity. She also announced upcoming District 3 litter clean-up days. Lastly, she highlighted leadership opportunities through the Cobb Chamber, including the Cobb Youth Leadership class, and mentioned that Leadership Cobb is currently accepting nominations.

Councilmember Brown thanked those in attendance. She shared that she recently met with Commissioner Sheffield and emphasized the importance of building strong relationships with other elected leaders representing the Mableton community. She announced that the traffic signal at Buckner Road is nearing completion and said she will continue to provide updates on its progress.

In recognition of Black History Month and its 100th anniversary, she provided a brief historical context about the origins of Black History Month. She highlighted a performing arts program at Pebblebrook High School on February 13 in celebration and encouraged community members to attend. Lastly, she noted an important discussion focused on black history taking place on February 17 at the South Cobb Library.

Councilmember Ferguson thanked those in attendance. He shared that he is developing a

year-long calendar focused on mental health initiatives. He highlighted an upcoming fireside chat he would be hosting on Fontaine Road and provided information on how to register. He also promoted the Cobb Youth Leadership program, noting that eligible students must be sophomores. He emphasized the importance of educating young people about local government and how it operates. Finally, he inquired about entering executive session for real estate, litigation, and personnel matters, which Mayor Owens confirmed.

Councilmember Herndon expressed appreciation to those in attendance and acknowledged the eight participants joining online. She encouraged everyone to sign up for the Council and Mayor newsletters through the City's website and stay informed.

Mayor Owens asked the audience how many had received the recent mailer informing residents that they are within the City of Mableton limits and identifying their specific district and Council member. He noted that 11,000 homes and businesses in the City still do not have a Mableton address, which he acknowledged is an ongoing issue that he is still working to resolve with state senators and the local congressional representative.

Mayor Owens further emphasized that the Smart City Award recognizes the City of Mableton as one of the top 20 most technologically advanced cities in the nation, an honorable recognition. He acknowledged the efforts of the IT Department and highlighted the foundational decisions made early in the City's formation by himself and the Council regarding infrastructure. He thanked the Council for their commitment to staying at the forefront of innovation and technology. He noted that the direction they chose to take early on, saved the City more than half a million dollars and has now brought national recognition. He also shared that he would travel on March 11 to formally receive the award.

He shared that City representatives traveled to the Capitol to present the City's legislative priorities, which was well attended by the delegation. He noted that he would provide additional details at the February 25 meeting. He emphasized that the City is taking a proactive approach to state-level matters to help improve the quality of life for Mableton residents. He also stated that he serves as a state board member for the Georgia Municipal Association and was appointed to the Legislative Policy Council. He noted that the group has been meeting frequently to review and discuss upcoming proposed legislation that directly impacts municipalities.

He highlighted Mableton Day and recognized the Council, staff, business owners, and community members who participated. He also noted that Students Day at the Capitol will take place tomorrow, featuring the student government associations from Pebblebrook and South Cobb. He was pleased to share that the youngest members of both the Senate and House will be available to speak directly with the students.

Finally, he thanked residents for attending and expressed gratitude for their role in the City's journey.

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

Motion was made by Councilmember Ferguson and seconded by Councilmember Herndon to go into Executive Session for litigation, real estate, and personnel. The motion passed unanimously at 8:28pm. Yeas: Davis, McNeely, Jeffcoat, Brown, Ferguson, Herndon and Owens

Motion was made by Councilmember Herndon and seconded by Councilmember Ferguson to close Executive Session at 11:53pm. The motion carried. Yeas: Davis, McNeely, Jeffcoat, Brown, Herndon. Mayor Owens and Councilmember Ferguson were on their way back to the dais but indicated they were in favor of ending the Executive Session.

18. ADJOURNMENT

Motion was made by Councilmember McNeely and seconded by Councilmember Brown to adjourn. The motion passed 5 - Yas & 2 - Away from the dais. There being no further business, the meeting adjourned at approximately 11:55pm.

Dr. Michael Owens, Mayor

Susan Hiott, City Clerk

AGENDA ITEM MEMORANDUM

MEETING OF: February 25, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Authorization for the Mayor to negotiate and execute in substantial form a Verkada Security System Installation and Licensing Agreement with Knine All Systems, Inc. for Mableton Municipal Court ($88,509.38 + $9,817.76)

BACKGROUND/SUMMARY: As part of the City's continued investment in public safety, infrastructure modernization, and courthouse security enhancements, the IT Department conducted a review of current surveillance, access control, and intrusion alarm capabilities for the Municipal Court location. After thorough review, integration with the City's current network architecture was paramount. The use of multiple vendors would cause significant operational disruption and inconsistencies with ongoing use and maintenance costs. To improve physical security posture, operational monitoring, and incident response capabilities, staff recommends Knine All Systems Inc. to implementing the cloud-managed Verkada security ecosystem consisting of: • 22 surveillance cameras (indoor, outdoor, mini, dual-lens, and multi-lens) • Access control for twelve (12) secured doors • Intrusion alarm system with motion detectors and courtroom panic buttons • Centralized monitoring and management via the Verkada Command platform Knine All Systems, Inc. submitted low-voltage proposals dated February 5, 2026 to provide materials and installation services totaling $88,509.38 and a one-year licensing agreement for cameras, access, and Alarm Advanced) totals $9,817.76.

SEE MEMO ATTACHED

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:
1. Knine Installation and Monitoring Agreement Rev. 2.24.26
2. Agenda Memo - Low Voltage Court revised (1)

CONCEPT DESIGN AND PROJECT MANAGEMENT AGREEMENT
(Security System Installation and Licensing Services)

This Agreement (referred to herein as "Agreement") is made by and between **Knine All Systems, Inc.** (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, Contractor provides security system installation and licensing services;

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 agrees to render to City security system installation and licensing services ("Services") at property located at and/or about 1245 Veterans Memorial Highway, as follows:
   a. Equipment and Installation Services.
      i. *Equipment Purchases*. The City shall purchase from Contractor a fully integrated 2025 Verkada security system, and all equipment identified on the document titled "Installation Services" attached hereto as Exhibit A and incorporated herein by reference. Said 2025 Verkada security system shall consist of cloud-managed access control, video surveillance, and intrusion alarm systems.
      ii. *Equipment Installation Services*. Contractor shall perform all services ("Installation Services") identified on Exhibit A, which shall include Contractor's completion of all deliverables mentioned in Exhibit A. The estimated timeframe for completion of said Equipment Installation Services is thirty days from the Effective Date of this Agreement.
   b. Monitoring Services. Contractor shall for the full term of this Agreement, provide the City with uninterrupted license, maintenance and monitoring services ("Monitoring Services") for the 2025 Verkada security system purchased herein by City, which shall include Verkada camera licenses, advanced alarm licenses with advanced camera monitoring and access control licenses.

2. **Compensation.**
   a. *Fee*. City shall pay Contractor for Equipment and Installation Services, and subsequent Monitoring Services, under this Agreement as follows:
      i. Equipment and Installation Services. City shall pay Contractor for the equipment and Installation Services under this Agreement the total sum as follows:

Equipment	$64,749.38
Labor	$23,760.00
Subtotal:	$88,509.38
Tax:	$0.00 (Government Exempt)
TOTAL:	**$88,509.38**

City shall pay twenty-five percent (25%) of the total installation fee within five days of the Effective Date of this Agreement for mobilization purposes. Contractor shall invoice City for the remaining balance of the Equipment and Installation Services on a monthly basis thereafter based upon percent completion. Contractor's invoices shall be submitted together with such supporting documentation as may be required by the City. Compliant invoices shall be paid within thirty (30) days after the City's receipt.

ii. Licensing Services. This Agreement has five automatically renewable annual terms, as set forth under Section 4 of this Agreement. The City shall pay Contractor for Monitoring Services under this Agreement as follows:

Verkada Camera Licenses	$5,143.15 per annual term
Access Control Licenses	$2,457.65 per annual term
Advanced Alarm Licenses	$1,419.30 per annual term
TOTAL MONITORING SERVICES FEE	**$9,020.10 per annual term**

Contractor shall invoice the City for Monitoring Services for the first annual term of this Agreement, upon Contractor's completion of the Installation Services. Contractor shall invoice the City for Monitoring Services thereafter upon commencement of each renewable annual term.

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. The first annual term of the Agreement shall run for one year from the Effective Date. The Agreement shall automatically renew after the first annual term for four consecutive one-year terms, unless City provides at least 30 days written notice that the Agreement shall no longer renew past the then current term. Time is of the essence. As such, Contractor shall begin performance of Equipment and Installation Services under this Agreement promptly 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. **Changes Orders**. City and Contractor may amend this Agreement in writing, as approved by the City Manager, and executed by the Mayor. Reasonable restocking, shipping and handling charges may be assessed with respect to any items returned, with exception that defective items shall be promptly refunded or replaced, at no cost to the City, by Contractor.

9. **Warranty**. Contractor warrants that upon delivery, installation, and for the duration of the warranty period referred to below, each item of equipment will function in accordance with the manufacturer's published specifications, provided that it is used according to standard operating instructions issued by the manufacturer or Contractor. Unless otherwise stated for a longer period in the order, Contractor's warranty period for equipment installed by Contractor is twelve (12) months from the completion date of the Installation Services. Contractor will warrant equipment purchased by City without Contractor's installation, for a period of ninety (90) days from the delivery date, unless stated for a longer period in the order. City shall also be eligible for any warranty service provided directly by the manufacturer of such equipment.

10. **Reasonable Access**. To ensure the timely and accurate provision of Services, City will be required from time to time to provide access to City locations, information and staff resources during Contractor's regular business hours. City will provide a remote network connection while

off premises to allow Contractor access to programming, troubleshooting, and maintaining systems. The remote network connection is the sole responsibility of the customer. Network access while on premises will be provided to allow for programming, maintenance, and troubleshooting, updates, patches, firmware, and/or critical fixes by Contractor.

