



CITY OF MABLETON, GEORGIA
5656 Mableton Parkway , Mableton , GA 30126
March 5, 2026 at 6:30 PM

Commissioner Cheryl Davis
Commissioner Munzir Naqvi
Commissioner Robin Meyer
Commissioner Gerrad Geeter
Commissioner Donte Philpot
Commissioner Carl Valenzano
Commissioner Vinis Walker

PLANNING COMMISSION REGULAR MEETING AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES**
- 4. UNFINISHED BUSINESS**
 - a. REZ-2025-006 – Tax Parcel 18020100030 (Old Alabama Rd) and Tax Parcel 18025800020 (Cardell Rd) – Request to rezone 22 acres from R-20/OSC to RA-6 for the development of 94 single-family detached homes.**
- 5. NEW BUSINESS**
 - a. REZ-2026-001- 0 Lynne Ciricle (18015600490) Request to rezone from R-20 (Single Family Detached) to RD (Residential Duplex) for duplex development.**
 - b. Discussion of Mableton Planning Commission Policy and Procedures**
 - c. Election of New Planning Commission Officers**
- 6. ADJOURNMENT**

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

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

(representative's name, printed)

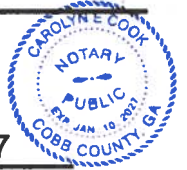
BY: [Signature] Phone# (770) 429-1499 E-mail ikm@mijs.com

(representative's signature) Georgia Bar No. 519728

Signed, sealed and delivered in presence of:

[Signature: Carolyn E. Cook]
Notary Public

My commission expires: January 10, 2027



Titleholder David Pearson and Mary Margaret Manning, Trustee of The MMM Trust, dated December 27, 2013 Phone# _____ E-mail _____

(titleholder's name, printed)

See Exhibit "1" Attached Collectively for Titleholders' Signatures and

Signature Contact Information Address _____
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

Notary Public

My commission expires: _____

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

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

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

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

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

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

David Pearson, President

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

Part of the following Tax Parcels:
18025800020
18020100030

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

STATE OF GEORGIA

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

COUNTY OF COBB

Certificate of Trust

Comes now the undersigned and certifies the following:

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

MARY MARGARET MANNING

1045 Chestnut Hill Circle
Marietta, Ga 30064


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

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


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

Signed, sealed and delivered
in the presence of:

 [SEAL]
MARY MARGARET MANNING, TRUSTEE

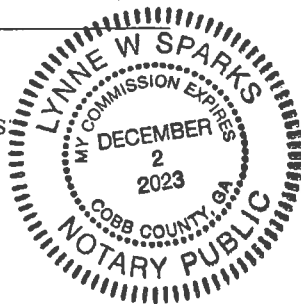


Witness



Notary Public

My commission expires:
(NOTARY SEAL)



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 REPORT¹ BY APPLICANT²

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

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

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

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

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

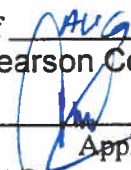
Does any member of the Mayor and Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? No, to the best of our knowledge, information, and belief.

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

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

David Pearson Communities, Inc.

BY: _____


Applicant's Signature
David Pearson, President

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

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

Attachment C2

CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

Application No.: _____

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

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

No.

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

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

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

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

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

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

DAVID PEARSON COMMUNITIES, INC.

BY: _____

Applicant's Signature

David Pearson, President

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

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

Attachment C1

Application No.: _____

PROPERTY/FINANCIAL DISCLOSURE REPORT¹ BY APPLICANT²

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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

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

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

Attachment C2

CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

Application No.: _____

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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

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

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

ATTACHMENT "D"

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

[Space Above This Line For Recording Data]

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

**LIMITED
WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF COBB

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

BRENT STEPP CONSTRUCTION COMPANY, INC.,
a Georgia corporation

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

DAVID PEARSON

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

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

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

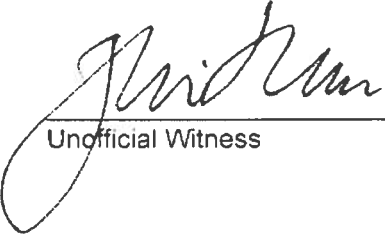
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee forever in FEE SIMPLE; subject only to those matters (hereinafter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

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

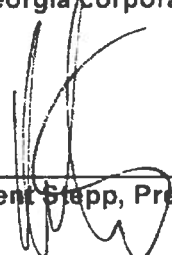
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

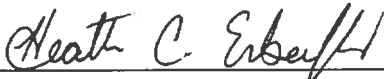
BRENT STEPP CONSTRUCTION COMPANY, INC.
a Georgia corporation



Unofficial Witness

By:  _____
Brent Stepp, President





Notary Public
MY COMMISSION EXPIRES:



EXHIBIT "A"

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

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

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

EXHIBIT "B"

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

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

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

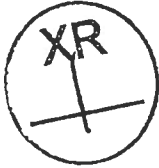
Rebecca Keaton

Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

Deed Book 15449 Pg 4434
Filed and Recorded Jun-08-2017 03:31pm
2017-0064064
Real Estate Transfer Tax \$0.00
0372017013303

Rebecca Keaton

Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.



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

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

STATE OF GEORGIA
COUNTY OF COBB

WARRANTY DEED

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

WITNESSETH:

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

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

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


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

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

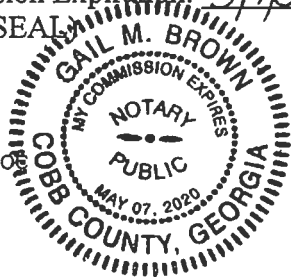
Signed, sealed and delivered
in the presence of:


MARY MARGARET MANNING


Unofficial Witness


Notary Public
Commission Expiration: 5/7/20
(SEAL)

2245103_1.DOC



TRACT I:

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

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

SAID TRACT CONTAINING 4.87 ACRES, MORE OR LESS.

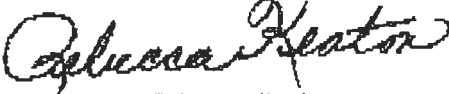
TRACT III:

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

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

SAID TRACT CONTAINING 0.94 ACRES, MORE OR LESS.

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


Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

FOR QCD SEE
DE Book 16093 Page 4341

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.

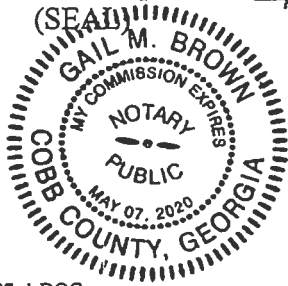
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered
in the presence of:


MARY MARGARET MANNING


Unofficial Witness


Notary Public
Commission Expiration: 5/7/20



2245107_1.DOC

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.

ATTACHMENT "F"

Printed: 8/13/2025



Cobb County Online Tax Receipt

Thank you for your payment!

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

Payer:
BRENT STEPP CONSTRUCTION CO INC

BRENT STEPP CONSTRUCTION COMPANY
INC

Payment Date: 10/15/2024

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	



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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	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



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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

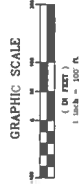


Scan this code with your mobile phone to view this bill!!!

ATTACHMENT "G"



APPLICANT:
DAVID PEARSON COMMUNITIES, INC.
2000 FIRST DR., STE. 400
ROSBERTTA, GA. 30086
CONTACT: DOUG PATEN, dpaten@pearsoncomm.com
770-254-1974



CONCEPTUAL PLAN PIR
9222 VETERANS MEMORIAL HWY
PARCEL ID: 18026800020 & 18020100030
PARCEL ID: 18018500010 & 18020100040
LOCATED IN DISTRICT 2 AND 298
18TH DISTRICT, 2ND SECTION
CITY OF MABLETON, COBB COUNTY, GA.
A RESIDENTIAL COMMUNITY
BY DAVID PEARSON COMMUNITIES, INC.

DAVID PEARSON COMMUNITIES, INC.
2000 FIRST DR. STE. 400, MABLETON, GA 30128, PHONE 770-254-1974

DATE	05-15-25
DESIGNED BY	CONCEPT
CHECKED BY	CARDELL
DATE	
NO.	REVISION DESCRIPTION
1	
2	
3	
4	



SINGLE FAMILY DETACHED BUILDING SETBACK REQUIREMENTS:
FRONT - 20 FT
SIDE/Rear LOT'S BOUNDARY REAR - 35 FT
SIDE/Rear LOT'S BOUNDARY FRONT - 10 FT
MAJOR SIDE - 10 FT



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

LINE	START/END	DIRECTION
L1	50.91	N58°36'45"E
L2	14.05	S40°25'21"E
L3	14.05	S40°25'21"E
L4	174.55	S52°55'31"E
L5	18.98	S37°24'31"E
L6	23.10	S28°24'58"E
L7	23.10	S28°24'58"E
L8	746.02	S18°47'32"E
L9	29.16	S81°23'52"E
L10	29.16	S81°23'52"E
L11	149.43	N20°25'50"W
L12	154.27	N25°21'18"W
L13	111.26	S11°23'52"E

David Pearson COMMUNITIES
Building Communities of Lasting Value.

