CITY OF MABLETON, GEORGIA

5656 Mableton Parkway , Mableton , GA 30126
April 2, 2026 at 6:30 PM

Commissioner Cheryl Davis
Commissioner Kim Blunt
Commissioner Robin Meyer
Commissioner Girad Geeter
Commissioner Donte Philpot
Commissioner Carl Valenzano
Commissioner Munzir Naqvi

PLANNING COMMISSION REGULAR MEETING AGENDA

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES**
4. **ORGANIZATIONAL AND PROCEDURAL ITEMS**
   a. **Adoption of Mableton Planning Commission Policy and Procedures**
5. **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. - APPLICANT TO SEEK WITHDRAWAL**
6. **NEW BUSINESS**
   a. **REZ2026-002 - 640 South Gordon Rd- Request to rezone subject property from R-20 to RD for duplex development**
   b. **REZ2026-003 – Tax Parcel 19108000540 (Stallion Parkway) - request to rezone 3.5 acre property from NRC to RSL for 61-unit senior housing development.**
   c. **Presentation of the City of Mableton 2045 Comprehensive Plan**
7. **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.

Attachment A

Application for Rezoning
Mableton, Georgia

Application No. _____

PC Hearing Date: _____, 2025

M&C Hearing Date: _____, 2025

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

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

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

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

Signed, sealed and delivered in presence of:

_____
Notary Public

My commission expires: January 10, 2027

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

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

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

Signed, sealed and delivered in presence of:

_____
Notary Public

My commission expires: _____

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

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

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

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

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

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

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

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

EXHIBIT "1" - ATTACHMENT TO APPLICATION FOR REZONING

City of Mableton, Georgia

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

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

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

_____
David Pearson

Date Executed: 8-25, 2025

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

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

Signed, sealed, and delivered in the presence of:

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

[Notary Seal]

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

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

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

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

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

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

Date Executed: August 27, 2025, 2025

Address: 1045 Chestnut Hill Circle
Maricttа, Georgia 30064

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

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

Signed, sealed, and delivered in the presence of:

Notary Public

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

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

Part of the following Tax Parcels:
18025800020
18020100030

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

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

STATE OF GEORGIA

COUNTY OF COBB

Certificate of Trust

Comes now the undersigned and certifies the following:

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

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

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

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

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

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

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

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

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

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

Signed, sealed and delivered
in the presence of:

[SEAL]
MARY MARGARET MANNING, TRUSTEE

Witness

Notary Public

My commission expires:
(NOTARY SEAL)

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

Attachment B

Application No. _____

(2025)

Summary of Intent for Rezoning

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

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

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

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

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

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

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

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

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

Attachment C1

Application No.: _____

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

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

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

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

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

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

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

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

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

David Pearson Communities, Inc.

BY: _____
Applicant's Signature

David Pearson, President

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

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

Attachment C2

CAMPAIGN DISCLOSURE REPORT[1] BY APPLICANT[2] **Application No.:** _____

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

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

No.

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

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

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

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

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

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

DAVID PEARSON COMMUNITIES, INC.

BY: _____

Applicant's Signature

David Pearson, President

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

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

Attachment C1

Application No.: _____

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

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

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

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

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

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

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

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

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

Moore Ingram Johnson & Steele, LLP

BY: _____

Applicant's Signature

J. Kevin Moore; Georgia Bar No. 519728

Attorneys for Applicant and Property Owners

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

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

Attachment C2

CAMPAIGN DISCLOSURE REPORT[1] BY APPLICANT[2] Application No.: _____

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

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

No.

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

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

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

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

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

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

Moore Ingram Johnson & Steele, LLP

BY: _____

Applicant's Signature

J. Kevin Moore; Georgia Bar No. 519728

Attorneys for Applicant and Property Owners

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

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

ATTACHMENT "D"

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

[Space Above This Line For Recording Data]

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

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF COBB

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

BRENT STEPP CONSTRUCTION COMPANY, INC.,
a Georgia corporation

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

DAVID PEARSON

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

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

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

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

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

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

Signed, sealed and delivered in
the presence of:

Unofficial Witness

Notary Public
MY COMMISSION EXPIRES:

BRENT STEPP CONSTRUCTION COMPANY, INC.
a Georgia corporation

By: _____ (Seal)
Brent Stepp, President

CORPORATE SEAL

EXHIBIT "A"

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

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

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

EXHIBIT "B"

1. Taxes and assessments for the year 2025, and subsequent years, not yet due and payable.

2. Easement from Mrs. Mary C. Manning for R.C. Cousins Estate to Georgia Power dated September 16, 1953, filed January 27, 1954 and recorded in Deed Book 264, Page 596, Cobb County, Georgia Records.