11. 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.

12. 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.

13. 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.

14. **Indemnification.** Contractor agrees to defend, 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 a breach by Contractor of its obligations 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.

15. **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.

16. **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:

Knine All Systems, Inc.
P.O. Box 167
Dallas, GA 30132

With email copy to:

17. **Copyright, Trademark and Patient 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.

18. **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.

19. **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.

20. **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.

21. **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.

22. **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.

23. **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.

24. **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.

25. **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:

_____

Michael Owens, Mayor

This _____day of _____, 2026.

ATTEST:

_____

Susan D. Hiott, City Clerk

APPROVAL AS TO FORM:

_____

Emilia Walker-Ashby, Interim City Attorney

BY CONTRACTOR:

_____

Jose Rivera

This _____ day of _____, 2026.

Exhibit A

INSTALLATION SERVICES

Mableton Courthouse Verkada Security 2025

a. Contractor will provide and install a fully integrated Verkada security solution consisting of cloud-managed access control, video surveillance, and intrusion alarm systems as set forth herein. All equipment will be professionally mounted, cabled, and configured. Upon completion, Contractor will verify functionality of each system, confirm compliance with site requirements, and provide City with end-user training on the Verkada Command platform for centralized system operation and management.

b. **Video surveillance**. Contractor will:

1. Install (22) new Verkada surveillance cameras, consisting of: (6) Indoor Dome cameras, (6) Outdoor Dome cameras, (5) Mini cameras, (4) Dual Lens cameras, and (1) Multi-Lens camera.
2. Provide and mount all required hardware at designated locations.
3. Run and terminate all cabling back to the head-end/network rack.
4. Program, configure, and enroll all cameras into the Verkada Command platform.

c. **Cloud-managed access control**. Contractor will:
1. Install Verkada access control system covering twelve (12) doors.
2. Provide and install electric locking hardware (strikes or maglocks as required by door type).
5. Install and configure Verkada card readers, request-to-exit devices, and door contacts.
6. Run and terminate cabling, installing conduit where required.
7. Verify proper enrollment, access permissions, schedules, monitoring, and request-to-exit functionality.
8. Confirm fail-safe/fail-secure operation per site requirements.

d. **Intrusion alarm system**. Contractor will:
1. Install a new Verkada intrusion alarm system, including a control panel, keypads, backup batteries, (3) motion detectors throughout designated areas, and (4) panic buttons located in the courtroom.
2. Program and configure the alarm system with monitoring integration.
3. Confirm keypad arming/disarming, alarm signal transmission, backup battery functionality, and successful monitoring notification.
4. Enable Advanced Alarm License features, including camera monitoring integration for enhanced situational awareness.

PURCHASED EQUIPMENT INCLUDES:
1. Verkada cameras and mounting hardware (22 total, mix as specified above)
2. Low-voltage cabling and terminations
3. Verkada access control hardware (controllers, readers, strikes/maglocks, and door contacts)
4. Verkada intrusion panel and keypads
5. Verkada Alarm Devices ((6) motion detectors & (4) panic buttons (courtroom))
6. System monitoring setup and functional testing

SERVICES EXCLUDE:
1. Electrical work (power outlets, dedicated circuits)
2. Network configuration or IT services
3. Network switches and related equipment
4. Scissor lifts, Boom Lifts, or other lift equipment
5. Cellular Backup

AGENDA MEMO

TO: Honorable Mayor and City Council Members
FROM: Frantz Francois, IT Director
DATE: February 18, 2025, for the February 25, 2026, Regular City Council Meeting

AGENDA ITEM: Approval of a Licensing Agreement between the City of Mableton and Knine All Systems, Inc. for Security Systems Installation and Verkada Security Project for the Mableton Municipal Court.

DEPARTMENT RECOMMENDATION:
The IT Department recommends approval of the agreement with Knine All Systems, Inc. (K9AS) to provide installation and one-year licensing for a fully integrated Verkada security solution at the Mableton Municipal Court.

BACKGROUND:
As part of the City's continued investment in public safety, infrastructure modernization, and courthouse security enhancements, the IT Department conducted a review of current surveillance, access control, and intrusion alarm capabilities for the Municipal Court location.

After thorough review, integration with the City's current network architecture was paramount. The use of multiple vendors would cause significant operational disruption and inconsistencies with ongoing use and maintenance costs. To improve physical security posture, operational monitoring, and incident response capabilities, staff recommends Knine All Systems Inc. to implementing the cloud-managed Verkada security ecosystem consisting of:

- 22 surveillance cameras (indoor, outdoor, mini, dual-lens, and multi-lens)
- Access control for twelve (12) secured doors
- Intrusion alarm system with motion detectors and courtroom panic buttons
- Centralized monitoring and management via the Verkada Command platform

Knine All Systems, Inc. submitted low-voltage proposals dated February 5, 2026, to provide materials and installation services totaling $88,509.38 and an annual licensing agreement for cameras, access, and Alarm Advanced) totaling $9,817.76. The one-year licensing ensures long-term operational continuity, cloud management capabilities, advanced alarm monitoring integration, and predictable budgeting.

This project aligns with:

- Courthouse safety enhancement
- Risk mitigation strategy
- IT infrastructure modernization roadmap
- Long-term operational cost stabilization through multi-year licensing

FUNDING AND FINANCIAL IMPACT:
This is part of the FY2026 approved budget for City of Mableton facilities buildout.

PROCUREMENT SUMMARY *(if applicable)*

REVIEW & APPROVALS:

Financial Review:	Karen Ellis, Finance Director
Concurrent Review:	William Tanks, City Manager
Legal Review:	Emilia Walker-Ashby, Interim City Attorney

NO DESIGN ALTERATION IS PERMITTED. THE INSTALLATION AS DEFINED BY THE APPROVED DRAWING WILL BE CONDUCTED AS INTENDED. IF YOU HAVE ANY QUESTIONS OR CONCERNS PLEASE CONTACT PROJECT MANAGER

MABLETON COURTHOUSE

CAMERAS

TOTAL	22	
4		CY53 MULTISENSOR
1		CH52 MULTISENSOR
6		CD53-E OUTDOOR DOME
6		CD63 INDOOR 4K DOME
5		CM42 INDOOR MINI DOME

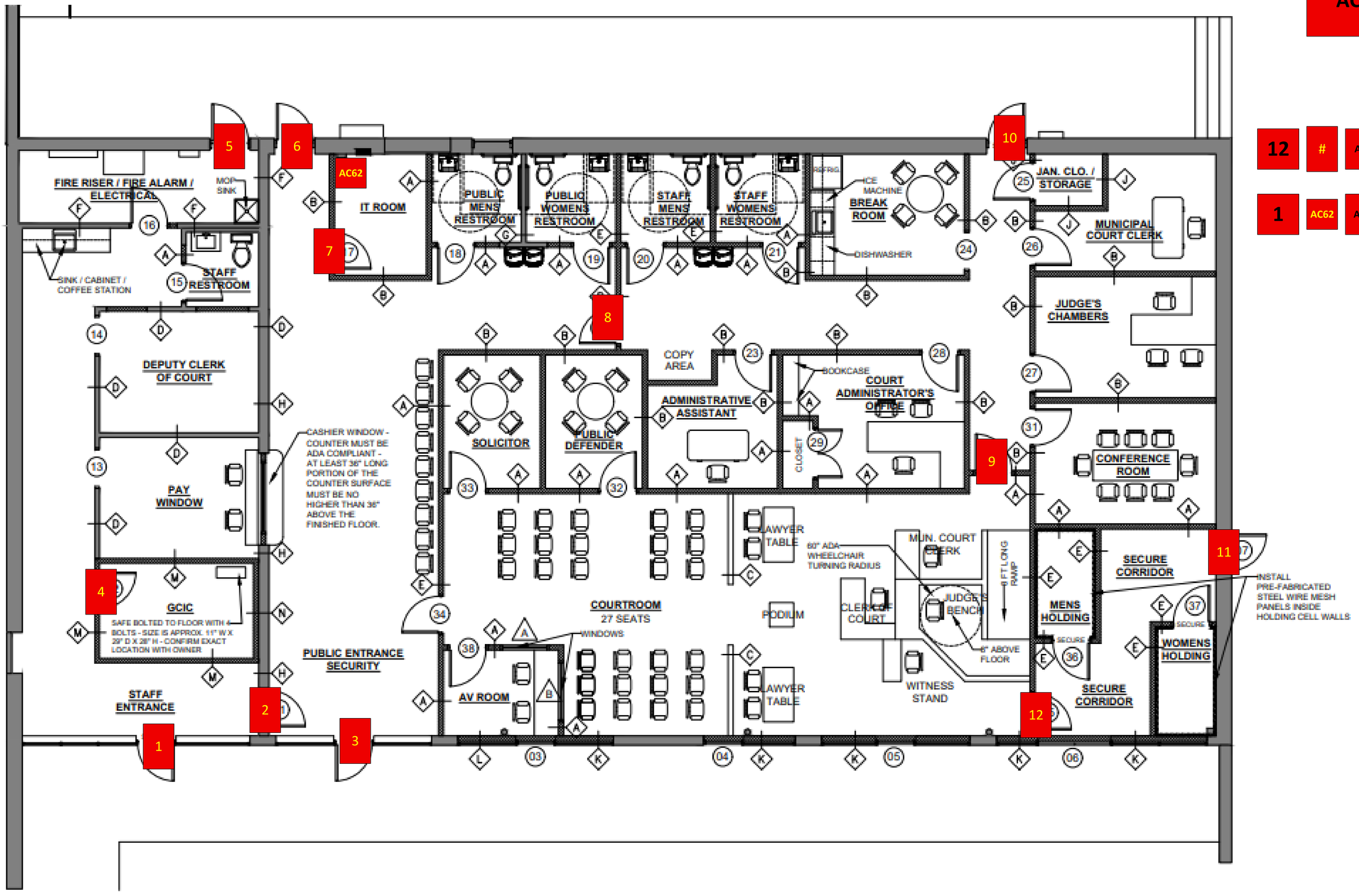
ANY CAMERAS INSTALLED IN FREEZER OR IN ANY ENVIROMENT EXPOSED TO THE ELEMENTS WILL USE PROPER FITTINGS RATED FOR SAID LOCATIONS AND WILL BE PROPERLY SEALED WITH PROPER SEALANT