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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
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SUITE 401
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HARRISBURG, PENNSYLVANIA
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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

MOORE INGRAM JOHNSON & STEELE

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

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

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

MOORE INGRAM JOHNSON & STEELE

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

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

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

[Balance of page 3 left intentionally blank]

[Signature contained on page 4]

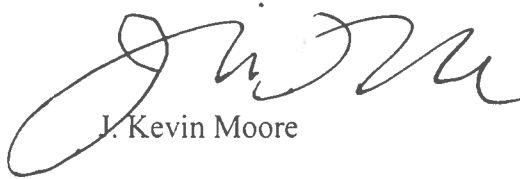
MOORE INGRAM JOHNSON & STEELE

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

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP



J. Kevin Moore

JKM:cc

Attachment

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

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

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

ATTACHMENT “J”

APPLICATION FOR REZONING

City of Mableton, Georgia

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

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

Tax Parcel Nos.: **18020100030; 18025800020**
18014500010; 18020100040

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

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

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

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MARIETTA, GEORGIA 30060
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SUITE 701
ORLANDO, FLORIDA 32801
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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

MOORE INGRAM JOHNSON & STEELE

Mr. Christopher Wheeler
Planning and Zoning Manager
City of Mableton
Page 2 of 5
February 4, 2026

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.

MOORE INGRAM JOHNSON & STEELE

Mr. Christopher Wheeler
Planning and Zoning Manager
City of Mableton
Page 3 of 5
February 4, 2026

- (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.

MOORE INGRAM JOHNSON & STEELE

Mr. Christopher Wheeler
Planning and Zoning Manager
City of Mableton
Page 4 of 5
February 4, 2026

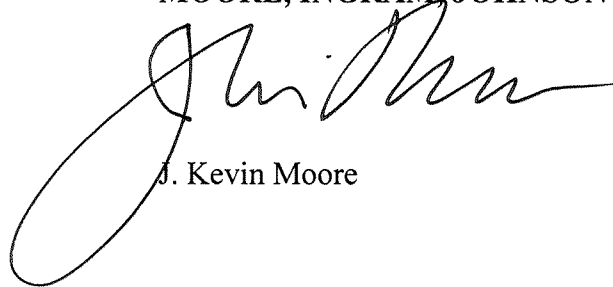
- (16) Applicant agrees the construction of the private streets shall be to public street standards with respect to the profile of the pavement sections.
- (17) Applicant shall be permitted to install mountable curb, rather than high-back curb, to provide better aesthetics and less transitions.

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



A handwritten signature in black ink, appearing to read 'J. Kevin Moore', is written over the typed name below.

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)

MOORE INGRAM JOHNSON & STEELE

Mr. Christopher Wheeler
Planning and Zoning Manager
City of Mableton
Page 5 of 5
February 4, 2026

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

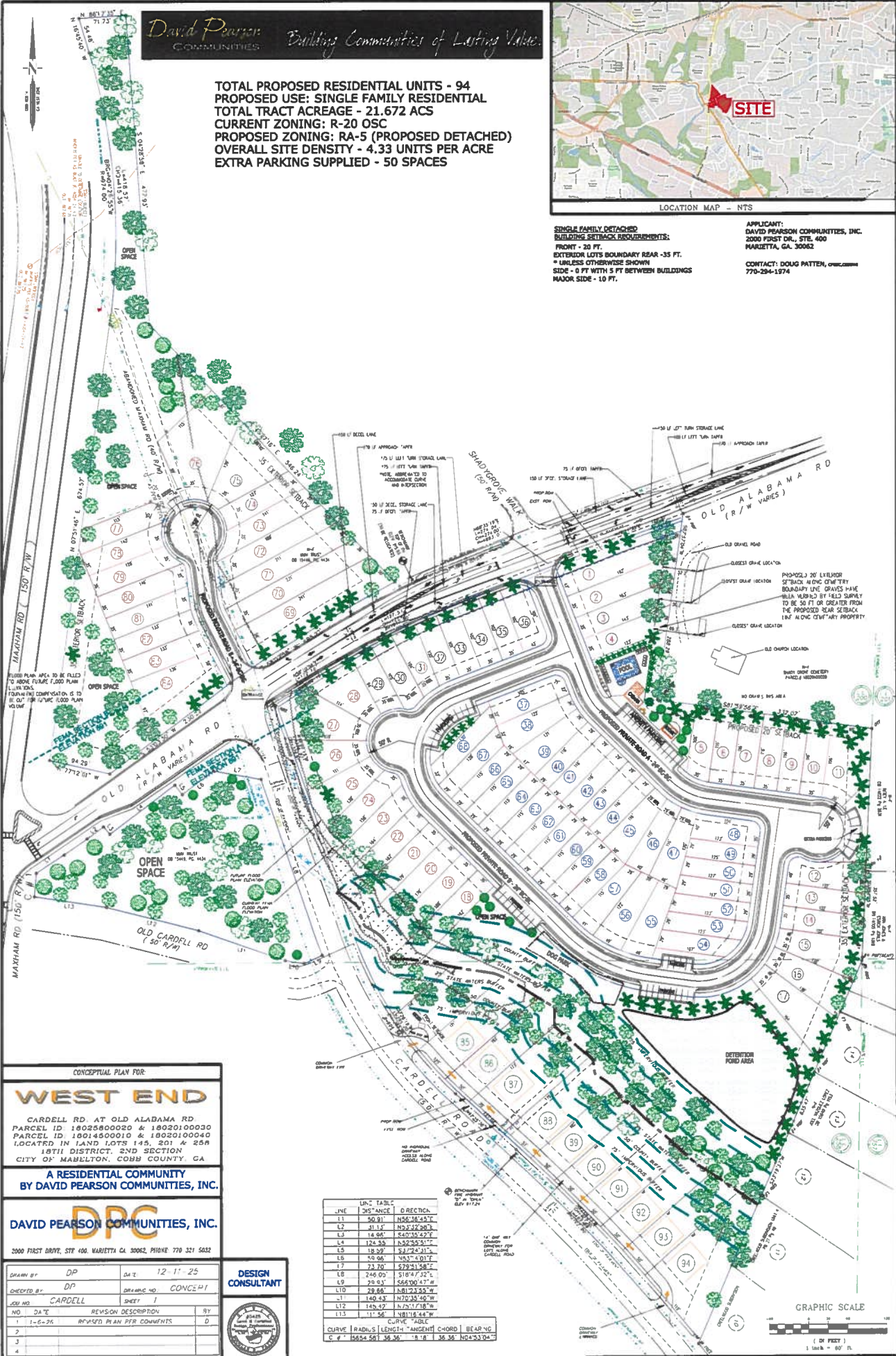
TOTAL PROPOSED RESIDENTIAL UNITS - 94
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 TOTAL TRACT ACREAGE - 21.672 ACS
 CURRENT ZONING: R-20 OSC
 PROPOSED ZONING: RA-5 (PROPOSED DETACHED)
 OVERALL SITE DENSITY - 4.33 UNITS PER ACRE
 EXTRA PARKING SUPPLIED - 50 SPACES



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, doug@dpcomm.com
 770-294-1974



CONCEPTUAL PLAN FOR
WEST END
 CARDELL RD. AT OLD ALABAMA RD.
 PARCEL ID 18025800020 & 18020100030
 PARCEL ID 19014000010 & 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.

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



LINE	21ST ANGLE	D. RECTANG.
L1	50.91	1562.18.257
L2	31.12	1032.12.387
L3	14.54	540.55.272
L4	124.55	1522.55.171
L5	18.09	537.24.211
L6	15.06	453.77.017
L7	73.70	579.21.587
L8	248.00	518.47.127
L9	26.03	268.00.477
L10	29.84	181.23.537
L11	140.43	1870.35.407
L12	148.47	1676.17.187
L13	11.56	1881.16.447

CURVE TABLE
 CURVE | RADII | LENGTH | ANGLE | CHORD | BEAR NG.
 C # | R554.58 | 38.36 | 18.18 | 38.36 | N04°53.04'



EXHIBIT "A"