3. Rural Post Roads Right of Way Deed from Mrs. R.C. Cousins and M. Manning to the Department of Transportation dated May 26, 1974, filed May 7, 1975 and recorded in Deed Book 1600, Page 20, Cobb County, Georgia Records.

4. Rural Post Roads Right of Way Deed from Mrs. R.C. Cousins to the Department of Transportation dated May 26, 1974, filed May 7, 1975 and recorded in Deed Book 1600, Page 64, Cobb County, Georgia Records.

5. Rural Post Roads Right of Way Deed from Mrs. R.C. Cousins and M. Manning to the Department of Transportation dated May 26, 1974, filed May 7, 1975 and recorded in Deed Book 1600, Page 67, Cobb County, Georgia Records.

6. Easement and Right of Way from Mary C. Manning, individually and as Trustee under the Testamentary Trust of Margaret Gordon Cousins, deceased to Cobb County-Marietta Water Authority dated April 15, 1996, filed April 17, 1996 and recorded in Deed Book 9548, Page 507, Cobb County, Georgia Records.

7. Sewer Easement Agreement between Mable Street Limited, LLC and Mary C. Manning dated December 13, 2005, filed January 4, 2006 and recorded in Deed Book 14272, Page 1779, Cobb County, Georgia Records.

8. Cobb County Right of Way Deed from Brent Stepp Construction Company, Inc. dated September 21, 2021, filed October 11, 2021 and recorded in Deed Book 15978, Page 6484, Cobb County, Georgia Records.

9. Memorandum of Agreement by and between SDH Atlanta LLC and Brent Stepp Construction Company, Inc. dated November 30, 2022, filed November 30, 2022 and recorded in Deed Book 16102, Page 5239, Cobb County, Georgia Records.

10. Easement for Anchors, Guy Poles and Guy Wires from Brent Stepp Construction Company, Inc. to Georgia Power Company dated April 17, 2023, filed July 4, 2023 and recorded in Deed Book 16144, page 2040, Cobb County, Georgia Records.

11. All matters reflected in that certain plat recorded in Plat Book 4, Page 135, Cobb County, Georgia Records.

12. All matters reflected in that certain plat recorded in Plat Book 22, Page 113, Cobb County, Georgia Records.

13. All matters reflected in that certain plat recorded in Plat Book 23, Page 42, Cobb County, Georgia Records.

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

Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

Deed Book 15449 Pg 4434
Filed and Recorded Jun-08-2017 03:31pm
2017-0064064
Real Estate Transfer Tax $0.00
032017013303

Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

XR

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

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

STATE OF GEORGIA
COUNTY OF COBB

WARRANTY DEED

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

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)

GAIL M. BROWN NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 07, 2020

2245103_1.DOC

EXHIBIT "A"

Deed Book 15489 Pg 4968
Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

TRACT I:

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

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

SAID TRACT CONTAINING 4.87 ACRES, MORE OR LESS.

TRACT III:

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

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

SAID TRACT CONTAINING 0.94 ACRES, MORE OR LESS.

FOR CERT OF TRUST SEE
DE Book 16094 Page 410

ATTACHMENT "D"

FOR QCD SEE
DE Book 16093 Page 4341

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

Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

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

STATE OF GEORGIA
COUNTY OF COBB

WARRANTY DEED

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

WITNESSETH:

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

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

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

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

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

Signed, sealed and delivered
in the presence of:

MARY MARGARET MANNING

Unofficial Witness

Notary Public
Commission Expiration: 5/7/20

(SEAL)

GAIL M. BROWN
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES
MAY 07, 2020

2245107_1.DOC

TRACT IV:

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

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

SAID TRACT CONTAINING 0.51 ACRES, MORE OR LESS.

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

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

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

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

TRACT II:

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

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

SAID TRACT CONTAINING 1.63 ACRES, MORE OR LESS.

ATTACHMENT "E"

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

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

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

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

ATTACHMENT "E"

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

Parcel No. 18014500010

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

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

Said tract containing 4.87 acres, more or less.

Parcel No. 18020100040

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

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

Said tract containing 1.63 acres, more or less.