NO DESIGN ALTERATION IS PERMITTED. THE INSTALLATION AS DEFINED BY THE APPROVED DRAWING WILL BE CONDUCTED AS INTENDED. IF YOU HAVE ANY QUESTIONS OR CONCERNS PLEASE CONTACT PROJECT MANAGER

MABLETON COURTHOUSE

ACCESS

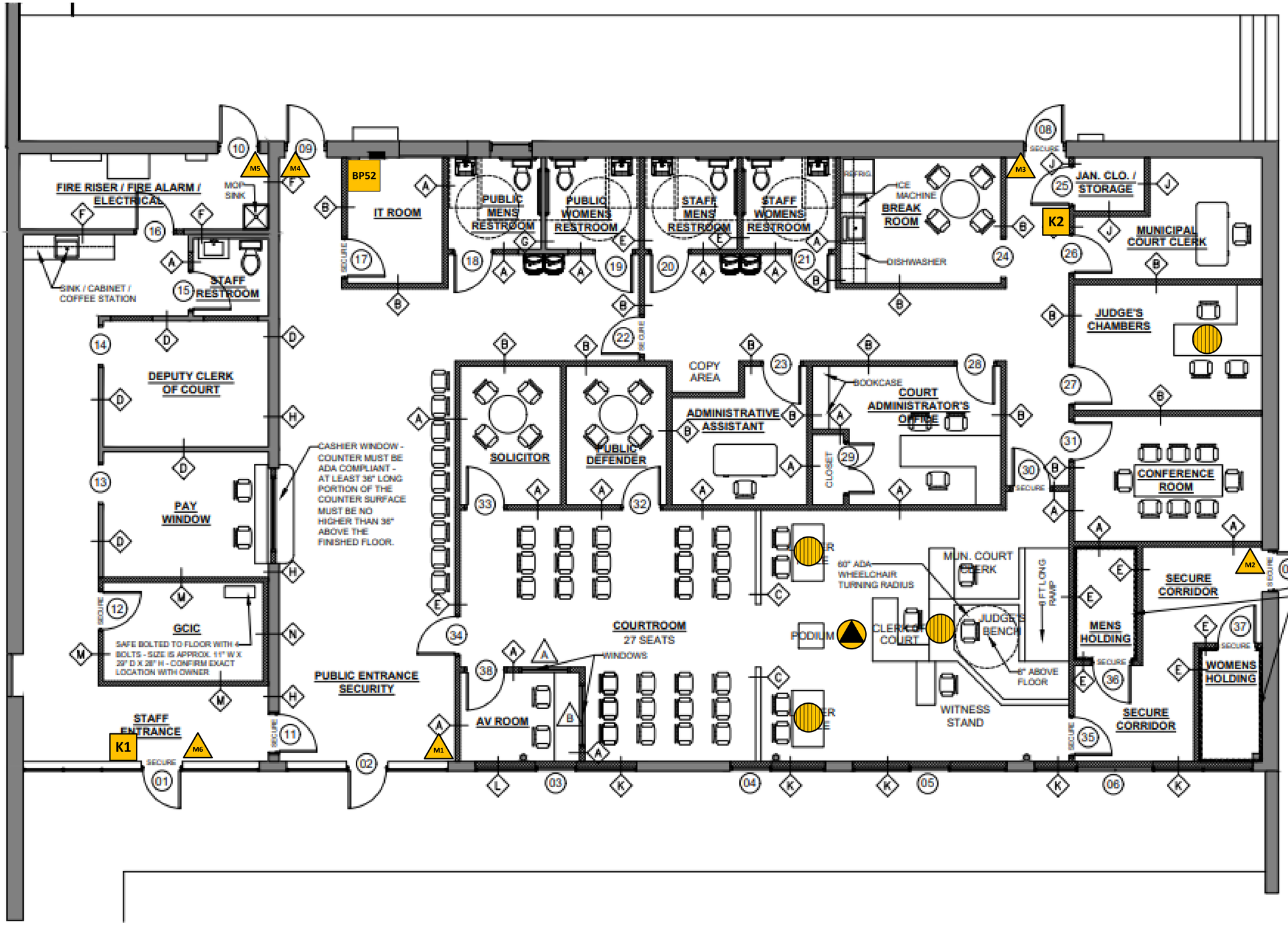
12	#	ACCESS DOOR
1	AC62	ACCESS PANEL



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MABLETON COURTHOUSE

ALARMS



2	K#	KEYPAD
1	BP52	ALARM PANEL
6	M#	WIRED MOTION
1		WIRELESS HUB
4		WIRELESS PANIC

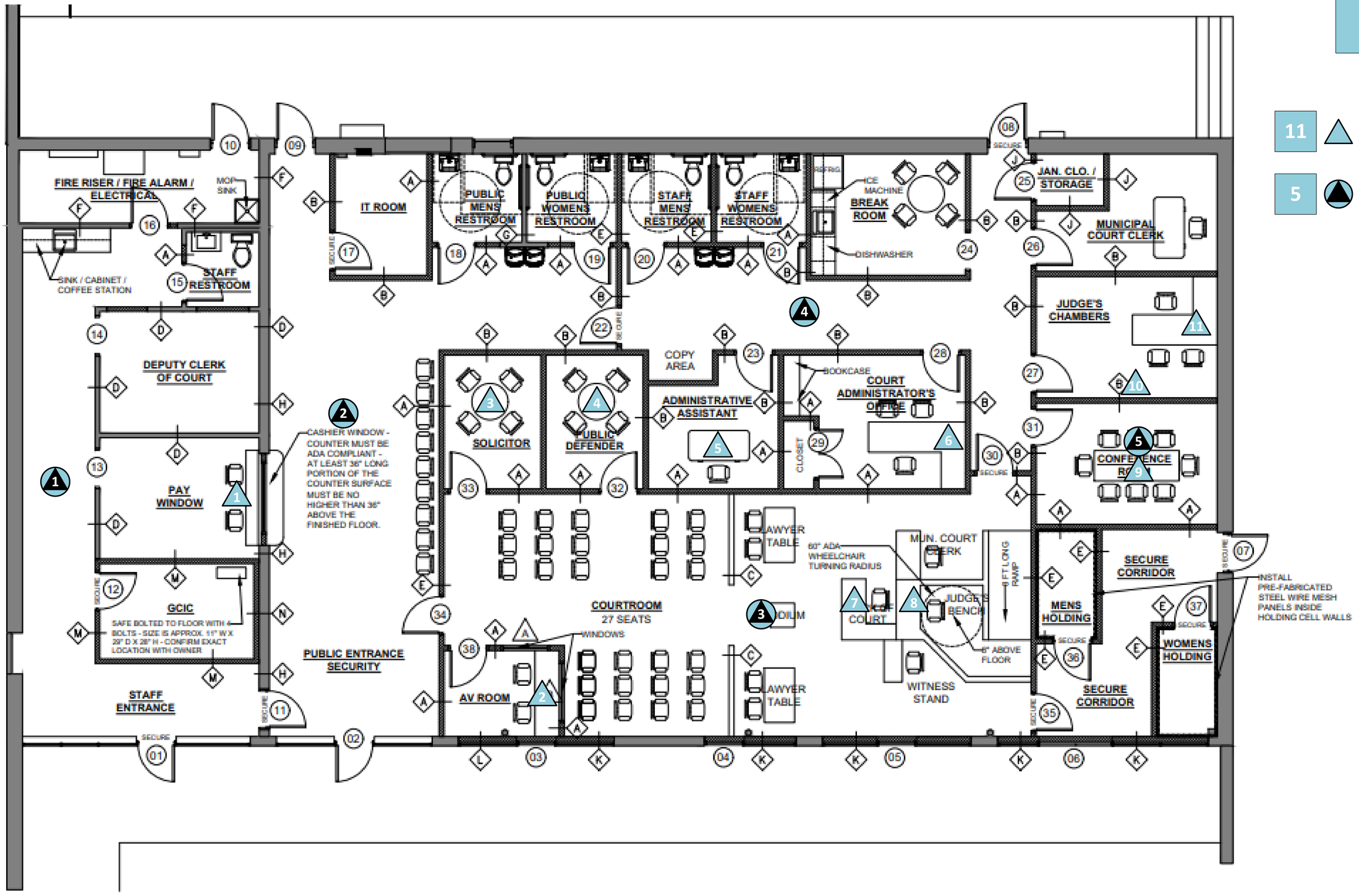
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MABLETON COURTHOUSE

DATA

11 — DATA DROP

5 — WIRELESS ACCESS POINT



Veteran Owned since 2004
Fire Alarm Systems ● Security ● Cameras ● Access Control ● 24/7 Monitoring ● Voice/Data Cable

PROPOSAL

TO:		Project:	Mableton Courthouse LV Install 2025
	City of Mableton	Address:	1245 Veterans Memorial Highway Southwest
	1400 Veterans Memorial Highway		Mableton, GA 30126
	Mableton, GA 30126	Date:	2/5/2026

Mableton Courthouse Verkada Security 2025
K9AS will provide and install a fully integrated Verkada security solution consisting of cloud-managed access control, video surveillance, and intrusion alarm systems. All equipment will be professionally mounted, cabled, and configured. Upon completion, K9AS will verify functionality of each system, confirm compliance with site requirements, and provide end-user training on the Verkada Command platform for centralized system operation and management.