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

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

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JOHNSON & STEELE
A Limited Liability Partnership
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(770) 429-1499
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TOTAL PROPOSED RESIDENTIAL UNITS - 94
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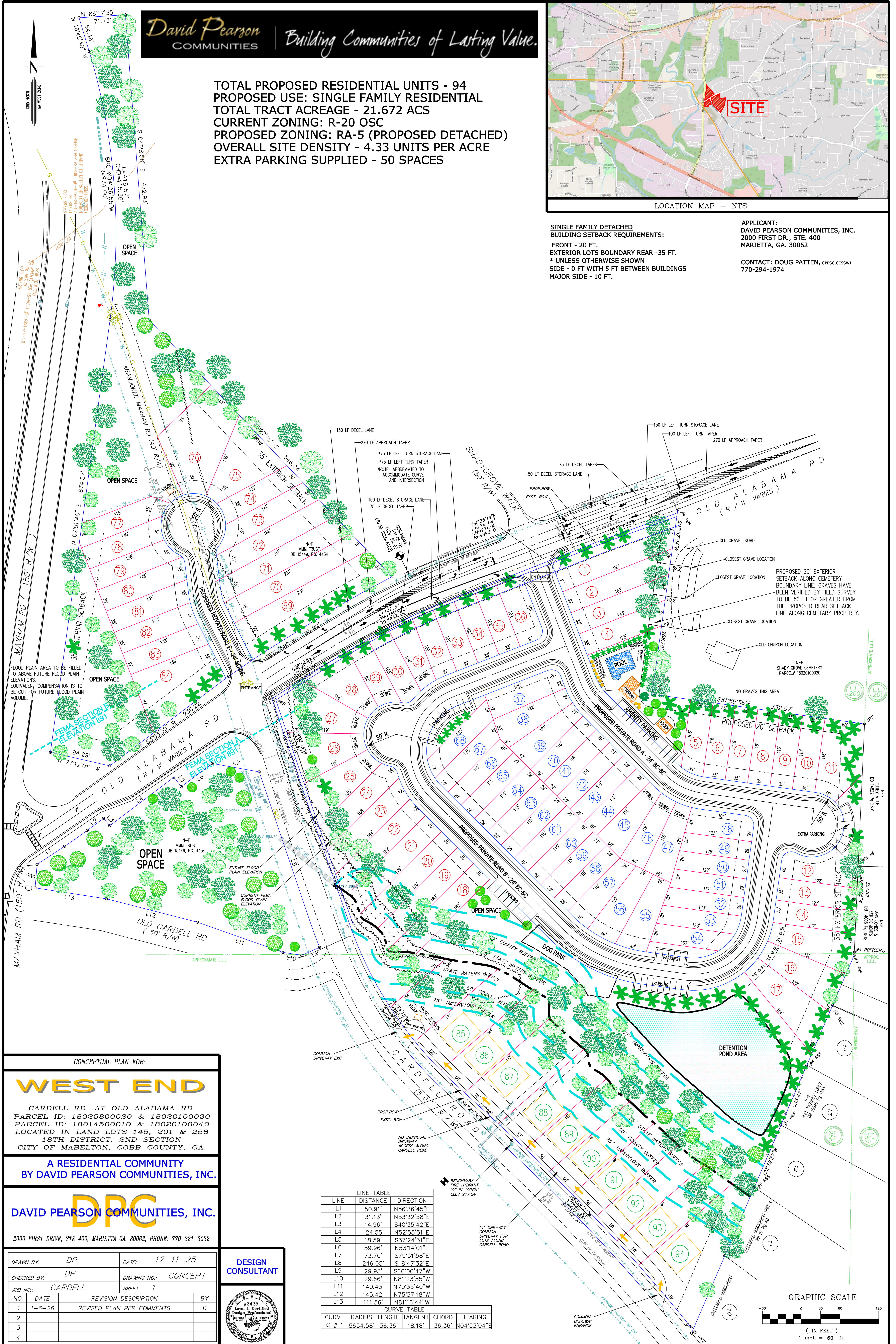


LOCATION MAP - NTS

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



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

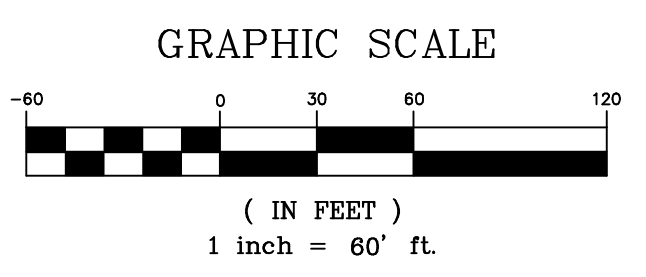
DRAWN BY: DP	DATE: 12-11-25		
CHECKED BY: DP	DRAWING NO.: CONCEPT		
JOB NO.: CARDELL	SHEET 1		
NO.	DATE	REVISION DESCRIPTION	BY
1	1-6-26	REVISED PLAN PER COMMENTS	D
2			
3			
4			

DESIGN CONSULTANT



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













Application for Rezoning Mableton, Georgia

Application No. REZ2026-01
PC Hearing Date: March 5, 2026
M&C Hearing Date: 3/25/26

Applicant Anthony Lim Phone# 678 437 8832
(applicant's name printed)
Address 483 Gin Mill dr, Monroe, GA 30656 E-mail vnthonyliam@gmail.com

Address _____
(representative's name, printed)

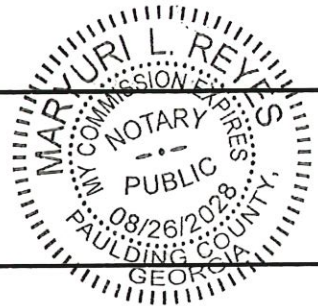
Phone# _____ E-mail _____
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

My commission expires: _____



Titleholder Anthony Lim, Marina Sugiarto Phone# 678 437 8832 E-mail vnthonyliam@gmail.com
(titleholder's name, printed)

Signature X [Signature] Address X 483 Gin Mill Dr Monroe GA 30656
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

My commission expires: _____



Zoning Request From R20 to R1D
(present zoning) (proposed zoning)

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

Location Lynne Cir, Mabletown GA
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 156 District(s) 18

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

[Signature]

(applicant's signature)

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

[Signature]

Attachment B

Application No. _____

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 1400 sf
- b) Proposed building architecture: Residential Duplex
- c) List all requested variances: _____
 - Front 40'
 - Back 35'
 - Side 10'

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

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

Attachment C1

PROPERTY/FINANCIAL DISCLOSURE REPORT¹ BY APPLICANT²

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

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

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

Does any member of the Mayor and Council or Planning Commission have a financial interest (direct ownership interest 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 _____, 20____.

Applicant's Signature

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

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

Attachment C2

CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

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

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

No

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

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

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

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

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

I certify that the foregoing information is true and correct, this _____ day of _____, 20_____.

Applicant's Signature

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

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

Attachment D

Deed Book 15759 Page 1935
Filed and Recorded 06/24/20 12:05:00 PM
2020-0075080
Real Estate Transfer Tax \$18.00
Rebecca Keaton
Clerk of Superior Court
Cobb County, GA
Participant IDs: 7006579064
7067927936

Return To:
GANEK PC
Renee Dillon
4170 Ashford-Dunwoody Road, Suite 525
Brookhaven, GA 30319
Phone: (770) 391-0073 Fax: (770) 395-9610
AD200371

LIMITED WARRANTY DEED

TAX ID: 18015600490
STATE OF GEORGIA

COUNTY OF DeKalb

THIS INDENTURE, made the 19th day of June, 2020 between **SCOTTFORD ENTERPRISES, LLC**, as party or parties of the first part, hereinafter called Grantor, and **MARINA SUGIARTO AND ANTHONY LIM**, as joint tenants with rights of survivorship and not as tenants in common, as party or parties of the second part, hereinafter called Grantee (the words, "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATION ----- (\$10.00) DOLLARS 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 Lot 156 of the 18th District, 2nd Section, Cobb County, Georgia, being Lot 9, Block 1, J.L. Gresham Property Subdivision as per plat recorded in Plat Book 9, Page 215, Cobb County, Georgia Records, which recorded plat is incorporated herein by this reference and made a part of this description.

Which currently has the address of: **Lynne Circle, Mableton, GA 30126**

This conveyance is made subject to the following:

1. Ad Valorem real property taxes and assessments for 2020 not yet due and payable and subsequent years.
2. All easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular 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.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK. SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor will, subject to the exceptions, warrant and forever defend the right and title to the premises unto the Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

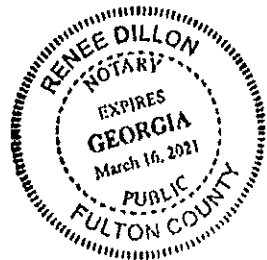
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
this 14th day of June, 2020
in the presence of:

[Signature]
Witness

[Signature]
Notary Public
My Commission Expires:

(Notary Seal)



Scottford Enterprises, LLC

[Signature] (Seal)
By: Andrew Maclellan
Its: Sole Member

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/Detention Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips
(20) Any other development types not identified above (includes parking facilities)	1000 parking spaces or, if available, more than 5,000 daily trips generated	1000 spaces or 5,000 daily trips	1000 spaces or 5,000 daily trips	1000 spaces or 5,000 daily trips	1000 spaces or 5,000 daily trips

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.



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

Attachment F

Receipt Number: 353610
 Page: 1 of 1
 Entered: 10/07/2025 12:02:28 PM
 Date Received: 10/07/2025
 Business Date: 10/07/2025
 Cashier: 10 SG
 Register: WS10 MAIN-FC01

Amount Tended: \$602.60
 Less Change: \$0.00
 Amount Applied: \$602.60

Receipt Applied To:

Parcel ID	Year	Location	Amount	Description/Notes
18-0156-0-049-0	P25	LYNNE CIR	\$602.60	Current Year
			\$602.60	TOTAL NET APPLIED

Form of Payment	Amount	Reference	Payer
ELEC. DEPOSIT	\$602.60	228	ANTHONY LIM & MARINA SUGIARTO
TOTAL:	\$602.60		

Thank you for your payment.