Printed: 8/13/2025

Cobb County Online Tax Receipt

Thank you for your payment!

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

Payer:
BRENT STEPP CONSTRUCTION CO INC

BRENT STEPP CONSTRUCTION COMPANY INC

Payment Date: 10/15/2024

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

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

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

Printed: 8/13/2025

Cobb County Online Tax Receipt

Thank you for your payment!

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

Payer:
BRENT STEPP CONSTRUCTION CO INC

BRENT STEPP CONSTRUCTION COMPANY INC

Payment Date: 10/15/2024

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2024	18025800020	10/15/2024	**Pay:**	N/A	or	$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
$0.00	$0.00	$0.00	$0.00	$4,445.56	**$0.00**

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

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**

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

ATTACHMENT "F"

Printed: 8/13/2025

Cobb County Online Tax Receipt

Thank you for your payment!

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

Payer:
MARY MANNING

MMM TRUST

Payment Date: 10/11/2024

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2024	18020100040	10/15/2024	**Pay:**	N/A	or	$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
$0.00	$0.00	$0.00	$0.00	$1,649.80	**$0.00**

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

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

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

LOCATION MAP – NTS

SINGLE FAMILY DETACHED
BUILDING SETBACK REQUIREMENTS:

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

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

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

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

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

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

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

CONCEPTUAL PLAN FOR:

WEST END

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

A RESIDENTIAL COMMUNITY
BY DAVID PEARSON COMMUNITIES, INC.

DAVID PEARSON COMMUNITIES, INC.

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

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

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

DESIGN CONSULTANT

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

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

FIRST AMERICAN TITLE INSURANCE COMPANY
Commitment Date: October 27, 2024 at 5:00 p.m.
File No. 24R3511

10. 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 586, Cobb County, Georgia Records.
This Easement is a blanket type Easement and is not plottable.

11. Rural Post Roads Right of Way Deed from Mrs. 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.
This Easement does not affect the surveyed property.

12. 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.
This Easement does not affect the surveyed property.

13. 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.
This Easement does not affect the surveyed property.

14. Easement and Right of Way from Mary C. Manning, individually and as Trustee under the Testamentory 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.
This Easement does not affect the surveyed property.

15. 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.
This item does affect the surveyed property and the approximate location is shown on the survey. This Easement begins at the northwesterly right-of-way of Old Alabama Road and apparently lies within the abandoned right-of-way of Old Maxham Road and runs in a northwesterly direction within the abandoned right-of-way of Old Maxham Road to an existing manhole located on the Buttermilk Creek interceptor sewerage line.

16. Cobb County Right of Way Deed from Brent Stepp Construction Company, Inc. dated September 21, 2021, filed October 11, 2021 and recorded in Deed Book 15978, Page 6484, Cobb County, Georgia Records.
This item does affect the surveyed property and it is shown on the survey.

17. Memorandum of Agreement by and between SDH Atlanta LLC and Brent Stepp Construction Company, Inc. dated November 30, 2022, filed November 30, 2022 and recorded in Deed Book 16102, Page 5338, Cobb County, Georgia Records.
This item does affect the surveyed property. However, it is not a survey matter.

18. Easement for Anchors, Guy Poles and Guy Wires from Brent Stepp Construction Company, Inc. to Georgia Power Company dated April 17, 2023, filed July 4, 2023 and recorded in Deed Book 16144, page 2040, Cobb County, Georgia Records.
This item does affect the surveyed property by conveying to Georgia Power Company a blanket easement along Old Alabama Road for the right of ingress and egress over subject property to construct, operate, and maintain anchors, guy wires and guy poles located on the subject property. The power poles and guy wires are shown on the survey.

19. All matters reflected in that certain plat recorded in Plat Book 4, Page 135, Cobb County, Georgia Records.
A portion of this Plat does fall within the of limits of the surveyed property. However, it does not reveal any easements that effects the surveyed property.

20. All matters reflected in that certain plat recorded in Plat Book 22, Page 113, Cobb County, Georgia Records.
A portion of this Plat does fall within the of limits of the surveyed property. However, it does not reveal any easements that effects the surveyed property.

21. All matters reflected in that certain plat recorded in Plat Book 23, Page 42, Cobb County, Georgia Records.
The Plat recorded in Plat Book 23, Page 42 does not affect the surveyed property.
The Surveyor did find a Plat recorded in Plat book 23, Page 43, Cobb County Records and it depicts a portion of the surveyed property and it does not reveal any easements that effects the surveyed property.

