



**CITY OF MABLETON, GEORGIA**  
1245 Veterans Memorial Hwy Suite 20, Mableton,  
GA 30126  
March 9, 2026 at 6:30 PM

---

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

---

**CITY COUNCIL WORK SESSION AGENDA**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. INVOCATION**
- 4. PLEDGE OF ALLEGIANCE**
- 5. AGENDA ITEMS AND DISCUSSION**
  - a. REZ-2026-001- 0 Lynne Circle (18015600490) Request to rezone from R-20 (Single Family Detached) to RD (Residential Duplex) for duplex development - Community Development Director Michael Hughes**
  - b. First Read - An Ordinance placing a moratorium on detention facilities - City Attorney Emilia Walker-Ashby**
  - c. New Website Overview - Communications Director Gregory Woods**
- 6. PRE REGULAR MEETING AGENDA REVIEW**
- 7. ANNOUNCEMENTS**
- 8. EXECUTIVE SESSION (IF NEEDED) FOR LITIGATION (O.C.G.A. 50-14-3(B)(1)(A)REAL ESTATE(O.C.G.A. 50-14-3 (B)(1)) PERSONNEL ( O.C.G.A. 50-14-3 (B)(2)) AND MISC. EXEMPTIONS ( O.C.G.A. 50-14-3 (B)(4)&(5))**
- 9. 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](mailto:susan.hiott@mableton.gov) at least three days prior to the meeting. The clerk can be located at the City of Mableton Administrative Offices, 1245 Veterans Memorial Highway, Mableton, Georgia 30126 during regular office hours.



## **AGENDA ITEM MEMORANDUM**

---

**MEETING OF:** March 9, 2026

**DEPARTMENT:** [DEPARTMENT]

**ISSUE/AGENDA ITEM TITLE:** REZ-2026-001- 0 Lynne Circle (18015600490) Request to rezone from R-20 (Single Family Detached) to RD (Residential Duplex) for duplex development - Community Development Director Michael Hughes

**BACKGROUND/SUMMARY:**

**BUDGETED/FINANCIAL IMPACT – FUND:**

**RECOMMENDATION:**

**ATTACHMENTS:**

1. 0 Lynne Cir - REZ2026-001
2. Copy of FRONT LYNNE CIR drawing
3. Lynne cir drawing (1)
4. PT-00009-0215

# 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

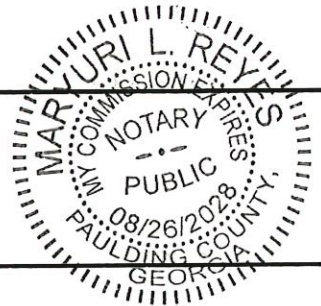
\_\_\_\_\_  
Address \_\_\_\_\_  
(representative's name, printed)

\_\_\_\_\_  
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 REPORT<sup>1</sup> BY APPLICANT<sup>2</sup>

*(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

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

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

## Attachment C2

### CAMPAIGN DISCLOSURE REPORT<sup>1</sup> BY APPLICANT<sup>2</sup>

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

Has the applicant<sup>2</sup> 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

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

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

Attachment D

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

TAXES 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*

| <b>Developments of Regional Impact Development Thresholds</b> |  |   |   |   |   |
|---|--|---|---|---|---|
| <b>Type of Development</b>                                    | <b>Notification Only</b>   | <b>Rural and Developing Rural</b>   | <b>Maturing Neighborhoods, Established Suburbs, Developing Suburbs, and other places not mentioned in this table</b>                            | <b>Regional Centers, and Regional Employment Corridors</b>  | <b>Region Core</b>  |
| (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<br>(R-80, R-40, R-30, R-20, R-15, CS) | Medium/High Density Residential<br>(RD, RA-5, SC, RM-8, RSL, FST, RM-12,<br>MHPS, MHP) | Commercial, Industrial, Office<br>(LRO, NRC, LRC, OI, UVC, PVC, CRC,<br>OMR, OS, PSC, TS, GC,<br>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](http://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](mailto: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 &<br>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:

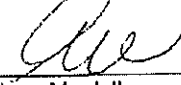
  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Notary Public  
My Commission Expires:

(Notary Seal)



Scottford Enterprises, LLC

  
\_\_\_\_\_  
By: Andrew Maclellan (Seal)  
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

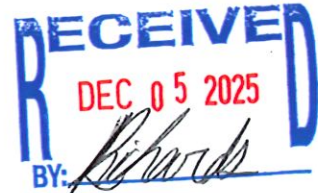
### 6. Signature

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.