ANTHONY LIM & MARINA SUGIARTO
 483 GIN MILL DR
 MONROE GA 30656-3534



2025 COBB COUNTY PROPERTY TAX BILL



CARLA JACKSON _____
 Tax Commissioner
HEATHER WALKER _____
 Chief Deputy

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

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

Pay Online

Payment Due October 15, 2025

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

PROPERTY OWNER(S)	ADDRESS	DUE DATE	AMOUNT
SUGIARTO MARINA & LIM ANTHONY	LYNNE CIR	10/15/2025	\$602.60

PARCEL ID	FAIR MARKET VALUE	ASSESSED VALUE	ACREAGE	TAX DISTRICT	HOMESTEAD EXEMPTION
18015600490	\$50,000	\$20,000	0.64	City of Mableton	None

TAXING AUTHORITY	ASSESSED VALUE	-	EXEMPTION	=	NET ASSESSMENT	x	MILLAGE RATE	=	TAXES DUE
SCHOOL	\$20,000		\$0		\$20,000		0.018700		\$374.00

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

Levied by the **Cobb County Board of Education** representing approximately 62.06% of your taxes due.

COUNTY GENERAL	\$20,000		\$0		\$20,000		0.008460		\$169.20
----------------	----------	--	-----	--	----------	--	----------	--	----------

- The adopted millage rate exceeds the estimated roll-back rate as stated in the annual notice of assessment that you previously received for this taxable year, which will result in an increase in the amount of property tax that you will owe.

COUNTY FIRE	\$20,000		\$0		\$20,000		0.002970		\$59.40
-------------	----------	--	-----	--	----------	--	----------	--	---------

Levied by the **Board of Commissioners** representing approximately 37.94% of your taxes due.

TAX YEAR	PARCEL ID	DUE DATE	APPEAL AMOUNT	TOTAL TAXES DUE
2025	18015600490	10/15/2025	Pay: N/A	\$602.60

Attachment E

Deed Book 15759 Page 1935
Filed and Recorded 06/24/20 12:05:00 PM
2020-0075080
Real Estate Transfer Tax \$18.00
Rebecca Keaton
Clerk of Superior Court
Cobb County, GA
Participant IDs: 7006579064
7067927936

Return To:
GANEK PC
Renee Dillon
4170 Ashford-Dunwoody Road, Suite 525
Brookhaven, GA 30319
Phone: (770) 391-0073 Fax: (770) 395-9610
AD200371

LIMITED WARRANTY DEED

TAX ID 18015600490
STATE OF GEORGIA

COUNTY OF DeKalb

THIS INDENTURE, made the 19th day of June, 2020 between SCOTTFORD ENTERPRISES, LLC, as party or parties of the first part, hereinafter called Grantor, and MARINA SUGIARTO AND ANTHONY LIM, as joint tenants with rights of survivorship and not as tenants in common, as party or parties of the second part, hereinafter called Grantee (the words, "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATION ----- (\$10.00) DOLLARS 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 Lot 156 of the 18th District, 2nd Section, Cobb County, Georgia, being Lot 9, Block 1, J.L. Gresham Property Subdivision as per plat recorded in Plat Book 9, Page 215, Cobb County, Georgia Records, which recorded plat is incorporated herein by this reference and made a part of this description.

Which currently has the address of: Lynne Circle, Mableton, GA 30126

This conveyance is made subject to the following:

1. Ad Valorem real property taxes and assessments for 2020 not yet due and payable and subsequent years.
2. All easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular 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.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK. SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor will, subject to the exceptions, warrant and forever defend the right and title to the premises unto the Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
this 14th day of June, 2020
in the presence of:



Witness

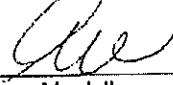


Notary Public
My Commission Expires:

(Notary Seal)



Scottford Enterprises, LLC



(Seal)

By: Andrew Maclellan
Its: Sole Member



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: Anthony Lim
- Organization/Company (if applicable): _____
- Mailing Address: 483 Gin Mill dr
- Phone Number: 678 437 8832
- Email Address: vnthonyliam@gmail.com

2. Project Information

- Project Name/Title: Lynne Circle
- Project Address/Location: Lynne Cir Mabletown
- Parcel Number(s): 18-0156-0-049-0
- Current Zoning: _____
- Proposed Use/Development Type: (Check all that apply)
 - Residential
 - Commercial
 - Industrial
 - Mixed-Use
 - Other (please specify): RAD
- Brief Description of Proposal:

3. Meeting Preferences

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

1. weekday between 10-am to 2-pm
2. _____

- Preferred Meeting Format:

- In-person
- Virtual/Online
- Phone

4. Supporting Documents

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

site plans, LDP applications, letter of intent, floor plan, drawing

5. Questions or Topics for Discussion

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

Rezoning process

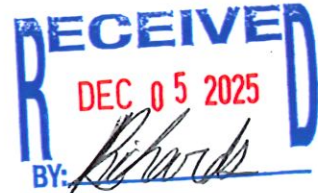
6. Signature

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

Signature: [Signature] Date: 12/5/2025

For Office Use Only:

- Date Received: 12/5/25
- Meeting Scheduled for: 12/5/25
- Staff Assigned: [Signature] - Case planner
Latemia



Lynne Cir, Mableton

I want to briefly explain the reasons behind my rezoning request from single-family to duplex. The change will help support the city's goals by adding gentle density, improving housing affordability, and making better use of the existing water, sewer, and road infrastructure. Duplex homes can be designed to match the neighborhood character and will have minimal traffic impact. This rezoning also supports infill development, increases tax revenue for the county, and provides more options for local workforce housing. I'm happy to discuss any details or provide additional information during our meeting. Thank you for your time and consideration.

Strong Reason to Support Rezoning SF to Duplex

1. Consistency with City's Comprehensive Plan
 - a. The proposed rezoning aligns with the city's goals for smart growth, infill development, and efficient land use.
 - b. Duplexes support moderate-density housing.
 - c. The property located within a mixed-use, growth corridor, or residential infill area
2. Supports Housing Affordability
 - a. Duplexes create additional housing units without the need to extend major new infrastructure
 - b. Helps the city meet affordable housing or workforce housing targets.
3. Efficient Use of Land & Infrastructure
 - a. The property already has access to existing roads, water, sewer, so duplex zoning maximizes existing infrastructure.
 - b. No need for expensive new public improvements.
 - c. Creates more housing without additional burden on taxpayers.
4. Minimal Traffic Impact

Typically within traffic thresholds that do not require major roadway upgrades.
5. Fits With Neighborhood Character

Duplex designs can be made to look like:
Townhomes

6. Economic Benefits to the City

- a. Higher property values mean increased tax revenue.
- b. Supports local construction companies and labor.

7. Better Utilization to Develop Lot

- a. The property has size for, duplex zoning allow more flexibility.
- b. Certain lots are ideal for duplex/two unit structures.

8. Aligns With Market Demand

Current housing demand shows strong interest in:

- i. Duplex units
- ii. Starter homes.

9. City Already Approved Similar Rezones Nearby

New multifamily or higher density developments

10. Improves Community Diversity

Creates a more stable and dynamic neighborhood environment.

“My rezoning request from single-family to duplex brings several community benefits. First, it aligns with the city’s comprehensive plan encouraging smart growth and moderate-density housing within existing serviced areas. The site already has access to utilities and roads, so duplex zoning makes more efficient use of infrastructure without burdening taxpayers.

Duplex homes help address housing affordability. This change supports the city’s goals to increase housing supply, encourage infill development, and grow tax revenue.

Rezoning Request Statement

Property Address: 0 Lynne Cir, City of Mableton

Applicant: Anthony Lim

Thank you for taking the time to meet with me regarding my request to rezone the property located at **0 Lynne Cir, Mableton** from Single-Family Residential to Duplex Residential. I appreciate the opportunity to present the purpose, benefits, and supporting information for this request.

1. Purpose of the Rezoning Request

I am seeking the rezoning to allow the construction of a duplex home that will fit naturally into the existing neighborhood while helping provide additional housing options within the City of Mableton.

The duplex is designed to maintain a residential appearance consistent with the surrounding area, including compatible height, roofline, setbacks, and architectural style.

2. Alignment With the City's Planning Goals

This request supports Mableton's goals for infill development and diversified housing choices.

The parcel at 0 Lynne Cir is suitable for a low-impact duplex because:

- It is located within an existing developed neighborhood.
- The city's planning vision encourages efficient use of serviced lots.

3. Infrastructure, Utilities, and Traffic

The property already has existing **water and sewer lines**, and capacity is expected to be sufficient for the additional unit.

Traffic impact is extremely minimal—only one additional household beyond what is permitted under current zoning.

Stormwater will be managed on-site according to city requirements and best practices.