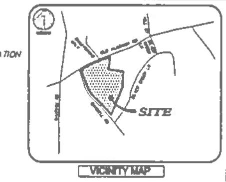
Survey Description of Property

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

Beginning at an iron pin set (#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°25'38"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 487.93 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°39'56"E for a distance of 19.58 feet to a r/w monument found, thence S57°39'56"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.

TRAVERSE CLOSURE – 1:35,491
TOTAL ANGULAR ERROR = 9 SECONDS
ADJUSTMENT – COMPASS RULE
EQUIPMENT – TRIMBLE S5 ROBOTIC TOTAL STATION
PLAT CLOSURE – 1:242,347
ALL MATTERS OF TITLE EXCEPTED.
DATE OF FIELD WORK: 12-6-2024



VICINITY MAP

TRACT CONTAINS:
±15.156 ACRES
(±660,205 sq.ft.)

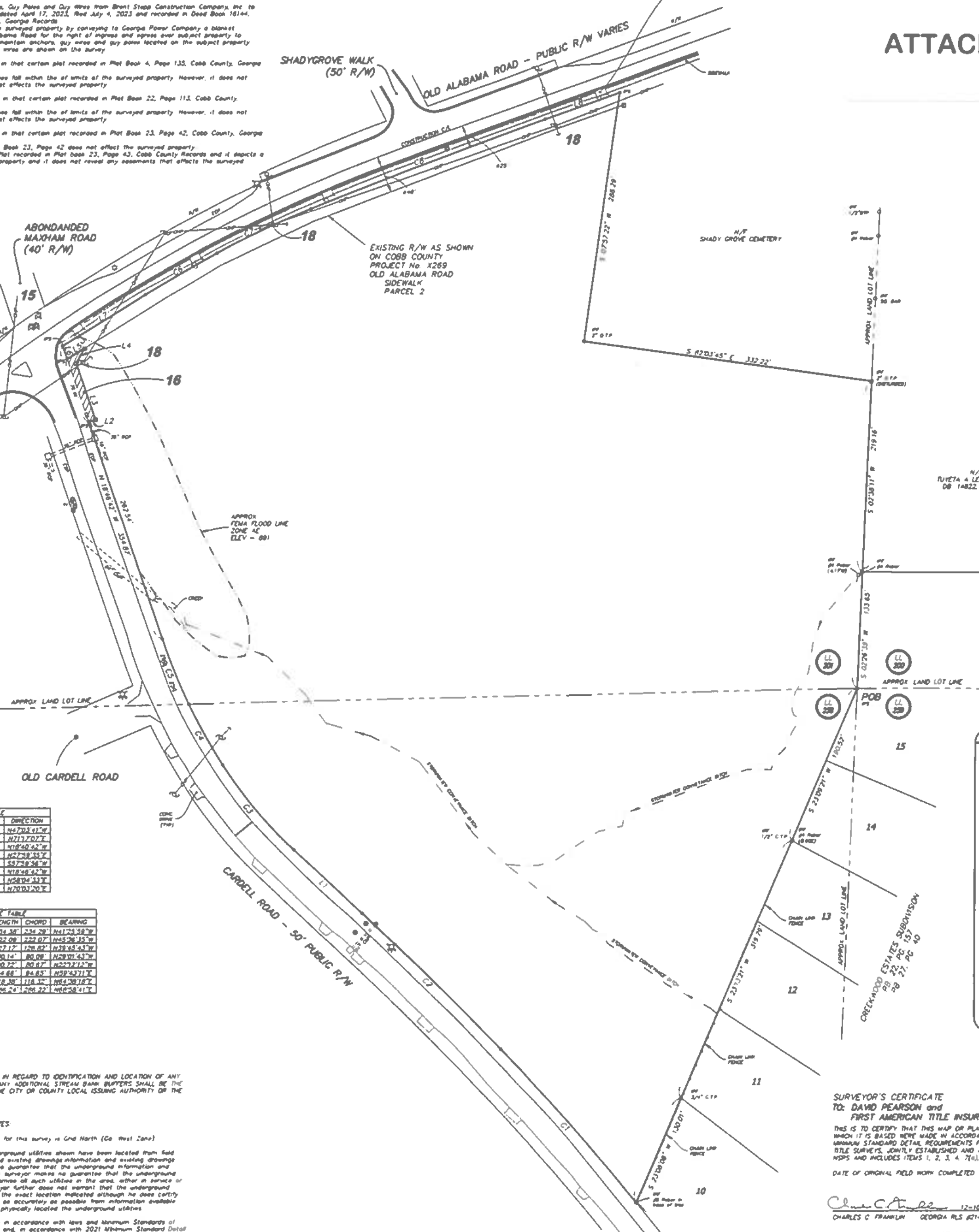
CURRENT PROPERTY ZONING:
R-20 / OSC

CURRENT OWNER OF RECORD:
BRENT STEPP CONSTRUCTION COMPANY, INC

REFERENCE DEED:
DB 15914, PG 1493

PROPERTY ADDRESS:
OLD ALABAMA ROAD
AUSTELL, GA. 30168

ATTACHMENT "G"



LINE TABLE		
LINE	DISTANCE	DIRECTION
L1	106.60'	N47°03'41"W
L2	8.15'	N71°17'07"E
L3	68.25'	N18°40'42"W
L4	19.38'	N27°39'35"E
L5	23.15'	S57°39'56"W
L6	15.98'	N18°46'42"W
L7	110.89'	N58°04'33"E
L8	90.71'	N70°03'20"E

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	2464.45'	234.38'	234.29'	N41°25'38"W
C2	4382.08'	222.09'	222.07'	N45°36'35"W
C3	487.93'	127.17'	126.82'	N39°45'43"W
C4	675.17'	80.14'	80.09'	N29°01'43"W
C5	675.17'	80.72'	80.67'	N22°12'12"W
C6	1637.36'	94.66'	94.65'	N59°43'11"E
C7	1039.64'	118.38'	118.32'	N64°38'18"E
C8	7609.56'	286.24'	286.22'	N68°58'41"E

SYMBOL LEGEND
- PROPERTY CORNER
- RIGHT OF WAY MONUMENT
- POWER POLE / GUY WIRE
- OVERHEAD POWERLINE
- STORM PIPE
- WATER VALVE
- FIRE HYDRANT
- END STORM PIPE
- CONC. STORM INLET
- GAS MANHOLE
- GAS VALVE
- GAS PIPE VENT
- WATER VALVE
- WATER MANHOLE
- FIRE HYDRANT
- 17 EXCEPTION NUMBER
- IPS IRON PIN SET #4 Rebar (W/Cap)
- IPF IRON PIN FOUND #4 Rebar

NOTE
FINAL DETERMINATION IN REGARD TO IDENTIFICATION AND LOCATION OF ANY STATE WATERS AND ANY ADDITIONAL STREAM BANK BUFFERS SHALL BE THE RESPONSIBILITY OF THE CITY OR COUNTY LOCAL ISSUING AUTHORITY OR THE STATE EPD.