K9AS will install (22) new Verkada surveillance cameras, consisting of: (6) Indoor Dome cameras, (6) Outdoor Dome cameras, (5) Mini cameras, (4) Dual Lens cameras, and (1) Multi-Lens camera
- Provide and mount all required hardware at designated locations.
- Run and terminate all cabling back to the head-end/network rack.
- Program, configure, and enroll all cameras into the Verkada Command platform.

K9AS will install Verkada access control system covering twelve (12) doors.
- Provide and install electric locking hardware (strikes or maglocks as required by door type).
- Install and configure Verkada card readers, request-to-exit devices, and door contacts.
- Run and terminate cabling, installing conduit where required.
- Verify proper enrollment, access permissions, schedules, monitoring, and request-to-exit functionality.
- Confirm fail-safe/fail-secure operation per site requirements.

K9AS will install a new Verkada intrusion alarm system, including a control panel, keypads, backup batteries, (3) motion detectors throughout designated areas, and (4) panic buttons located in the courtroom.
- Program and configure the alarm system with monitoring integration.
- Confirm keypad arming/disarming, alarm signal transmission, backup battery functionality, and successful monitoring notification.
- Enable Advanced Alarm License features, including camera monitoring integration for enhanced situational awareness.

INCLUDES
Verkada cameras and mounting hardware (22 total, mix as specified above)
Low-voltage cabling and terminations
Verkada access control hardware (controllers, readers, strikes/maglocks, and door contacts)
Verkada intrusion panel and keypads
Verkada Alarm Devices ((6) motion detectors & (4) panic buttons (courtroom))
System monitoring setup and functional testing

EXCLUDES
Electrical work (power outlets, dedicated circuits)
Network configuration or IT services
Network switches and related equipment
Scissor lifts, Boom Lifts, or other lift equipment
Cellular Backup

1.	**Materials**	**$64,749.38**
2.	**Labor**	**$23,760.00**

Subtotal:	**$88,509.38**
**0% Tax:*	*$0.00*
TOTAL:	**$88,509.38**

Terms and Conditions

1. Prices and Payment - The total price for the Equipment and Services shall be stated in the applicable order, Quotes are valid for 15 days from the sent date. Expedited Orders may involve additional charges. Unless otherwise stated in the applicable Order, Customer's payment for cash or leased transactions is invoiced and due as follows: (a) Maintenance Service - monthly in advance, (b) Equipment Only Orders - 20% of the Total Equipment Price with Order, remainder at Equipment delivery, (c) Equipment and Installation Services – 10% of the total with the execution of the order, progress payments throughout the implementation of the order, 10% retainage held until completion of the order. Maintenance and Monitoring Services are invoiced and payable in advance (unless stated otherwise in the Order) beginning at Implementation at Customer's individual site locations. Other Data Services shall be invoiced and payable upon Implementation per Customer's individual site locations. Other Data Services shall be invoiced and payable upon Implementation per Customer's individual site locations. Customer shall pay 25% of the estimated total for a mobilization fee. Customer shall pay the amounts agreed to and invoiced by Knine All Systems, Inc. within thirty (30) days of receipt of the invoice. The amounts listed in the Order are exclusive of, and Customer shall pay, all related delivery costs. If shipping charges are shown on an Order, they are an estimate only and shipping charges invoiced may vary from the estimate shown on the Order. In the event of a dispute between Customer and Knine All Systems, Inc. as to the correctness of items appearing on Knine All Systems, Inc.'s invoice, Customer may payment of the disputed items only.
2. Taxes - All charges are exclusive of applicable federal, state or local taxes and fees. Knine All Systems, Inc. may invoice, and Customer agrees to pay to Knine All Systems, Inc. amounts equal to any taxes resulting from this Agreement or any activities hereunder, exclusive of taxes on Knine All Systems, Inc.'s net income. Customer will be responsible for any ad valorem, property, or other taxes assessable on Equipment on or after delivery to the installation site.
3. Risk of Loss or Damage - All risk of loss or damage shall pass to Customer as to each item of Equipment on the date of delivery.

4. Changes in Customer Orders – Changes to an Order may only be made following the agreement of Customer and Knine All Systems, Inc. to the change. If Customer and Knine All Systems, Inc. agree to minor changes in the Equipment or Services prior to Implementation, then Customer shall be charged or credited for the changed items. Appropriate documentation may be required so that additions or deletions may be recorded, and charges or credits issued. The Customer's ability to delete items from an Order or to return Equipment is subject to Knine All Systems, Inc.'s ability to return the Equipment to the manufacturer. Reasonable restocking, shipping and handling charges may be assessed with respect to any items deleted or returned.

5. Limited Warranties – Knine All Systems, Inc. warrants that at Implementation, and for the duration of the warranty period referred to below, each item of Equipment, will function substantially in accordance with the manufacturer's published specifications, provided it is not damaged as set forth in Section 6 and is used according to standard operating instructions issued by the manufacturer or Knine All Systems, Inc. Unless otherwise stated in the Order, the warranty period for Equipment installed by Knine All Systems, Inc. is twelve (12) months from Implementation. In addition, (a) the warranty period for Equipment moves, additions and changes shall be the greater of ninety (90) days or the remainder of the current annual service period of the system to which the Equipment is being added; (b) if Equipment is purchased without Knine All Systems, Inc. installation ("Drop Ship"). Knine All Systems, Inc. will provide Depot Warranty Service for a period of ninety (90) days from the shipment date unless otherwise stated in the Order; and (c) CERTAIN MISCELLANEOUS EQUIPMENT IS SOLD "AS IS" AND WILL CARRY NO EXPRESS OR IMPLIED WARRANTY WHATSOEVER FROM KNINE ALL SYSTEMS, INC. Any warranty service for "As Is" Equipment will be provided directly by the manufacturer of such Equipment. Such Equipment shall be clearly indicated on the applicable Order as Manufacturer's Direct Warranty Service ("MDWS"). The warranty period will not be extended by Knine All Systems, Inc.'s repair or replacement thereof.

6. Warranty and Maintenance Service Exclusions - Knine All Systems, Inc. shall respond to any service call requested by Customer; however, Customer acknowledges that Warranty and Maintenance Services do not cover damages to or failure of the Equipment or increases in service time resulting from causes other than defects in or the normal wear and tear of the Equipment including, but not limited to, misuse or negligent operation of the Equipment, accident, theft, unexplained loss, lightning, electrical power surge, fire, flood, wind, acts of God, war, terrorism, virus, failure of Customer to maintain a proper operating environment, or repair, relocation, damage or alteration of the Equipment by anyone other than Knine All Systems, Inc. or its designated agents. Warranty and Maintenance Services do not cover any Customer provided cable or equipment unless stated in the Order. Any site visits or repairs necessitated by any of these excepted causes made by Knine All Systems, Inc. shall be at the sole expense of Customer, and Customer agrees to bear the cost of all labor and materials at Knine All Systems, Inc.'s System's then current rates.

7. Equipment and Materials - Knine All Systems shall not be penalized for delays in manufacturing or shipping of equipment and materials. Knine All Systems will provide the best estimate for product availability. Knine All System cannot guarantee delivery times or dates on purchased materials.

8. Cancellations on approved proposals via signed acceptance or receipt of POs from the customer - If for any reason any part of this estimate is canceled, a fee of 25% of the entire proposal will be invoiced. Mobilization fee is nonrefundable due to customer cancellations.

9. Default by Customer - Upon any default by Customer under this Agreement, including the refusal to accept conforming Equipment or Services, Knine All Systems, Inc. may exercise all remedies to which Knine All Systems, Inc. may be entitled at law or in equity, including specific performance. Additionally, Knine All Systems, Inc. may declare all sums due or to become due hereunder immediately due and payable, and Knine All Systems, Inc. shall be entitled to recover all collection costs incurred, including legal interest. In addition, for payments not received within thirty (30) days of the invoice date, a late fee not exceeding the lower of two percent (2%) per month or the maximum rate allowed by law shall be assessed on any past due invoice balance. Knine All Systems, Inc. shall not be obligated to perform Services hereunder if Customer is in default of any of its obligations under this Agreement for any Order. Upon Customer

default, Knine All Systems, Inc. may suspend or cancel any outstanding, unfulfilled Orders without in any way affecting its rights under this Agreement. If Knine All Systems, Inc. elects to continue performing under any Order, Knine All Systems, Inc.'s actions shall not constitute a waiver of any default by Customer.

10. Contingencies - Knine All Systems, Inc. shall be excused from performance and shall not be liable for any delay or damage caused, in whole or in part, by any occurrence beyond the reasonable control either of Knine All Systems, Inc. or of its subcontractors or suppliers. Such contingencies include, without limitation, war, disobedience, delay in transportation, failure by suppliers to deliver Equipment, governmental action, terrorism, acts of any third party, labor dispute, accident, fire, explosion, flood, severe weather or other acts of God, power failure, shortage of labor or materials, or discovery of asbestos or other hazardous substance.