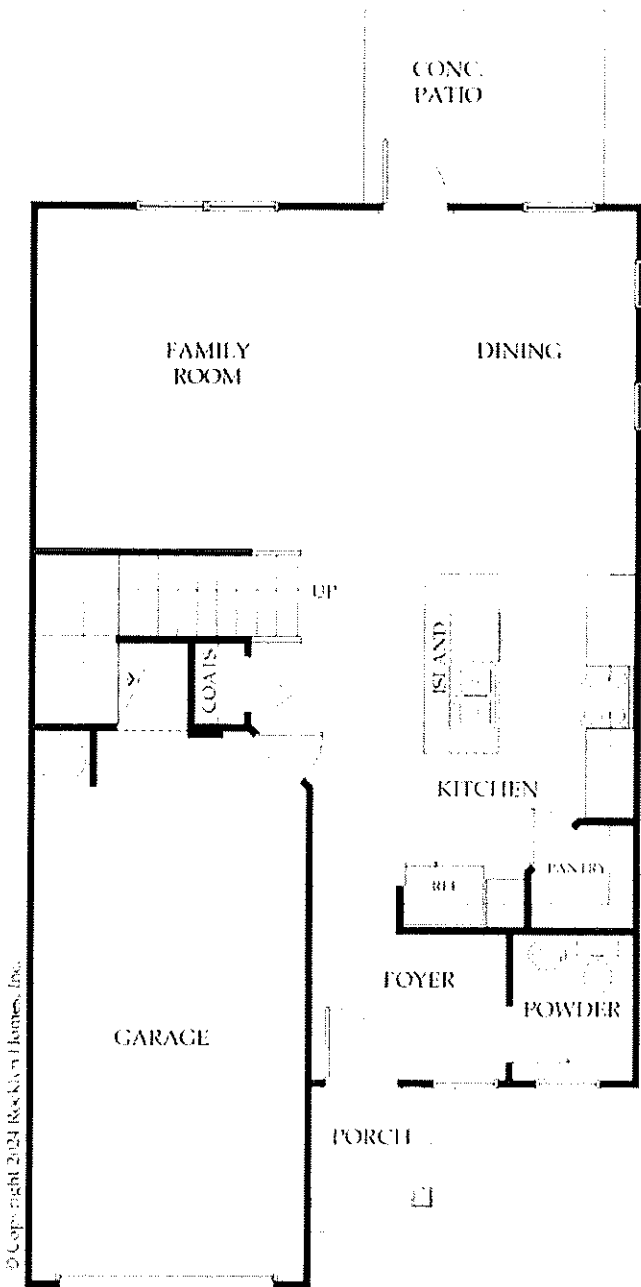
4. Community and Economic Benefits

Rezoning this parcel will bring several advantages to the community and the City of Mableton:

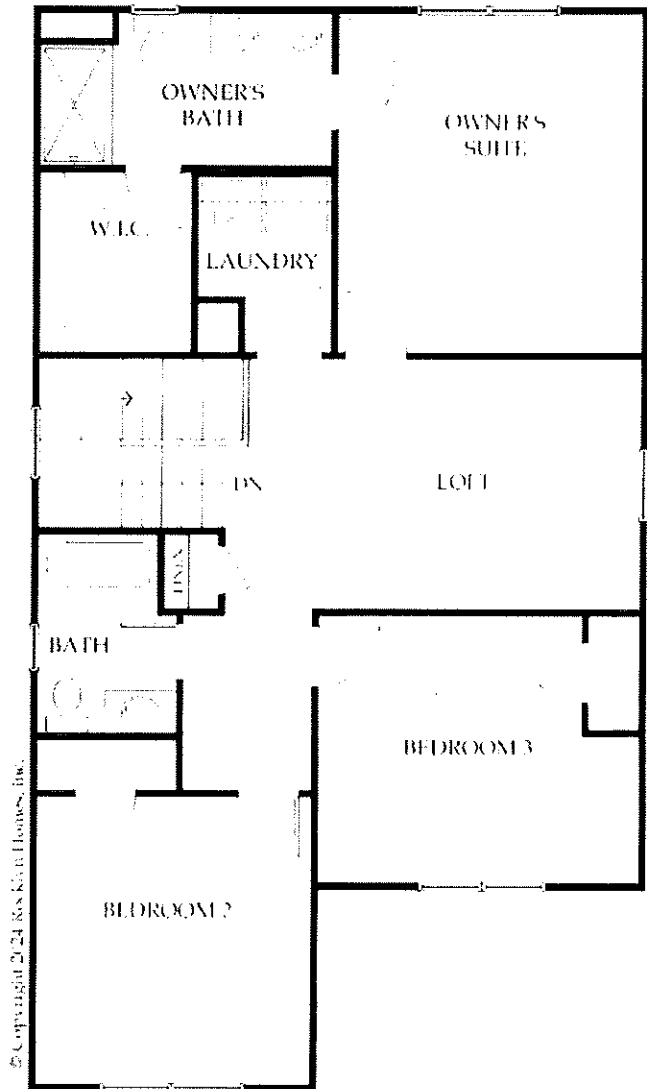
- Adds a modest, attainable housing option
- Improves the property's tax contribution with minimal cost to the city
- Supports local housing demand and workforce needs
- Encourages efficient use of land and utilities
- Provide more affordable housing

I respectfully request staff support for the rezoning of **0 Lynne Cir** to Duplex Residential and appreciate your time, guidance, and consideration.

Thank you.



First Floor



Second Floor

© Copyright 2024 Rockwell Homes, Inc.

© Copyright 2024 Rockwell Homes, Inc.





FLOOD NOTE:
I HAVE THIS DATE EXAMINED THE "FLOOD HAZARD MAP" AND FOUND NO FLOOD HAZARD IN THE AREA SHOWN ON THE MAP. HOWEVER, I AM NOT RESPONSIBLE FOR ANY DAMAGE DUE TO HIS OPINION FOR SAID PARCEL. DATE: 03/25/2023. DRAWN BY: A

ALL ELEVATIONS ARE FIELD RUN MEASUREMENTS
HORIZONTAL DATUM = NAD 1983
VERTICAL DATUM = NAVD 1988
ELECTRONIC TOTAL STATION TOPCON ES-105 AND A 100' CHAIN WERE USED TO DETERMINE LINEAR AND ANGULAR DIMENSIONS
DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES