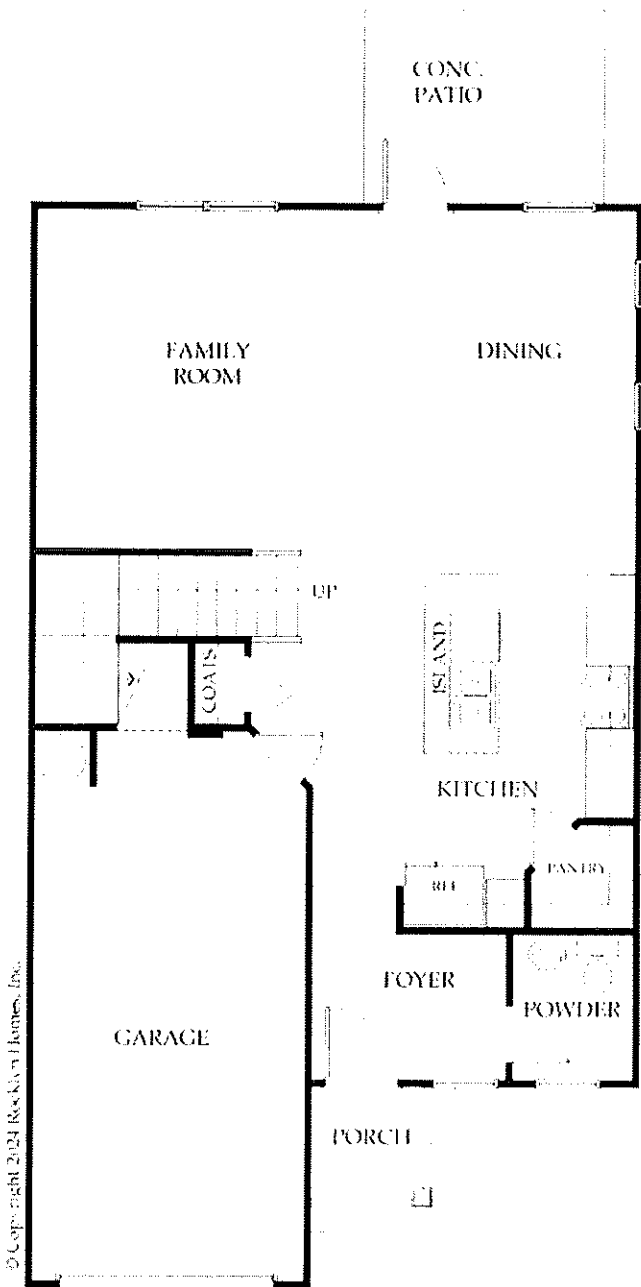
#### 4. Community and Economic Benefits

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

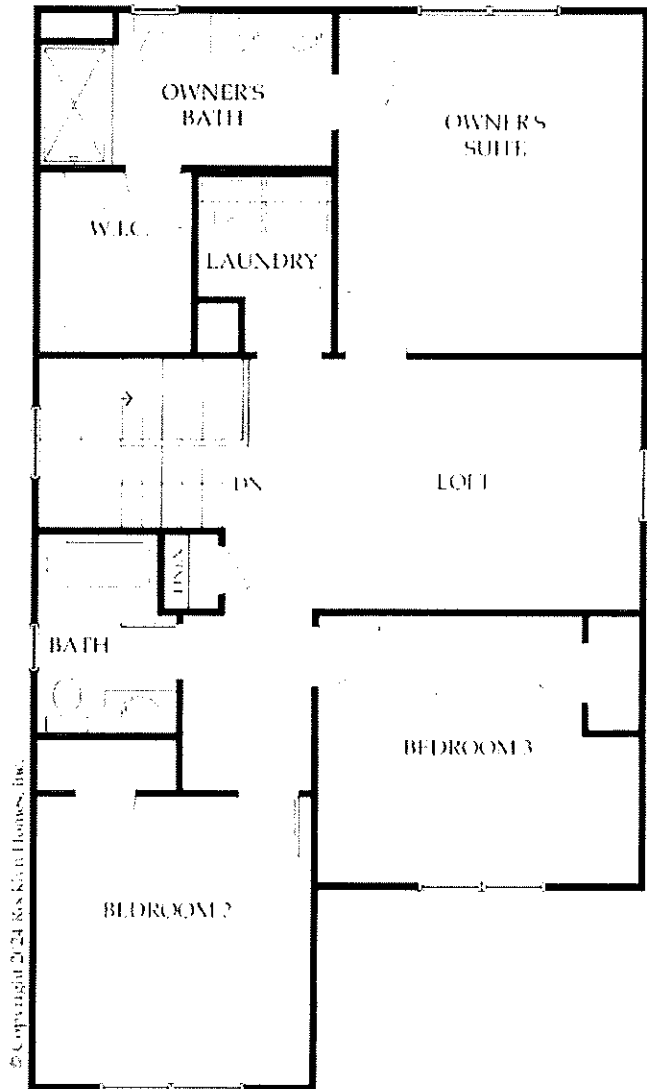
- Adds a modest, attainable housing option
- Improves the property's tax contribution with minimal cost to the city
- Supports local housing demand and workforce needs
- Encourages efficient use of land and utilities
- Provide more affordable housing