GENERAL SURVEY NOTES:

1. The Basis of Bearings for this survey is Grid North (Ga. West Zone).
2. Utility Note: the underground utilities shown have been located from field survey information and existing drawings information and existing drawings. The surveyor makes no guarantee that the underground information and existing drawings. The surveyor makes no guarantee that the underground utilities shown compromise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available; the surveyor has not physically located the underground utilities.
3. This survey was made in accordance with laws and Minimum Standards of the State of Georgia, and, in accordance with 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS.
4. The property surveyed and shown hereon is the same property described in First American Title Insurance Company issuing Office File No.:24R3511 with an effective date of October 27, 2024 at 5:00 p.m., and that all easements, covenants and restrictions which are apparent from a physical inspection of the site or otherwise know to me have been plotted hereon or otherwise noted as to their effect on the subject property.
5. Said surveyed property is located within a special flood hazard zone "AE" according to Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map No. 13067C0211H with a date of identification of March 4, 2013, in Cobb County, Georgia, which is the current Flood Insurance Rate Map for the community in which said premises is located.
6. The surveyed property has direct access to Old Alabama Road and Cardell Road which are dedicated public roads or highways.
7. There was no observed evidence of current earth moving work or observed evidence of building construction.
8. There are no known changes in street right-of-way lines, according to the Cobb County or Georgia D.O.T. There is no observed evidence of recent street or sidewalk construction or repairs.
9. There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
10. No evidence of any wetland delineation was found on surveyed property.

GRAPHIC SCALE
(IN FEET)
1 inch = 60' ft.