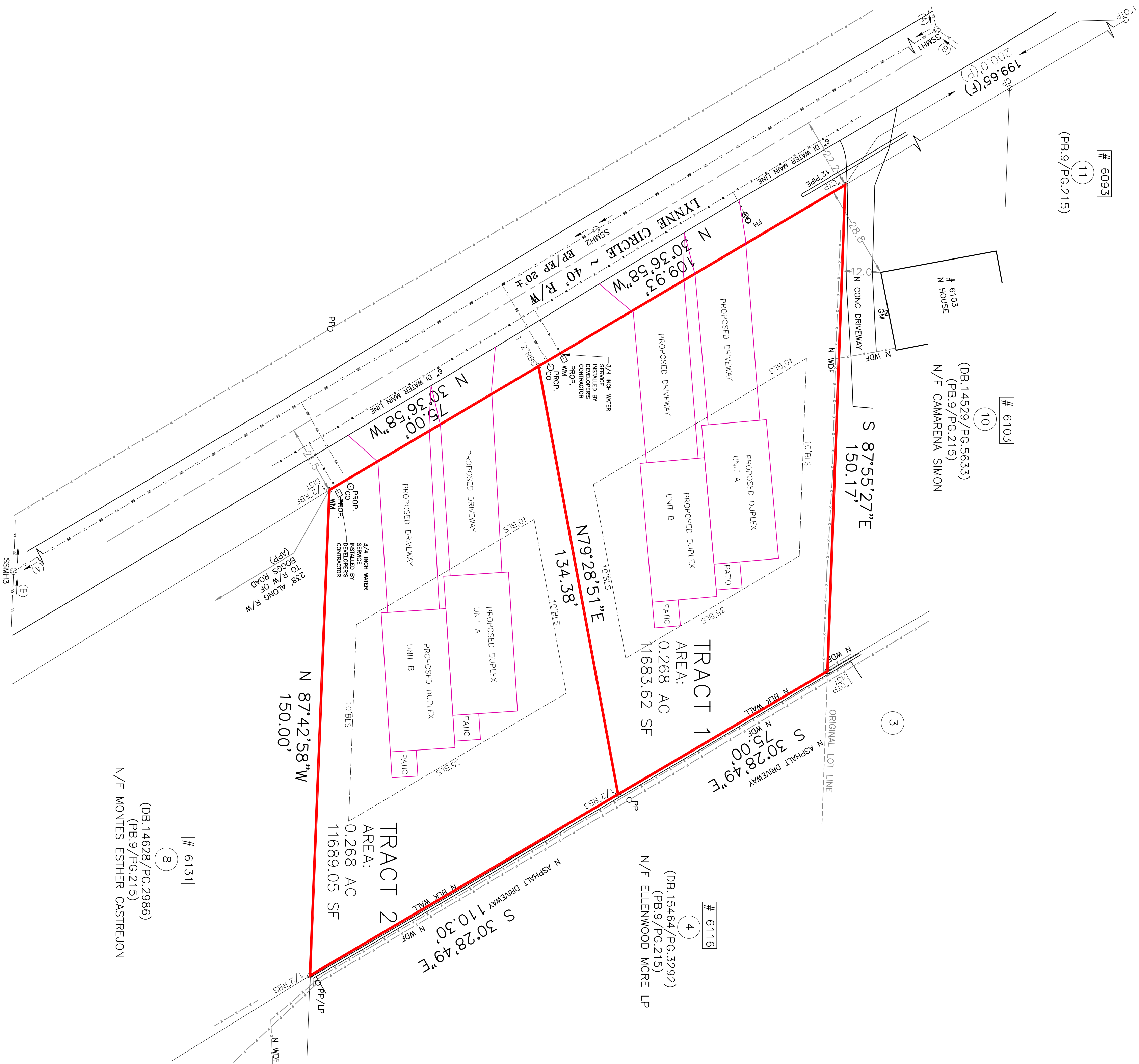
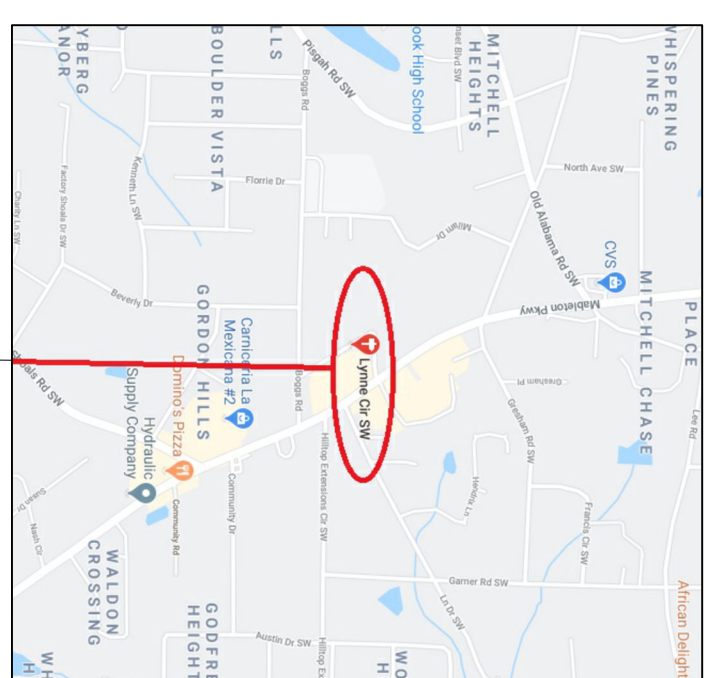
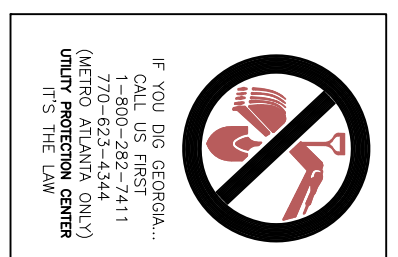
NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

TURN AROUND AREA TO BE PROVIDED ON SITE

COUNTY EASEMENT NOTE:
PERMANENT EASEMENTS SHALL BE CONSTRUCTED WITHIN TEN (10) FEET FROM THE FRONT, REAR AND SIDE SETBACKS, OR WITHIN TWO (2) FEET ON SIDE SETBACKS, PER COUNTY CODE 122-123.

NOTES:
1. WATER SERVICE AND SEWER SERVICE WILL BE PROVIDED BY THE CITY OF MABLETTON.
2. CALL 770-419-6320 TO ARRANGE FOR A PRELIMINARY MEETING FOR WATER AND SEWER.

BUILDING SETBACKS:
FRONT: 40'
REAR: 10'
SIDE: 15'



6131
6103
6103
6116
6142

N/F MONTEES ESTHER CASTREJON
N/F ELLENWOOD MORE LP
N/F NEW FAITH CHRISTIAN CHURCH INC

- * SYMBOLS ***
- ELECTRIC PANEL/METER
 - WATER METER
 - GAS METER
 - ⊠ JUNCTION BOX
 - SANITARY SEWER MANHOLE
 - TRAP/VENT/SH
 - GAS MARKER
 - LAMP POST
 - METAL POST
 - HEDMALL
 - SHIMS
 - DRAINAGE INLET
 - FIRE HYDRANT
- * LINE INDICATORS ***
- INDICATES SANITARY SEWER LINE
 - INDICATES POWER LINE
 - INDICATES WATER LINE
 - INDICATES GAS LINE
 - INDICATES FENCE LINE
 - INDICATES DRIVEWAY LINE

OWNER/DEVELOPER: ANTHONY LIM
483 ON WALK DR
NORCROSS, GA 30065
24 HOUR CONTACT: ANTHONY LIM
TELEPHONE: (678) 437-8832
EMAIL: VNTTHONYLIM@GMAIL.COM

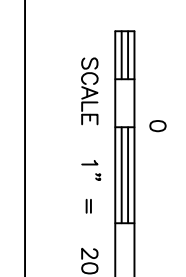
- SPECIAL NOTES**
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 - CONTRACTORS PERFORMING UTILITY WORK MUST BE LICENSED AS AN ACTIVE UTILITY CONTRACTOR ISSUED BY THE STATE OF GEORGIA AS REQUIRED BY THE RULES AND REGULATIONS OF THE OFFICIAL CODE OF GEORGIA ANNOTATED TITLE 43, CHAPTER 14.
 - WATER METERS SHALL NOT BE INSTALLED BEHIND ENCLOSED FENCES, IN PAVED DRIVEWAYS OR IN PAVED PARKING AREAS PER COUNTY CODE SEC. 122-125.
 - PLEASE CALL 770-419-6320 TO SCHEDULE SEWER CONNECTION INSPECTION 24 HOURS PRIOR TO TAPPING SEWER LINE.

PROPOSED HOUSES PRELIMINARY

PLAT PREPARED FOR:
ANTHONY LIM

LOT 9	BLOCK 1	UNIT
J. L. GRESHAM PROPERTY SUBDIVISION	2ND SECTION	
LAND LOT 156	18TH DISTRICT	
COBB COUNTY, GEORGIA	DB: 14628/PJ:2986	PB:9/PJ:215
FIELD WORK DATE JUN 4, 2020	PRINTED/SIGNED APRIL 24, 2023	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		
THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED BY MEASUREMENTS MADE BY ME OR BY OTHERS UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SAME ARE TRUE AND CORRECT.		
AM	24 LEONOR POINTS	
DWC #A20201000	PROPOSED HOUSES	

TOTAL LAND AREA
23772.68 SF / 0.536 AC





PLANNING COMMISSION STAFF REPORT

GENERAL INFORMATION

CASE NUMBER: REZ-2026-001

APPLICANT: Anthony Lim

REQUEST: Applicant is requesting rezoning from R-20 (Single Family Residential) to RD (Residential Duplex) District