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

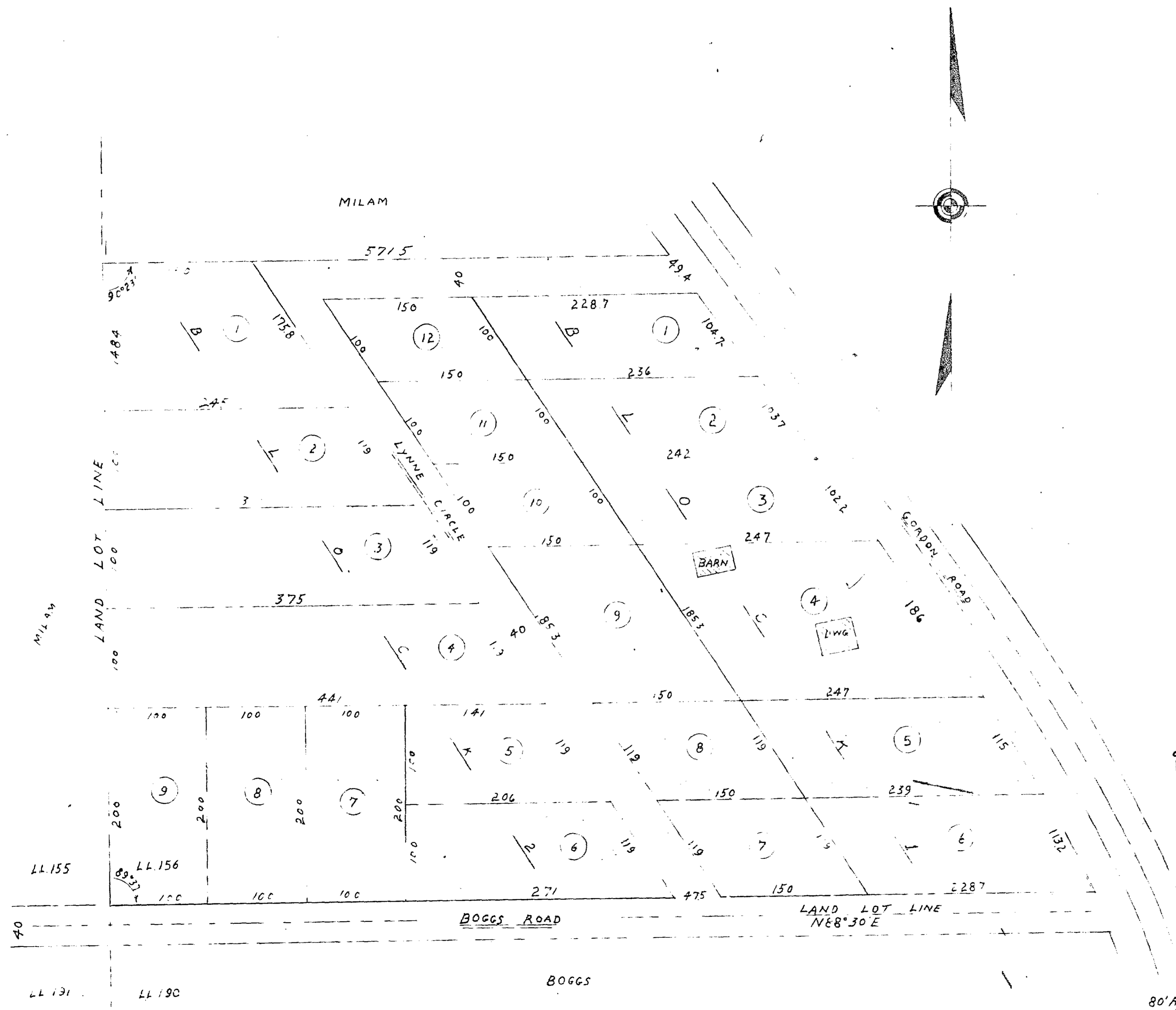




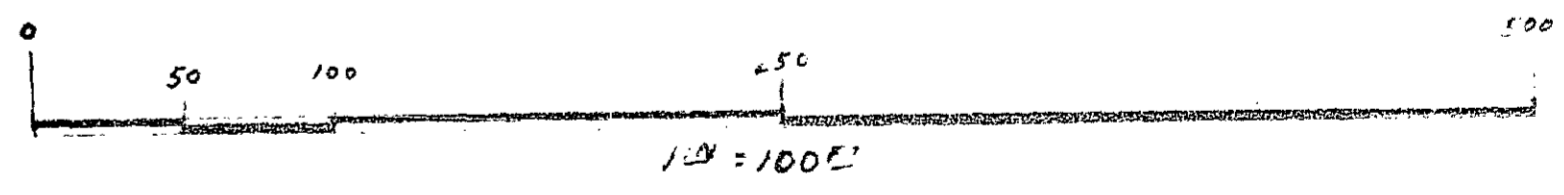


PROPOSED LYNNE CIRCLE, MABLETON GA





PROPERTY OF  
 U. GRESHAM  
 Revised Block E Gresham Subdivision  
 1500 Gresham, Georgia  
 Subject to 40' Easement Line Public Use Easements



APPROVED,  
 CHAIRMAN, Cobb County Planning Commission

80' R/W  
 Feb 28, 1952 W.P. Johnson, Eng. Surveyor No. 472

*3rd in office to be put in...*



## **AGENDA ITEM MEMORANDUM**

---

**MEETING OF:** March 9, 2026

**DEPARTMENT:** [DEPARTMENT]

**ISSUE/AGENDA ITEM TITLE:** First Read - An Ordinance placing a moratorium on detention facilities - City Attorney Emilia Walker-Ashby

**BACKGROUND/SUMMARY:**

**BUDGETED/FINANCIAL IMPACT – FUND:**

**RECOMMENDATION:**

**ATTACHMENTS:**

1. Detention Center Moratorium Rev. 3.8.26

**AN ORDINANCE IMPLEMENTING A TEMPORARY MORATORIUM WITHIN THE CITY OF MABLETON ON THE CHANGE OF USE, ESTABLISHMENT, EXPANSION OR DEVELOPMENT OF IMMIGRATION DETENTION CENTERS AND FOR OTHER LAWFUL PURPOSES**

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

**WHEREAS**, the duly elected governing authority of the City of Mableton, Georgia, are the Mayor and Council (“City Council”) thereof;

**WHEREAS**, one of the City Council’s overarching goals is to build and maintain a community where residents with varied backgrounds, traditions, languages and countries of origin feel connected and committed to each other, their neighborhoods, their community groups and organizations, and to the City as a whole;

**WHEREAS**, the City is in process of assessing and updating its land use, zoning code and comprehensive plan (“comprehensive planning”) to guide growth thoughtfully, strengthen community identity and ensure that development aligns and progresses with the vision residents have for the City;

**WHEREAS**, the City’s on-going comprehensive planning includes careful focus on land use, economic and market studies and