SURVEYOR'S CERTIFICATE
TO: DAVID PEARSON and
FIRST AMERICAN TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 11, 13, 16, & 17.

DATE OF ORIGINAL FIELD WORK COMPLETED – DECEMBER 6, 2024

12-10-24
CHARLES C. FRANKLIN GEORGIA RLS #2143

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

ALTA/NSPS LAND TITLE SURVEY FOR
DAVID PEARSON
LOCATED IN LAND LOTS 201 & 258
OF THE 18TH DISTRICT, 2ND SECTION
IN THE CITY OF MABLETON
COBB COUNTY, GEORGIA
SCALE: 1" = 60' DATE: DECEMBER 10, 2024

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No.	REVISIONS	Date

GEORGIA REGISTERED LAND SURVEYOR CHARLES C. FRANKLIN

centerline
Surveying and Land Planning, Inc.
1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
PHONE. (770) 424-0028 FAX: (770) 424-2399

PROJECT No. 1224001 LSF #001298 Sheet No. 1 of 1

MOORE INGRAM JOHNSON & STEELE
A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

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

BRENTWOOD, TENNESSEE
12 CADILLAC DRIVE
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BRENTWOOD, TENNESSEE 37027
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LEXINGTON, KENTUCKY
2408 SIR BARTON WAY
SUITE 375
LEXINGTON, KENTUCKY 40509
TELEPHONE (859) 309-0026

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

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

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

ATTACHMENT "I"

September 4, 2025

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

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

Dear Chris:

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

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

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

(2) Applicant seeks rezoning of the Subject Property from the existing zoning categories of R-20 and R-20/Open Space Community ("R-20/OSC") to the proposed zoning category of RA-6, with reference to the Site Plan dated May 15, 2025, and submitted contemporaneously with the Application for Rezoning and this letter of agreeable stipulations and conditions. A reduced copy of the Site Plan is attached as Exhibit "A."

(3) The Subject Property consists of a total of approximately 21.672 acres of total site area and shall contain a maximum of one hundred six (106) single-family, detached residential homes.

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

(5) The proposed residences shall have a minimum of 1,800 square feet.

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

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

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

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

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

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

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

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

[Balance of page 3 left intentionally blank]

[Signature contained on page 4]

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP

J. Kevin Moore

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

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

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

ATTACHMENT "J"

APPLICATION FOR REZONING

City of Mableton, Georgia

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

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

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

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

(a) This Application for Rezoning seeks rezoning of approximately 21.672 acres located at the intersection of the northerly and southerly sides of Old Alabama Road with the easterly side of Maxham Road and at the intersection of the easterly and westerly sides of Cardell Road with Old Alabama Road, Land Lots 145, 201, and 208, 18th District, 2nd Section, City of Mableton, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). The Property is currently zoned R-20 and R-20 Open Space Community ("R-20/OSC"). Applicant proposes rezoning to the RA-6 zoning category to allow for development of a single-family detached residential community, as more particularly shown and reflected on the Site Plan submitted with the Application for Rezoning. The requested category of RA-6 will permit a use for the Property that is more suitable in view of its location and development of properties in close proximity, and will allow the Property to be utilized to its highest and most reasonable potential. As shown on the City's Zoning Map, properties immediately adjacent to and in the surrounding vicinity of the Subject Property are zoned for single-family residential purposes. The location and topography of the Subject Property make it uniquely suited for the proposed development; as well as, its location to a major intersection at Old Alabama Road and Maxham Road. The proposed RA-6 zoning classification and development for a detached, single-family residential community would be compatible to surrounding properties and the area as a whole.

(b) The proposed zoning to the RA-6 zoning classification should have no adverse effect on the existing use or usability of adjacent or nearby properties. The proposed development should have a minimal, if any, impact on surrounding properties, as surrounding properties would be similarly situated with the proposed development. If approved and developed according to the request, the adjacent and nearby property owners would benefit in higher land values.

(c) The property, as zoned, does not have a reasonable economic use given its location at the intersection of major roads. The proposed RA-6 classification would allow the Property to be developed and utilized to its highest and best potential.

(d) This zoning proposal will not cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Development, as proposed, would have minimal effect on utilities and transportation facilities. The Property has convenient access to the interstate highway and major thoroughfares within the City. Utility upgrades within the area allow for better service to customers, both residential and commercial, within the area. Roadway improvements in and around the Subject Property are ongoing and will ease access and traffic concerns related to the proposed development.