PROPERTY LOCATION: 0 Lynne Circle, Mableton, Georgia, 30126

PARCEL ID: 18015600490

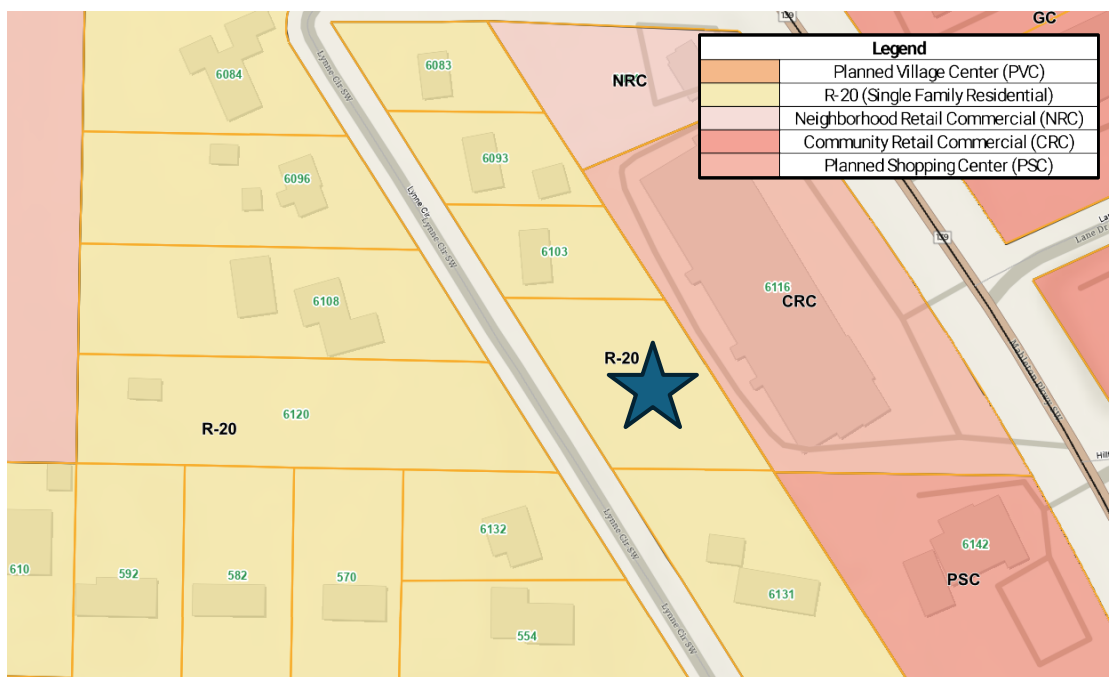
ACREAGE: 0.5

P.C. HEARING DATE: March 5, 2026

MCC. HEARING DATE: March 25, 2026

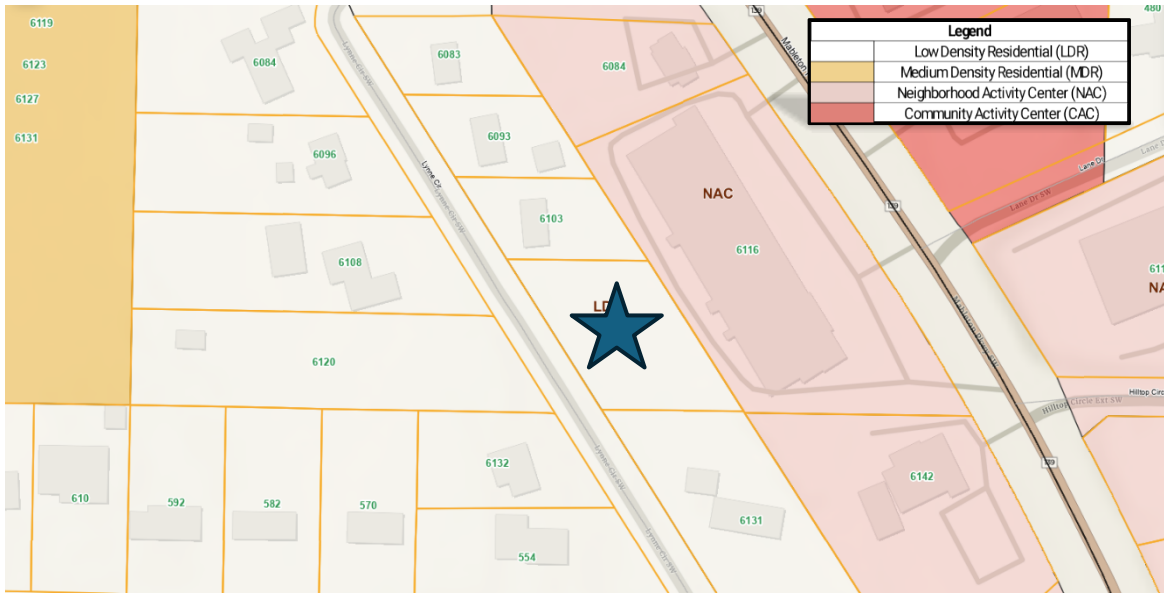
DISTRICT: 3; Councilwoman Keisha Jeffcoat

ZONING MAP



Star = Location of Subject Property

FLU MAP



Star = Location of Subject Property

AERIAL MAP



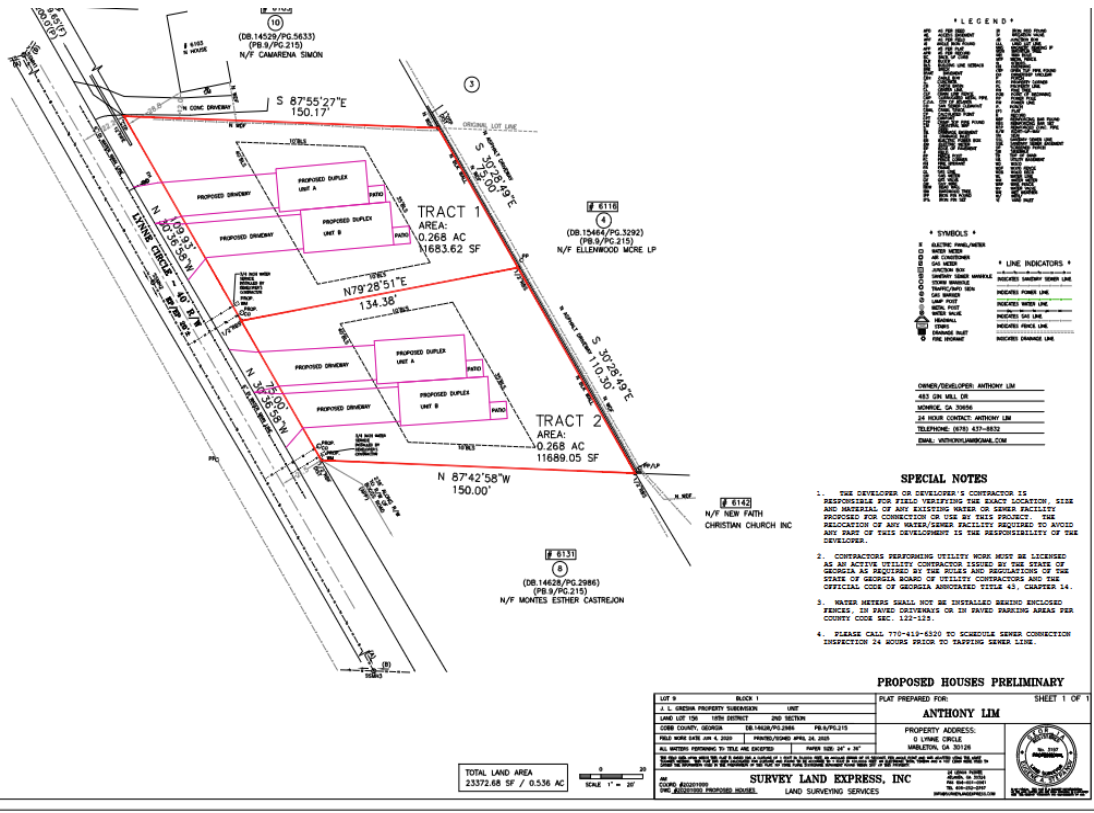
Star = Location of Subject Property

I. Purpose of Request

The applicant is requesting to rezone 0.536 acres from R-20 (Single Family Residential) District to RD (Residential Duplex) District. The applicant has requested and received approval of the subdivision of the subject property with Cobb Count Stormwater. Applicant is still waiting on approval from Cobb County Water/Sewer and City of Mableton. The proposed development will consist of two (2) duplex structures, or a total of four (4) housing units, with 1,400 proposed square footage for each unit for a total of 2800 square feet. The homes will be two stories tall and architecturally designed as townhomes. Each unit will have its own driveway with a one car garage. The interior of the units will have a 9' ceiling height on the first floor and 8' ceiling height on the second floor, total from slab to the rooftop around 28'.

The subject property does not have a zoning case history associated with it. 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.

PROPOSED SITE PLAN



LEGEND

1. PROPOSED DRIVEWAY	1. PROPOSED DRIVEWAY
2. PROPOSED DUPLEX UNIT A	2. PROPOSED DUPLEX UNIT A
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SYMBOLS

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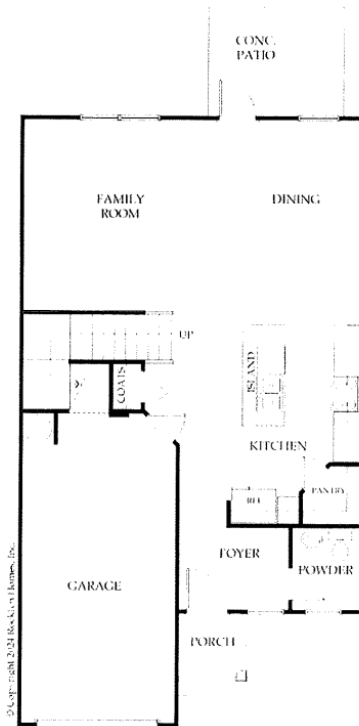
SPECIAL NOTES

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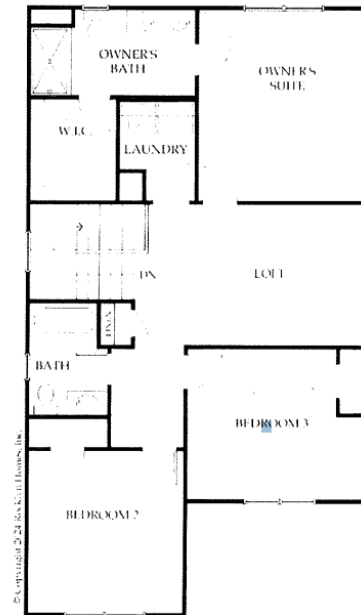
PROPOSED HOUSES PRELIMINARY SHEET 1 OF 1	
LOT # 9 BLOCK 1 J. L. GIBSON PROPERTY SUBDIVISION LOT 9 N/F NEW FAITH CHRISTIAN CHURCH INC. DEW COUNTY, GEORGIA DE 16047012000 1616/16115 THIS WORK WAS ON 6/20/2011 11:00:00 AM EDT ALL METERS REFERRED TO ARE ALL OCCUPIED THIS SURVEY WAS PREPARED BY SURVEY LAND EXPRESS, INC. IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE SURVEYING PROFESSION IN THE STATE OF GEORGIA.	PLAT PREPARED FOR: ANTHONY LIM PROPERTY ADDRESS: 6 LINDA CIRCLE WADSWORTH, GA 30128 SURVEY LAND EXPRESS, INC. LAND SURVEYING SERVICES 2000 W. WOODBURN RD. WADSWORTH, GA 30128 TEL: 770-419-8320 WWW.SURVEYLANDEXPRESS.COM

TOTAL LAND AREA
23372.68 SF / 0.536 AC

PROPOSED FLOOR PLAN/ ELEVATIONS



First Floor



Second Floor



SITE PHOTOS





Request Zoning District for the Property.