building a roadmap that will guide the City’s growth, development and sustainability over the coming decades;

**WHEREAS**, the Council finds that immigration detention centers have been documented to have wide-ranging, severe, and long-lasting negative impacts on communities, families and local economies;

**WHEREAS**, the City Council finds that the harmful impacts of immigration detention centers include significant economic strain and damage, and can overwhelm local, rural, or small-town infrastructure, particularly water and sewage systems. For example, in Los Angeles, California, immigration detention facility related activities are alleged to have resulted in an approximate \$840 million loss in economic output;

**WHEREAS**, the City Council finds that the negative impacts of immigration detention facilities may range from the erosion of public trust in public institutions, to severe, and sometimes fatal, health crises for detainees;

**WHEREAS**, the City Council finds that the negative impacts of immigration detention facilities may create a climate of fear and distrust of authorities, reducing participation in religious, social and economic activities;

**WHEREAS**, the City Council finds that the existence and/or allowance of immigration detention facilities within the City may be incompatible with the City’s needs, vision, comprehensive planning goals and overall public welfare;

**WHEREAS**, the courts have recognized Georgia local governments' inherent ability to impose moratoriums when acting on behalf of the public welfare;

**WHEREAS**, the concept of public welfare is broad and inclusive, the values it represents are spiritual as well as physical, aesthetic and monetary; and that it is within the City’s power "to determine that a community should be beautiful as well as healthy, spacious as well as clean, well balanced as well as carefully patrolled;" Berman v. Parker, 348 U.S. 26 (1954); Kelo v. City of New London, 545 U.S. 469 (2005); and