(e) The zoning proposal is not in conformity with the Future Land Use Plan of City of Mableton; however, changing conditions warrant a revision to the Future Land Use Plan and approval of the Application.

(f) This zoning proposal is consistent with the current conditions affecting the development of this Property. Improvements to the area roadways and major thoroughfares and interstates have been made in recent years to ease traffic flow in order to accommodate development in and around the Subject Property. The Property is challenging in the fact that past roadway improvements in the area have left remnant parcels, one of which will be dedicated as open space are as part of the proposed community. Additionally, a stream traverses the southwesterly portion of the largest tract, together with the location of underground utilities and possible area of rock make the Subject Property extremely challenging and economically unfeasible for development as it is currently zoned.

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

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EMERSON OVERLOOK
326 ROSWELL STREET
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LEXINGTON, KENTUCKY 40509
TELEPHONE (859) 309-0026

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

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

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

April 2, 2026

Via E-mail Only to christopher.wheeler@mableton.gov

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:

On behalf of the Applicant, David Pearson Communities, Inc.; as well as, the Property Owners, please accept this correspondence as our withdrawal, without prejudice, of the above-referenced Application for Rezoning which is pending for hearings before the City of Mableton Planning Commission and the Mayor and City Council.

Thank you for your consideration and assistance in this request. If you have any questions or require additional information concerning the withdrawal, please do not hesitate to contact me.

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP

J. Kevin Moore

JKM:cc
c: Michael Hughes
Tina Garver
City of Mableton Community Development
(Via E-mail Only)

David Pearson Communities, Inc.

City of Mableton, Georgia Rezoning Application and Instructions

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

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

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

1. **Rezoning Application**. (Attachment A) Original notarized signatures of titleholder(s) and representative(s) are required.

2. **Summary of Intent**. (Attachment B)

3. **Corporate Documentation**. If the titleholder(s) is a domestic or foreign corporation, then the following documentation shall also be required:
   Written authentication with the presence of the corporate seal, or a facsimile thereof, attested by the secretary or assistant secretary of the corporation, or other officer to whom the bylaws or the directors have delegated the responsibility for authenticating records of the corporation, shall attest:

   a) That the corporate seal or facsimile thereof affixed to the document is in fact the seal of the corporation of true facsimile thereof, as the case may be;

   b) That any officer of the corporation executing the document does in fact occupy the official position indicated, that one in such position is duly authorized to execute such document on behalf of the corporation, and that the signature of such officer subscribed thereto is genuine; and

   c) That the execution of the document on behalf of the corporation has been duly authorized.

4. **Disclosure Form**. Zoning Application Disclosure forms (Attachments C1 and C2) must be completed.

5. **Warranty Deed**. A copy of the warranty deed that reflects the current owner(s) of the property. Security deeds are not acceptable. (Mark as Attachment D)

6. **Legal Description**. A current legal description of the subject property. If the application consists of several tracts, a legal description of each tract is required. A separate legal description of each zoning classification is also required, as well as an overall description of all tracts and/or classifications combined. No legal description should include more property than is included in the application for rezoning. (Mark as Attachment E)

7. **Tax Receipt**. A copy of the paid tax receipt for the subject property or a statement signed by an official in the Tax Commissioner's Office or other official document issued by the Tax Commissioner's Office indicating the taxes have been paid. Properties with delinquent taxes may be withdrawn by the staff or may be delayed or denied by the Mayor and Council. (Mark as Attachment F)

8. **Site Plan.** A copy of current site plan and current boundary survey drawn to scale by a registered engineer, architect, land planner, or land surveyor currently registered in accordance with applicable state laws. The plan must be stamped by the applicable professional. The plan must include the information listed below. If any item below is inapplicable, please explain why. (Mark as Attachment G)

   a) north arrow,
   b) land lot lines,
   c) district lines,
   d) lot lines,
   e) angles,
   f) total acreage,
   g) bearing and distances,
   h) adjoining street with right-of-way (present and proposed),
   i) paving widths,
   j) the exact size (dimensions and square footage) and location of all buildings along with intended use,
   k) building setback.
   l) Renderings or elevations illustrating all four sides of any building in .pdf or .jpg format in color and at a sufficient resolution for quality printing.
   m) buffer areas,
   n) parking spaces,
   o) parking deck location,
   p) lakes and streams,
   q) utility easements,
   r) limits of the 100-year flood plain and acreage of flood plain,
   s) cemeteries,
   t) wetlands,
   u) access points,
   v) architectural or archeological landmarks,
   w) stormwater detention/retention areas,
   x) percentage of impervious surface before and after changes are made to the property,
   y) stream buffers with required width,
   z) lot sizes (if property will be subdivided)