11. Reasonable Access - Accuracy – Customer will designate in writing to Knine All Systems, Inc. a Customer Project Manager responsible for all communications between Knine All Systems, Inc. and Customer in connection with the Services. To ensure the timely and accurate provision of Services, Customer will be required from time to time to provide access to Customer locations, information and staff resources during Knine All Systems, Inc.'s regular business hours. If pre-scheduling is required to be on-site to perform Services, Customer will inform the Knine All Systems, Inc. Project Manager prior to the scheduled performance date. Scheduled Service that is unable to be performed due to Customer's constraints will result in additional charges if a delay or re-dispatch of Knine All Systems, Inc. personnel is required. Should such access to locations, Customer personnel and information not be provided, Customer is responsible for any resulting Service delays or added costs. The accuracy of information regarding the various internal requirements of the Service is solely the Customer's responsibility. Customer acknowledges that Customer has read and understands this Agreement and agrees to be bound by its terms and conditions. This Agreement, and any Orders, constitute the complete and exclusive statement of the agreement between the parties, superseding all proposals, representations, and/or prior agreements, oral or written, between the parties relating to the subject matter of the Agreement. Acceptance of any Order by Knine All Systems, Inc. is subject to Knine All Systems, Inc. credit and other approvals. This Agreement is not binding upon Knine All Systems, Inc.'s until executed by an authorized employee, partner, or agent of Customer and Knine All Systems, Inc. The undersigned warrant and represent that they have the authority to bind Customer and Knine All Systems, Inc. to this Agreement. This Agreement may not be modified, amended, or superseded other than by a written instrument executed by both parties.

12. Remote Network Access – The customer will provide a remote network connection while off premises to allow Knine All Systems, Inc. access to programming, troubleshooting, and maintaining systems. This connection is the sole responsibility of the customer. Network access while on premises will be provided to allow for programming, maintenance, and troubleshooting. All network security is the customer's sole responsibility. The customer shall hold harmless Knine All Systems, Inc. from any network compromise as the network security is controlled and maintained by the customer. Computers provided by the customer for the purpose of programming, troubleshooting, and maintenance of systems will be the sole responsibility of the customer, this includes software health, security, and hardware health. Knine remote access to the network should be limited only to the hardware we install and maintain. On premises Knine should be provided access to the hardware we installed and maintain with internet access to obtain updates, patches, firmware, and critical fixes. If the customer is unable to provide remote access as defined, then additional labor fees will be calculated and presented to the customer for signed approval.

Contractor: *Jose Rivera* 2/5/2026

Knine All Systems, Inc. Date

ACCEPTANCE OF PROPOSAL: The above prices, scope, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work specified.

Client: _____ _____

City of Mableton Date

Veteran Owned since 2004
Fire Alarm Systems ● Security ● Cameras ● Access Control ● 24/7 Monitoring ● Voice/Data Cable

PROPOSAL

TO:		Project:	Mableton Courthouse LV Install 2025 1 Year Licenses
	City of Mableton	Address:	1245 Veterans Memorial Highway Southwest
	1400 Veterans Memorial Highway Mableton, GA 30126		Mableton, GA 30126
		Date:	2/24/2026

Mableton Courthouse Verkada Security 2025 Licenses
K9AS will provide 1 Year licenses for camera, advanced alarm, and access control.

INCLUDES
Verkada Camera licenses (1-year), Alarm licenses (1-year, Advanced with camera monitoring), and Access licenses (1-year)

EXCLUDES
Electrical work (power outlets, dedicated circuits)
Network configuration or IT services
Network switches and related equipment
Scissor lifts, Boom Lifts, or other lift equipment
Cellular Backup

1.	**1 Year Camera Licenses**	**$5,571.26**
2.	**1 Year Access Control Licenses**	**$2,827.20**
3.	**1 Year Alarm Licenses**	**$1,419.30**

Subtotal:	**$9,817.76**
**0% Tax:*	*$0.00*
TOTAL:	**$9,817.76**

Terms and Conditions

1. Prices and Payment - The total price for the Equipment and Services shall be stated in the applicable order, Quotes are valid for 15 days from the sent date. Expedited Orders may involve additional charges. Unless otherwise stated in the applicable Order, Customer's payment for cash or leased transactions is

invoiced and due as follows: (a) Maintenance Service - monthly in advance, (b) Equipment Only Orders - 20% of the Total Equipment Price with Order, remainder at Equipment delivery, (c) Equipment and Installation Services – 10% of the total with the execution of the order, progress payments throughout the implementation of the order, 10% retainage held until completion of the order. Maintenance and Monitoring Services are invoiced and payable in advance (unless stated otherwise in the Order) beginning at Implementation at Customer's individual site locations. Other Data Services shall be invoiced and payable upon Implementation per Customer's individual site locations. Other Data Services shall be invoiced and payable upon Implementation per Customer's individual site locations. Customer shall pay 25% of the estimated total for a mobilization fee. Customer shall pay the amounts agreed to and invoiced by Knine All Systems, Inc. within thirty (30) days of receipt of the invoice. The amounts listed in the Order are exclusive of, and Customer shall pay, all related delivery costs. If shipping charges are shown on an Order, they are an estimate only and shipping charges invoiced may vary from the estimate shown on the Order. In the event of a dispute between Customer and Knine All Systems, Inc. as to the correctness of items appearing on Knine All Systems, Inc.'s invoice, Customer may payment of the disputed items only.

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environment, or repair, relocation, damage or alteration of the Equipment by anyone other than Knine All Systems, Inc. or its designated agents. Warranty and Maintenance Services do not cover any Customer provided cable or equipment unless stated in the Order. Any site visits or repairs necessitated by any of these excepted causes made by Knine All Systems, Inc. shall be at the sole expense of Customer, and Customer agrees to bear the cost of all labor and materials at Knine All Systems, Inc.'s System's then current rates.

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11. Reasonable Access - Accuracy – Customer will designate in writing to Knine All Systems, Inc. a Customer Project Manager responsible for all communications between Knine All Systems, Inc. and Customer in connection with the Services. To ensure the timely and accurate provision of Services, Customer will be required from time to time to provide access to Customer locations, information and staff resources during Knine All Systems, Inc.'s regular business hours. If pre-scheduling is required to be on-site to perform Services, Customer will inform the Knine All Systems, Inc. Project Manager prior to the scheduled performance date. Scheduled Service that is unable to be performed due to Customer's constraints will result in additional charges if a delay or re-dispatch of Knine All Systems, Inc. personnel is required. Should such access to locations, Customer personnel and information not be provided, Customer is responsible for any resulting Service delays or added costs. The accuracy of information regarding the various internal requirements of the Service is solely the Customer's responsibility. Customer acknowledges that Customer has read and understands this Agreement and agrees to be bound by its terms and conditions. This Agreement, and any Orders, constitute the complete and exclusive statement of the agreement between the parties, superseding all proposals, representations, and/or prior agreements, oral or written, between the parties relating to the subject matter of the Agreement. Acceptance of any Order by Knine All Systems, Inc. is subject to Knine All Systems, Inc. credit and other approvals. This Agreement is not binding upon Knine All Systems, Inc.'s until executed by an authorized employee, partner, or agent of Customer and Knine All Systems, Inc. The undersigned warrant and represent that they have the authority to bind Customer and Knine All Systems, Inc. to this Agreement.

This Agreement may not be modified, amended, or superseded other than by a written instrument executed by both parties.

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Contractor: *Gatlin Everett* 2/24/2026

Knine All Systems, Inc. Date

ACCEPTANCE OF PROPOSAL: The above prices, scope, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work specified.

Client: _____ _____

City of Mableton Date

AGENDA ITEM MEMORANDUM

MEETING OF: February 25, 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

Council Questions and Discussion

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:
1. REZ2025-009 6671 Mableton PKWY Application
2. STAFF REPORT REZ-2025-009 PC REC (2)
3. 022326 MC Meeting REZ 2025-009 (1)

$ 8450 fee applicant

Attachment A

Application for Rezoning
Mableton, Georgia

Application No. RZ 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)

(representative's signature) **Phone#** 404-550-8932 **E-mail** leoniejohnson38@yahoo.com

Signed, sealed and delivered in presence of:

Notary Public

NOTARY PUBLIC GEORGIA
NYREE SIMPSON
Notary Public
State of Georgia
Carroll County
My Comm. Expires Jan 27, 2026

My commission expires: January 27, 2026

Titleholder Leonie Johnson **Phone#** 404-550-8932 **E-mail** leoniejohnson38@yahoo.com
(titleholder's name, printed)

Signature **Address** 444 S. Gordon Rd Mableton GA 30126
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

Notary Public

My commission expires: January 27, 2026

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

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

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

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

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

(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 REPORT[1] BY APPLICANT[2]

(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.

Jamie

Applicant's Signature

[1]If 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.

[2]Applicant 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 REPORT[1] BY APPLICANT[2]

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

Has the applicant[2] 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

[1]If 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.

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

Received from Cobb County Superior Court
Building C - Records.
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 2 1minutes 31 seconds West, a distance of 127.68 feet to an iron pin situated at the Northeast corner of property now or formerly owned by Frances Catherine Goodwin, as shown by Warranty Deed recorded in Deed Book 611, Page 533, Records of Cobb County, Georgia; thence North 79 degrees 59 minutes 38 seconds West, along the Northerly line of said Goodwin property, a distance of 100 feet to an iron pin and corner; thence South 0 degrees 19 minutes 56 seconds West along the Westerly line of said Goodwin property, a distance of 250 feet to an iron pin situated on the Northeasterly side of Gordon Road; thence in a Northwesterly direction along the Northeasterly side of Gordon Road, a distance of 188.94 feet to an iron pin at the POINT OF BEGINNING.

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

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

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

EXHIBIT "A" CONTINUED . . .

AUGUSTA Title Inc.