**WHEREAS**, public welfare includes the valid public objectives of aesthetics, conservation of the value of existing lands and buildings within the City, preserving neighborhood characteristics, enhancing and protecting the economic well-being of the community, facilitating adequate provision of public services, and preservation City resources;

**WHEREAS**, the City desires though the adoption of this Ordinance (also referred to herein as “moratorium”), to impose an immediate and temporary moratorium on immigration detention centers within the City;

**WHEREAS**, the City Council finds this Ordinance and moratorium to be necessary in order to allow sufficient time to study and evaluate the impact and compatibility of immigration detention centers with relation to City’s needs, vision and comprehensive planning goals, and the impact of immigration detention centers in relation to overall public welfare; and

**WHEREAS**, the City Council finds this Ordinance and moratorium to be necessary while its comprehensive planning and land use assessments are underway, in order to prevent potential harm to the public health, safety, welfare and peace; and make the City a place where people want to live, work and thrive for years to come.

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

**Section 1. Imposition of Moratorium.**

**A. Definitions.**

1. 'Detainee' means a person who is held in an immigration detention center pending immigration proceedings or removal from the United States under the authority of the United States Federal Government, including the United States Department of Homeland Security and United States Immigration and Customs Enforcement.
2. 'Immigration detention center' means any facility located in this state that holds detainees, including private facilities contracted by the federal government to hold such detainees.

**B. Imposition.** There is hereby imposed a temporary moratorium prohibiting the establishment, location, operation, permitting, development, expansion, and/or licensing of an immigration detention center within the City. As such, there is hereby a temporary suspension on the City's acceptance and/or processing of any request, petition and/or application for rezoning, licensing, zoning changes, permits, authorizations, plan reviews, development plans, land use permits, construction permits, and/or building permits for and/or involving any immigration detention center. Any approvals, authorizations, licenses and/or permits for immigration detention facilities issued and/or made during this moratorium Any approvals, authorizations, licenses and/or permits for an immigration detention center issued and/or made during this moratorium are null and void and without legal force or effect to the extent they are: 1) prohibited by or in conflict with this Ordinance, 2) made as a result of error, or 3) made by use of vague or deceptive descriptions.

**C. Duration.** Unless otherwise amended by the City Council, the duration of this moratorium shall be up to and through **December, 31 2028**, to afford the City adequate time to complete and adopt comprehensive planning, zoning and land use related ordinances, policies and/or regulations.

\*\*\*\*\*

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

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

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

**Section 4.** The City Council adopts as its preliminary findings all recitals and finding referenced in this Ordinance, as well as additional findings of the City as its on-going land use, zoning and comprehensive planning updates are underway.

**Section 5.** This Ordinance shall go into effect immediately upon its adoption, unless required otherwise by the City Charter, state and/or federal law. As of the time of adoption, any acceptance of an application and/or approval by any City employee and/or agent which is contrary to this Ordinance will be deemed in error, null and void and of no effect whatsoever.

**BE IT SO ORDAINED**, this \_\_\_\_ day of \_\_\_\_\_, 2026.

ATTEST:

CITY OF MABLETON, GEORGIA:

\_\_\_\_\_  
Susan Hiott, City Clerk

\_\_\_\_\_  
Dr. Michael Owens, Mayor

APPROVAL AS TO FORM:

\_\_\_\_\_  
Emilia Walker-Ashby, Interim City Attorney



## **AGENDA ITEM MEMORANDUM**

---

**MEETING OF:** March 9, 2026

**DEPARTMENT:** [DEPARTMENT]

**ISSUE/AGENDA ITEM TITLE:** New Website Overview - Communications Director Gregory Woods

### **BACKGROUND/SUMMARY:**

The City of Mableton’s new website is currently in beta as the Communications Department prepares for the official launch scheduled for **March 24**. As we approach this milestone, staff would like to provide the Mayor and City Council with an opportunity to view the site and participate in a brief walkthrough and demonstration of its features and functionality.

A link to the beta version of the website is included in the attachment. To access it, please click “**New Website.**”

Please note that the website remains in beta. While the site is largely complete and reflects the overall structure and design of the final product, some content and features are still being finalized prior to launch.

This walkthrough is intended to provide Council with an early preview of the platform and allow staff to address any questions before the public launch.

### **BUDGETED/FINANCIAL IMPACT – FUND:**

### **RECOMMENDATION:**

### **ATTACHMENTS:**

1. New Website Presentation



DEPARTMENT OF COMMUNICATIONS

# NEW WEBSITE

PRESENTED BY: GREGORY WOODS  
*DIRECTOR OF COMMUNICATIONS*