Purpose and intent. The RD district is established to provide locations for the development of affordable single-family detached or attached owner-occupied residential dwelling units, including duplexes. 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. This residential use is designed to be located within or on the edge of properties delineated for medium-density residential categories as defined and shown on the Comprehensive Plan. When residentially compatible institutional and recreational uses are developed within the RD district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

II. Property Description & Surrounding Land Use

The current property is vacant and undeveloped. The surrounding uses and zoning classification are varied. To the north, south, and west of the subject property are residential-zoned properties with single family-detached homes. To the east of the subject property are commercial properties.

ADJACENT ZONING AND CURRENT LAND USE			
Direction	Address	Current Zoning	Existing Land Use

North	6103 Lynne Circle	R-20 (Single Family Residential)	Single Family Residential Home
South	6131 Lynne Circle	R-20 (Single Family Residential)	Single Family Residential Home
West	6120 Lynne Circle	R-20 (Single Family Residential)	Single Family Residential Home
East	6116 Mableton Parkway	CRC (Community Retail Commercial)	Commercial

Zoning Development Standard			
Standard	Required	Proposed	Meets Standard
Minimum Lot Size	20,000 square feet	23,372 square feet (applicant intends to split lot)	No
Minimum Lot Width	70/50	70	Yes
*Setbacks			
Fronts	35 ft	35 ft	Yes
Rear	35 ft	35 ft	Yes
Side	10 ft	10 ft	Yes
Units Per Acre	4	7.0	NO
Min and Max Acreage	20,000	23,372	Yes
Impervious Amt	40 %	20%	Yes
Parking Space	2 spaces per	4 units = Eight	Yes

	dwelling unit.	(8) parking spaces	
Driveway Spacing	15 ft	15 ft	No

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

It is the staff's opinion that the zoning proposal is not in conformity with the policy and intent of the land use plans. The subject property is designated as a Low Density Residential (LDR) on the Future Land Use Map and the requested RD zoning district is not consistent with the designation as it will increase the density to Medium Density Residential to allow for two (2) duplex structures or a total of four (4) housing units.

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

It is staff's opinion that the proposed two (2) duplex structures are not suitable in view of the use and development of the adjacent and nearby properties. The surrounding area primarily consists of single-family detached homes that are zoned R-20.

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

It is staff's opinion that there are no existing conditions that give grounds for approval of the applicant's rezoning proposal. The subject property is within a neighborhood that has single family detached homes.

4. Whether the zoning proposal will result in a use which will or could cause an

excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

It is staff's opinion that the rezoning proposal could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools as the subject property's land designation will move from low density residential to medium density residential.

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

It is staff's opinion that the rezoning proposal may not adversely affect the existing or usability of adjacent or nearby property.

6. Whether the property to be affected by the zoning proposal will adversely affect the use or useability of adjacent or nearby properties.

It is staff's opinion that the rezoning proposal will not adversely affect the use or useability of adjacent or nearby properties.

IV. Department Comments

COBB WATER/SEWER

Water comments:

At development: YES NO

Fire flow test required: YES NO

Size and location of existing water main(s): 6" on Lynne Cir

Additional water comments:

Sewer comments:

In the drainage basin: YES NO

At development: YES NO

Approximate distance to nearest sewer: In Lynne Cir right-of-way Estimated

waste generation (in G.P.D.): Average daily flow = 840

Peak flow = 2,100

Treatment plant: South Cobb WRF

Plant capacity: Yes NO

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

Off-site easement required: YES* NO

Line capacity study required: YES NO

Letter of allocation issued: YES NO Septic

tank recommended by this department: YES NO Subject to

Health Department approval: YES NO

Additional sewer comments:

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

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 DOT

Roadway		Roadway classification	Speed limit (mph)	Jurisdictional control	Recommended Min. R.O.W. requirements				
Lynne Circle		Local	25	CDOT	50'				
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)	
215	Single Family attached Homes	4	1	1	2	1	1	2	29

vph = vehicles per hour, vpd = 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

Lynne Circle is classified as a local roadway and according to the available information the existing right-of-way does not meet the recommended requirements for this classification.

In accordance with Cobb County Code 134-121 and site plan dated April 24, 2025, this development does not require a traffic study submittal.

Recommendations

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

1. Recommend applicant, WITHIN 12 MONTHS OF ZONING APPROVAL, donate right-of-way on the east side of Lynne Circle, a minimum of 25' from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way.
2. 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.
3. Recommend maximum of one driveway access per lot.
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.
5. Recommend installing curb, gutter, and sidewalk along Lynne Circle frontage or pay fee in lieu to meet Cobb DOT standards and subject to City of Mableton approval. 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.
6. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

COBB FIRE

CCFMO is acceptable to the proposed zoning case as presented.

COBB STORMWATER

Site Data

1. Address: No Address Assigned – (East of Lynne Circle) - PIN#: 18015600490
2. District: 3
3. Existing Zoning: R-20 Existing Allowable Impervious Coverage: 35%
4. Proposed Zoning: RD Allowable Future Impervious Coverage: 40%

Existing Conditions

Floodplain Information

1. Flood Damage Prevention Designated Flood Hazard: No

Stormwater Information

1. Drainage Basin: Gordon Creek Basin
2. State Stream Buffers: No.
3. County Stream Buffer Ordinance: No
4. Impaired Stream: No
5. Hotspot: No
6. Wetlands: No
7. Water Intake Zone: No
8. Chattahoochee River Corridor: No

9. Existing Onsite Ponds / Lake: No

Topography Information

1. General site Description: The site consists of an undeveloped, wooded, residential lot within an existing subdivision.
2. Downstream Description: Stormwater discharges from the lot along the southern property line across a residential lot into the roadside ditch along Lynne Cir.

Project Design Comments and Recommendations

1. 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.
2. Future improvements to the site which create, adds, or replaces 5,000 square feet or greater of new impervious surface area or that involves other land disturbing activity of one acre or more, requires an updated stormwater management facility that may require runoff reduction, water quality, and detention per the Georgia Stormwater Management Manual (GSMM).

V. Staff Recommendations.

The planning and zoning staff recommends denial of REZ-2026-001. However if the planning commission recommends approval of the rezoning, staff recommends the following stipulation;

1) Land Use and Density

- The property shall be developed and operated as a duplex (two dwelling units) on the parcel, with no subdivision or lot splitting creating additional building lots or dwelling units beyond the approved duplex configuration, unless and until a separate amendment or review is approved by the governing body.

2) Building Design and Compatibility

- All structures shall be designed and constructed to be compatible with existing residential patterns in the surrounding neighborhood, including height, massing, setbacks, rooflines, materials, and exterior finishes. Final architectural plans shall be subject to review and approval by the Planning Department or designated Architectural Review Board prior to issuance of permits.

3) Setbacks and Lot Coverage

- Development shall comply with minimum setback requirements and maximum lot coverage specified for the duplex district, with any deviations requiring a formal variance or amendment per local code.

4) Parking and Access

- Provide a minimum of two (2) paved off-street parking spaces per dwelling unit (total [2] spaces) or per the local duplex zoning standards, whichever is greater. Access shall be from approved curb cuts and in accordance with the adopted street design and traffic safety standards.

5) Utilities and Infrastructure

- Connection to municipal utilities (water, sewer) shall be provided where available. If on-site septic or well is used, a plan approved by the relevant health/utility authority shall be implemented. Stormwater management shall meet local requirements and minimize post-development drainage impacts.

6) Environmental and Open Space Measures

- Comply with adopted environmental protections, including erosion control during construction, protection of protected trees where feasible, and energy efficiency standards to the extent required by the building code or green-building incentives in the jurisdiction.

8) Lighting, Noise, and Nuisance Mitigation

- Outdoor lighting shall be designed to minimize off-site glare and skyglow. Construction and operation shall be conducted to limit noise and nuisance impacts on adjacent properties, in accordance with local noise ordinances and building codes.

9) Phasing, Construction Timing, and Compliance

- All activities shall comply with applicable building, fire, and safety codes, comply with the DOT comments, as well as any conditions of approval adopted with the rezoning.