. . . 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

#F

C4
2025

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

**********AUTO**5-DIGIT 30126 10 250 1922 1 AV 0.545
"EG02"
JOHNSON RENDELL L
444 S GORDON RD SW
MABLETON GA 30126-5160

A

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

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

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

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

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

B

Account Number	Property ID Number	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

C

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

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

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

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

#5

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)

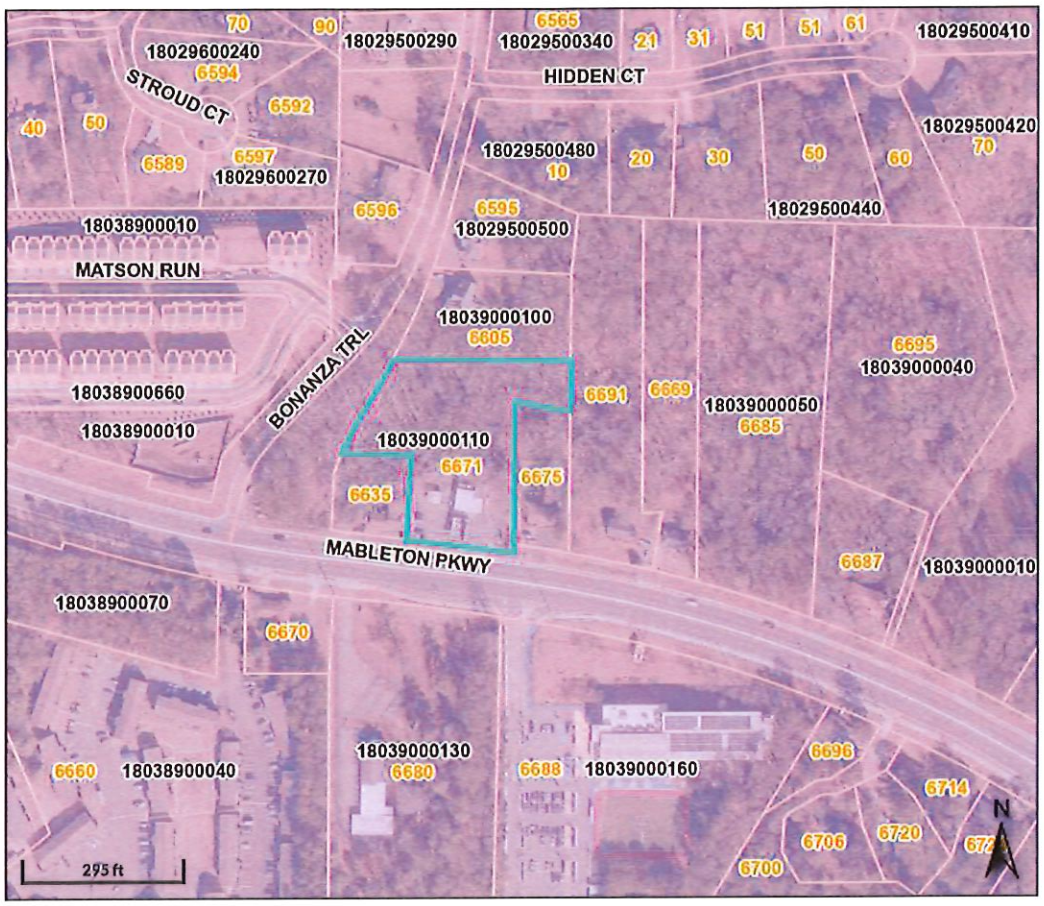
(17) Intermodal Terminals	New Facilities	New facilities	New facilities	New facilities	New facilities
(18) Truck Stops	A new facility with more than three (3) diesel fuel pumps, or containing a half acre of truck parking or 10 truck parking spaces	10 or more diesel fuel pumps or 20 or more truck parking 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/Dete ntion 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

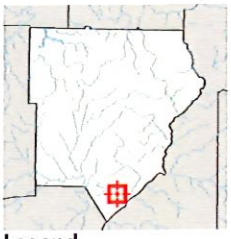
(applicant's signature)

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.

qPublic.net™ Cobb County, GA





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	**Physical Address**	6671 MABLETON PKWY	**Last 2 Sales**			
Class Code	C4 - Commercial Small Tracts	**Owner**	JOHNSON RENDELL L	**Date**	**Price**	**Reason**	**Qual**
Taxing District	(M) MABLETON		444 S GORDON RD	3/28/2003	$125000	VALID SALE	Q
Acres	2.327		MABLETON GA 30126	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

RECEIVED
NOV 10 2025
BY: Richards

Attachment L

MABLETON
GEORGIA
Est. 2022

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 144
Mableton, GA 30126
(470) 417-4220
www.mableton.gov

PLANNING COMMISSION STAFF REPORT

GENERAL INFORMATION

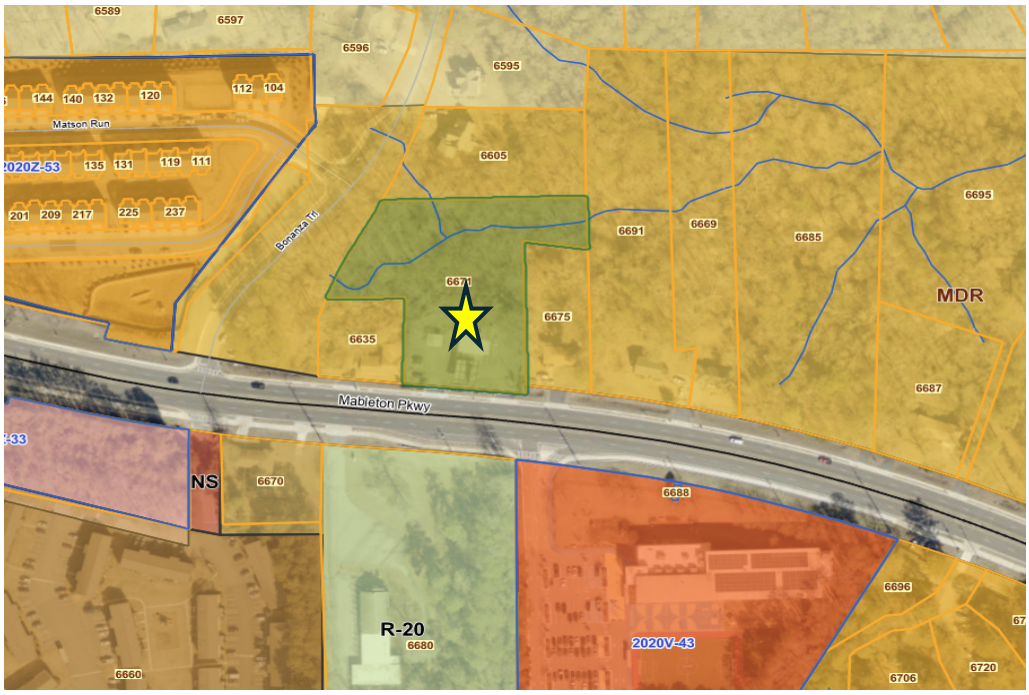
CASE NUMBER: REZ 2025-009
APPLICANT: Rendell Johnson
REQUEST: Rezoning from Single Family Residential (R-20) to Neighborhood Retail Commercial (NRC) to retain its commercial characteristics and features.
PROPERTY LOCATION: 6671 Mableton Parkway
PARCEL ID: 18039000110
ACREAGE: 2.327
P.C. HEARING DATE: January 8th, 2025
DISTRICT 2: Council member Michael McNeely

ZONING MAP
(R-20 Zoning District)



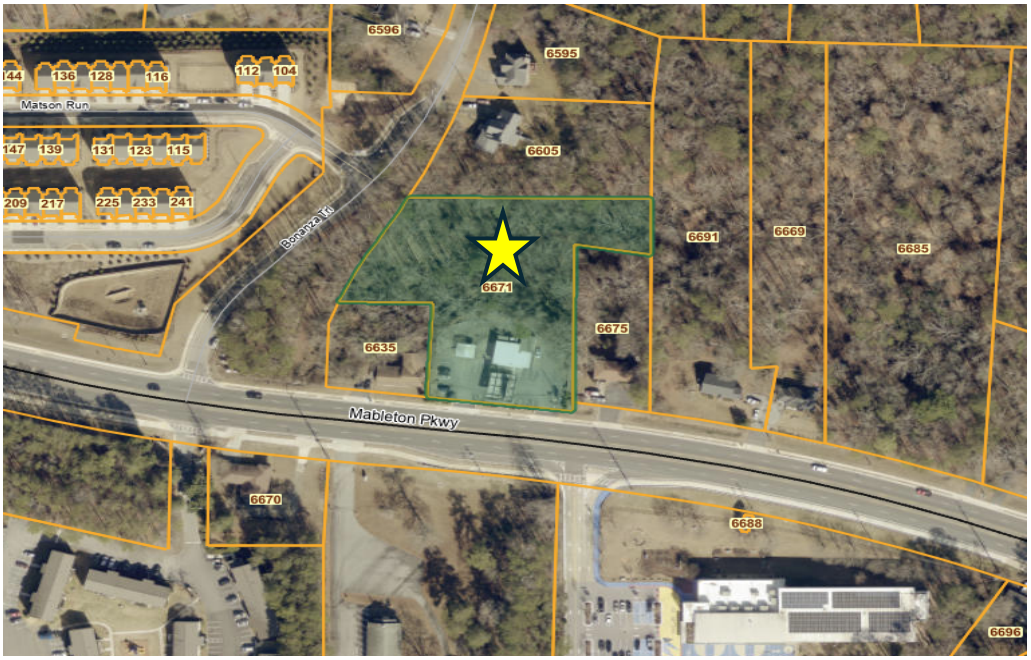
Star: Location of Subject Property

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).

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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:




Follow @ibuyisellrealty
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Broker
BUYING • SELLING • INVESTING
"It's Possible"
EL SUPER


ZONING NOTICE
RENDELL JOHNSON
FROM R-20 TO NRC
THUR JAN 8TH 2026
THUR JAN 29TH 2026





City of Mableton Mayor and City Council Meeting

FEBRUARY 25TH, 2026

135 RIVERSIDE PARKWAY,

MABLETON, GA 30126

REZ 2025-009 / 6671 MABLETON PARKWAY

CASE NUMBER:	Z-2025-009
APPLICANT:	Rendell Johnson
REQUEST:	Rezoning from Single Family Residential (R-20) to Neighborhood Retail Commercial (NRC)
PROPERTY LOCATION:	6671 Mableton Parkway
PARCEL ID:	18039000110
ACREAGE:	2.327
P.C. HEARING DATE:	January 8th, 2026
DISTRICT:	3 Council member Keisha Jeffcoat
STAFF RECOMMENDATION:	Approval of a Temporary Land Use Permit with stipulations.
P.C. RECOMMENDATION:	Approval of a Temporary Land Use Permit with stipulations.

Timeline

Early 1970's	Cobb County Established Zoning. Property is zoned R-20 by Cobb County
1975	Estimated date of construction.
1976.	Installation of gas tanks
1994	Removal of gas tanks
1996	Applicant obtained a certificate of occupancy for RS-M 5 construction type with a business occupancy for a hair salon.
2003	Applicant purchased property from Marathon Oil Company.
2023	Last date of personal property taxes paid to the county for hair salon. No record of personal property taxes paid by car wash.
2023	No Occupational Tax Certificate issued for the year 2023. (Expired 12/31/2022)

Timeline

February 2024	Date of 5-year lease provided by the applicant. (Not provided to the city at this time).
September 2024	New applicant for grocery store applied for Occupational Tax Certificate which was denied by zoning.
August 2025	Owners reached out to city regarding how to resolve the nonconformity.
November 2025	Application received for rezoning to NRC.
January 2025	Application heard by Planning Commission with recommendation to council for Temporary Land Use.
January 2025	Public Hearing with Mayor and Council, action deferred to February.

Nonconforming Uses

The Zoning Ordinance states that nonconforming use is considered abandoned after 12 months.

A nonconforming use cannot be reinstated after it has been abandoned.

It shall be prima facie evidence of abandonment for the owner and/or operator of the nonconforming use to discontinue the nonconforming use for 12 months, to fail to obtain a new or renew an existing business license as required under the Code of Mableton, Georgia, for the operation of such nonconforming use, to fail to declare and remit the sales tax required by state law for the nonconforming use.

Tax Classification

- Single Retail Commercial parcel
- Classified as C4
    - "C" indicates a commercial parcel.
    - “4” indicates the land size designation for a land area between 43,560 to 217,800 square feet.

- Identified and Mixed Residential/Built as Commercial
    - The Residential identification is because of the zoning classification.

- Tax Assessor notes that the property is zoned R-20 (records go to 1999)

- Properties are not valued on zoning; they are valued on current use.

- Five potential businesses have operated from this location, however only A Head A Time filed personal property tax returns. Last paid was in 2023.

Deed Restrictions

2. By acceptance hereof, Grantee agrees that for a period of twenty-five (25) years from and after the date of this conveyance, the premises shall not be used for the sale, marketing, storage or advertising of petroleum fuels or motor oils, and that this restriction shall be a covenant running with the land and shall be contained in and made a part of every deed, mortgage, lease or other instrument affecting the title to said premises.

Gas Station Restriction is lifted in 2028

b) The use of the premises shall be restricted solely to industrial/ commercial use.

No timeframe provided, but state law appears to limit this to twenty years.

g) In case any one or more of the reservations, restrictions or conditions (or portions thereof) contained in this deed shall, for any reason, be held to be invalid, illegal or legally unenforceable, in any respect, such invalidity, illegality or unenforceability shall not affect any other portion of that provision or any other provision hereof (whether or not clearly divisible from such provision or portion thereof), and the above reservations, restrictions and conditions shall be construed and interpreted in the manner which is valid, legal and legally enforceable, and which is most nearly consistent with the intention of Grantor and Grantee as evidenced by the above reservations, restrictions and conditions."

Discussion regarding conflicts.

ZONING MAP



GC – General Commercial

RM- 8/ RM-12 Multifamily Res

R-20 – Single Family Res

NRC- Neighborhood Retail Commercial

RA-5/RA – 4 Single Fam Res (small lots)

LRO – Low Rise Office

NS – Neighborhood Shopping

FUTURE LAND USE MAP



LDR – Low Density Residential

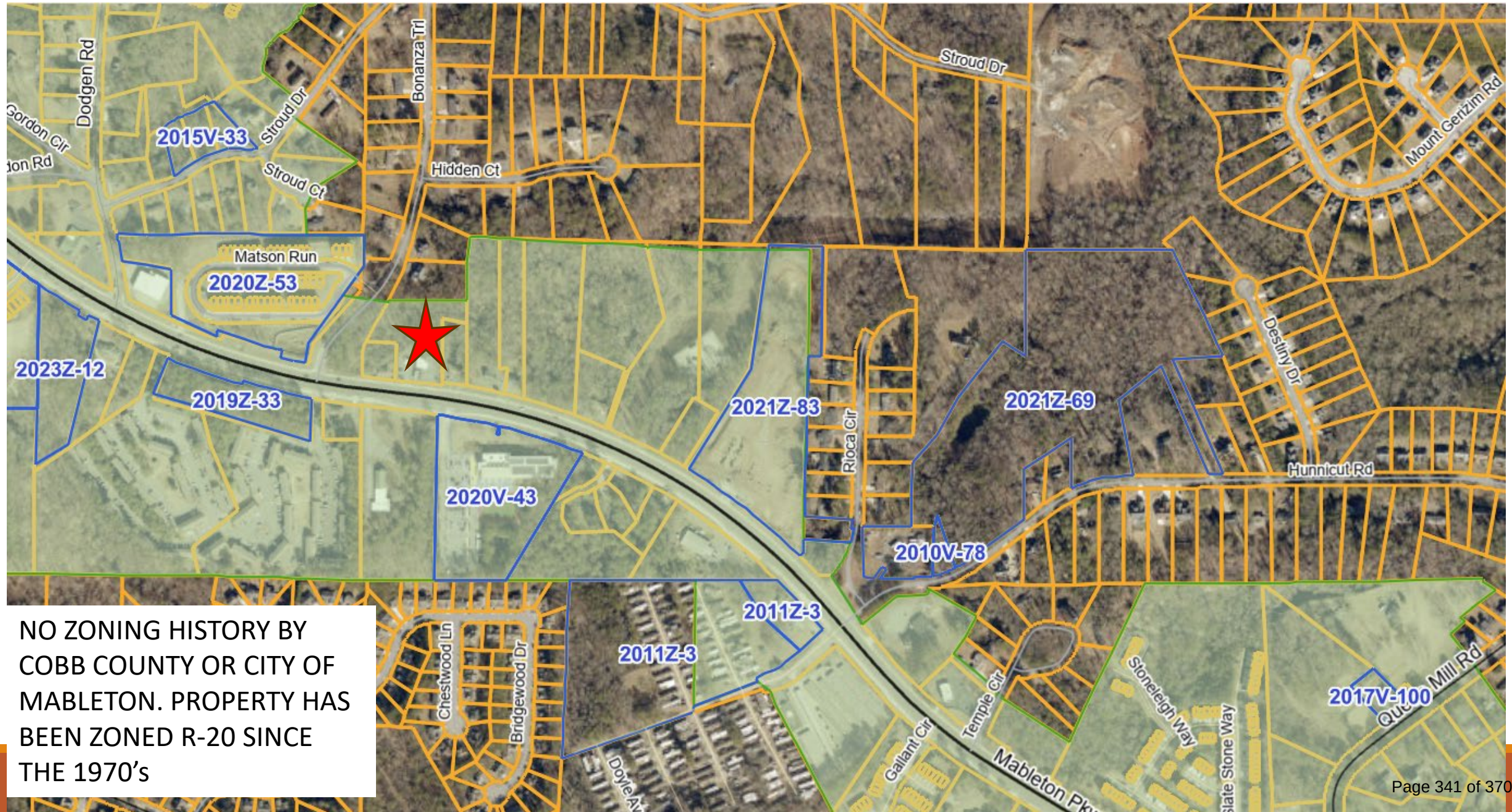
MDR – Medium Density Residential

HDR- High Density Residential

NAC – Neighborhood Activity Center

PI – Public Institutional

ZONING CASE HISTORY/ MABLETON PKWY DESIGN STANDARDS



NO ZONING HISTORY BY COBB COUNTY OR CITY OF MABLETON. PROPERTY HAS BEEN ZONED R-20 SINCE THE 1970's

Mableton Parkway Design Standards

Mableton Parkway and Veterans Memorial Highway are key corridors in the Mableton community. Both are critically important to all of southern Cobb County; each corridor was developed as an automobile-centric, commercial thoroughfare. Over time, both have seen a decline in their respective commercial markets. Additionally, more residential development – both single family and multi-family – has moved into the area. Cobb County seeks to revitalize both corridors through the creation of design guidelines.

Adopted by Cobb County in 2017



- Villages: Develop/redevelop within a ¼ mile radius around the following intersections:
  a. Chattahoochee Technical College;
  b. Providence Pavilion (south of Buckner Road)
  c. Factory Shoals Road and Mableton Parkway
  d. Queen Mill Road and Mableton Parkway
  e. South Gordon Road and Mableton Parkway

Site Layout


Main Building
Billboard
Gas Station Canopy
Accessory Metal Canopy

Main Building



Estimated Date of Construction - 1975

Permit issued – No permit record available due to age of structure. Existing wall signage not permitted.

Recommendation – Approval of Temporary Land Use Permit to allow continuation of use of building subject to stipulations.

Gas Station Canopy





Estimated Date of Construction - 1975

Permit issued - No permit record available due to age of structure.

Recommendation – Removal within 2 years of approval.

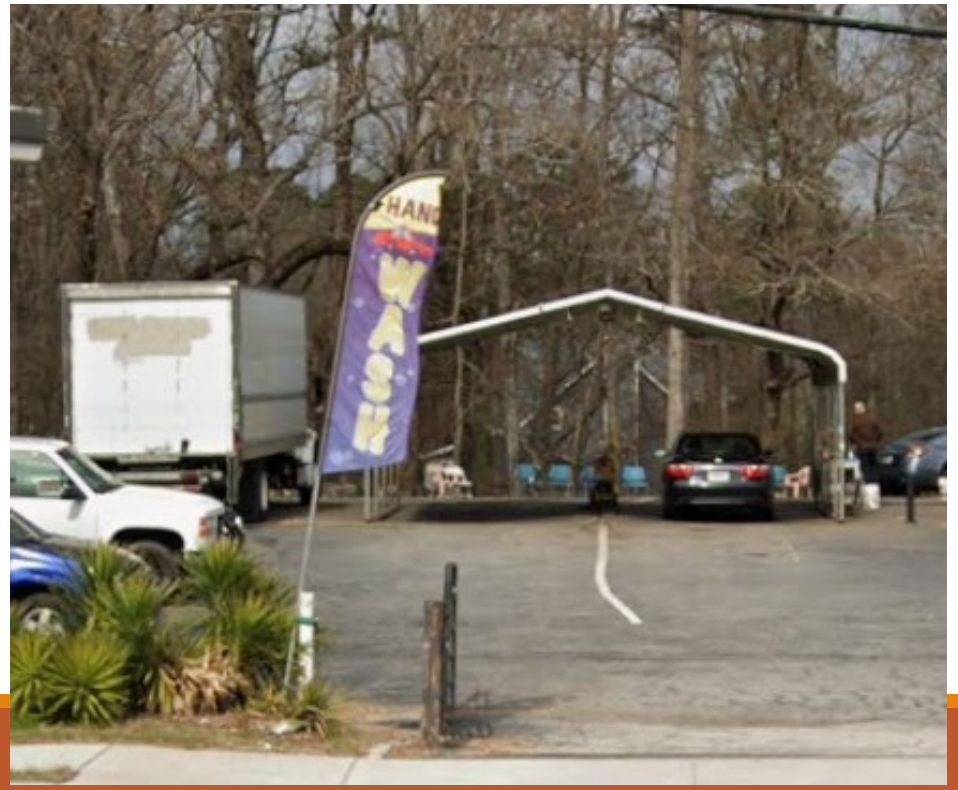
Metal Accessory Canopy

Estimated Date of Construction – Prior to 2008

Permit issued – No permit on file.

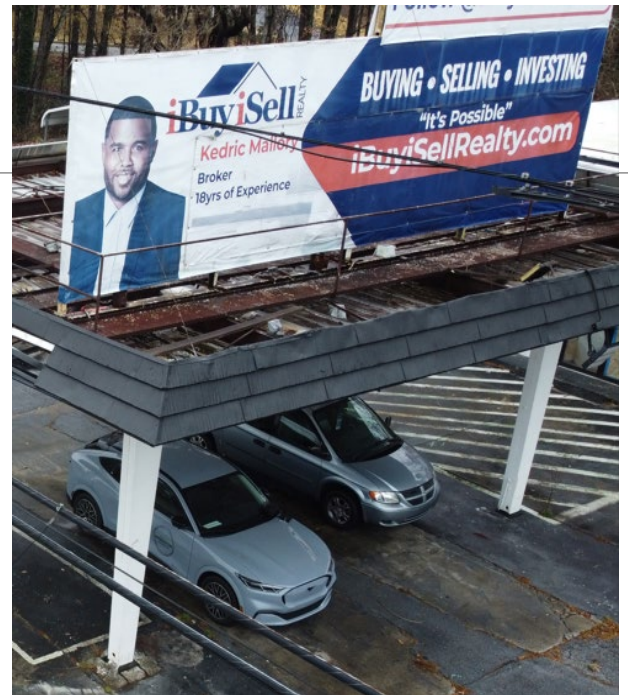
Recommendation – Removal within six months of approval





Billboard





Estimated Date of Construction – Prior to 2008

Permit issued – No permit on record.

Recommendation – Removal within six months of approval

Mableton Parkway Design Standards

Recommended Signage



Existing concerns: billboard, window covering, wall signage



Mableton Parkway Design Standards

Recommended Site Design

B. Corridor Frontage Zone (for non-single family residential properties)



- Two visible parking rows permitted in front of buildings along Mableton Parkway and Veterans Memorial Highway
- Primary structure and outparcels shall be oriented to the street

Existing concerns: Removal of gas station canopy would be more consistent with the site design recommended in design standards.



Note: Cobb DOT has provided 14 recommendations for this site.

PLANNING STAFF RECOMMENDATION

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.

STAFF NOTE: A TEMPORARY LAND USE PERMIT ALLOWS THE OWNER TO MAINTAIN THE COMMERCIAL USE WITH STIPULATIONS BRINGING THE PROPERTY CLOSER TO CONFORMITY WITH THE MABLETON DESIGN GUIDELINES. BY ALLOWING A TEMPORARY LAND USE RATHER THAN A REZONING THE CITY WILL BE ABLE TO COMPLETE ITS COMPREHENSIVE PLAN UPDATE AND REVIEW GOALS OF THE CITY REGARDING THIS CORRIDOR RATHER THAN REZONING THE PARCEL. STAFF NOTES THAT A LARGE AREA OF THIS LOT IS NOT DEVELOPED AND REZONING COULD FURTHER IMPACT THE RESIDENTIAL AREA.

Temporary Land Use Permits

The Mayor and City Council may permit temporary land use permits for uses that are uniquely located and are considered compatible with adjoining zoning districts and nearby uses for designated periods of time for uses, exceptions or professions in areas, along roadways and within districts where the zoning regulations would otherwise prohibit such operations.

The Mayor and City Council have determined that temporary land use permits are only appropriate if granted for a limited period. In no event shall the Mayor and City Council grant a land use permit for a period more than **24 months except on reapplication, readvertisement and public hearing.**

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.

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 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 structure 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:

The combined proposed prohibitions are as follows:

1. Prohibited Uses: Used tire shops, automotive-related businesses, auto-emission stations, CBD items, tobacco or vaping products, and 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.

AGENDA ITEM MEMORANDUM

MEETING OF: February 25, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Second 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)

STATE OF GEORGIA **ORD 2026**
COBB COUNTY
CITY OF MABLETON

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~~.~~

A~~ny~~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.~~

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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 25, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Resolution Establishing the Excise Tax Rate for Alcohol Wholesalers and Dealers - Deputy Community Development Director Tina Garver

BACKGROUND/SUMMARY: Section 5.2.1.1 of the City of Mableton Code of Ordinances imposed and levied upon all dealers described in this section within the City an excise tax, to be computed and collected as set forth in this section. This section of the ordinance did not reference the tax rate, rather states that the amount be set forth in the schedule of excise taxes on file in the City Clerk's office and the business license office. Community Development and Finance recommend establishment of the fees to be consistent with state law.

BUDGETED/FINANCIAL IMPACT – FUND: Alcohol wholesalers and dealers servicing businesses in the city of Mableton will be required to remit the excise taxes to the city.

RECOMMENDATION: Recommendation of approval.

ATTACHMENTS:
1. Excise Tax Resolution 02192026

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

A RESOLUTION OF THE CITY OF MABLETON TO ESTABLISH THE RATE FOR EXCISE TAXES AND FOR OTHER LAWFUL PURPOSES

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

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

WHEREAS, the City authorizes the sale of alcohol within its city limits as described in Chapter 4 of the Code of Ordinances.

WHEREAS the Georgia Department of Revenue collects an excise tax from alcohol wholesalers at time of delivery to the retailer;

WHEREAS, Georgia Code Section 3-5-80 requires municipalities permitting the sale of malt beverages to impose an excise tax, in addition to the excise taxes levied by the state;

WHEREAS Georgia Code Section 3-4-80 allows local jurisdictions at their discretion to levy an excise tax on the sale of distilled spirits by the package at either the wholesale or retail level, which tax shall not exceed 22¢ per liter of distilled spirits, excluding fortified wine, and a proportionate tax at the same rate on all fractional parts of a liter;

WHEREAS Georgia State Code 3-6-60 allows local jurisdictions at its discretion, to levy an excise tax on the first sale or use of wine by the package, which tax shall not exceed 22¢ per liter and a proportionate tax at the same rate on all fractional parts of a liter.

WHEREAS the city adopted Section 5.2.1.1 of the Code of Ordinance which imposed and levied upon all dealers described in this section within the City an excise tax, to be computed and collected as set forth in this section.**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 adopts the Alcohol Excise Tax rates for alcohol wholesalers and detailers as described in City of Mableton Section 5.2.1.1.

Product	Proposed Local Tax
Malt Beverage (Standard case of 24 twelve-ounce containers)	Tap or draft beer, are sold in or from a barrel or bulk container, $6.00 on each container sold containing not more than 15 1/2 gallons and a proportionate tax at the same rate on all fractional parts of 15 1/2 gallons; Bottles, cans, or other containers, 5¢ per 12 ounces and a proportionate tax at the same rate on all fractional parts of 12 ounces.
Wines (Wines fortified with distilled spirits, which results in an alcohol content of more than 24% alcohol by volume)	22¢ per liter and a proportionate tax at the same rate on all fractional parts of a liter.
Alcohol (Any product over 190 proof)	22¢ per liter of distilled spirits and a proportionate tax at the same rate on all fractional parts of a liter

****

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

AGENDA ITEM MEMORANDUM

MEETING OF: February 25, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Amendment of Lease Agreement between Vishal Hawthorne and City of Mableton for Suite 30, 1245 Veterans Memorial Highway, Hawthorne Plaza - City Attorney Emilia Walker-Ashby

BACKGROUND/SUMMARY: This is placeholder. This lease is supposed to be in legal review with Attorney.

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS: None

AGENDA ITEM MEMORANDUM

MEETING OF: February 25, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Second 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

STATE OF GEORGIA **ORD 2026-**
COBB COUNTY
CITY OF MABLETON

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 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. 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:

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Emilia Walker-Ashby, Interim City Attorney