9. **Septic Tank Documentation.** If the property is or will be on septic tank, documentation of approval from the Cobb County Health Department (770-435-7815). (Mark as Attachment H)

10. **Statement of Agreeable Zoning Conditions.** List all the characteristics of the proposed development beyond the minimum requirements of the zoning category, including agreements reached with neighboring property owners and other community members and organizations. Attachment C may be used or the information may be on a form or letterhead used by the applicant or the applicant's representative. (Mark as Attachment I)

11. **Zoning Analysis**. A complete written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters. (Mark as Attachment J)

(a) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;
(b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
(c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
(d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;
(e) Whether the zoning proposal is in conformity with the policy and intent of the land use plan; and
(f) Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal.

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

Any application for a rezoning involving a request of more than 150 residential dwelling units or100,000 square feet of non-residential building space, in single or multiple phases, shall be required to submit a traffic impact study (prepared in accordance with industry accepted standards), the scope of which shall be determined by the Director of the Cobb County Department of Transportation or his/her designee and shall at a minimum address conditions and impacts resultant from the project within a 10 year scope. Said applicant shall also be required to coordinate and fund any recommended mitigation measures limited to project related improvements with applicable federal, state and local agencies including the Georgia Regional Transportation Authority and the Atlanta Regional Commission. (Mark the traffic study as Attachment K.)

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

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

Rezoning Process Requirements

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

Council.

2. **Mailings**. Applicants are required to provide a Certificate of Mailing that demonstrates that all property owners within a 1,000-foot radius of the subject property have been notified of the rezoning application. Applicants are encouraged to provide the letter to city staff for a cursory review prior to completing the Certificate of Mailing. The notice must be postmarked 30 calendar days prior to the Planning Commission Hearing. The applicant/representative is required to file with the Zoning Division proof of the mailing no later than 21 days prior to the Planning Commission Zoning Hearing for which the application is scheduled to be considered. Staff is authorized to continue any pending case in which the above requirements are not met. The notification must include:

   a. A legible copy of the application and site plan
   b. The date, time and location of the monthly public open house (see below)
   c. Phone numbers and email addresses for the applicant and the City zoning office.

3. **Community Open House Meeting**. The applicant or their representative must attend the monthly Community Open House Meeting hosted by the City of Mableton, during which interested citizens can ask questions of both the applicant and city staff, about the application. If applications are held or continued, applicant must continue to attend the Community Open House Meetings until their application is approved or denied by the Mayor and Council. Applicants are encouraged to produce explanatory materials for these open houses. The dates, times and locations for these open houses will be updated quarterly and available for review on the city's website.

4. **Public Hearings**. The applicant or their representative must attend both the Planning Commission and Mayor and City Council zoning hearings. If the application is held or delayed by either body, there may be more than two hearings. Failure to appear at the hearing may result in denial of the application.

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

List of Attachments

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

Email: quint750@bellsouth.net.

Attachment A

Application for Rezoning
Mableton, Georgia

Application No. _____

PC Hearing Date: _____

M&C Hearing Date: _____

Applicant Quinton Wiggles **Phone#** 7708993832
(applicant's name printed)

Address 640 South Gordon Rd Mableton, GA **E-mail** quint750@bellsouth.net

_____ **Address** _____
(representative's name, printed)

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

Signed, sealed and delivered in presence of:

_____
Notary Public

My commission expires: 8/26/28

MARYURI L. REYES NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES 08/26/2028

Titleholder Quinton Wiggles **Phone#** 889-3832 **E-mail** quint750@bellsouth.net
(titleholder's name, printed)

Signature _____ **Address** 640 South Gordon Rd Mableton, GA 301
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

_____
Notary Public

My commission expires: 8/26/28

MARYURI L. REYES NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES 08/26/2028

Zoning Request From R20 *to* RD
(present zoning) (proposed zoning)

For the Purpose of Duplex Affordable Housing *Size of Tract* .99 *Acre(s)*
(subdivision, restaurant, warehouse, apt., etc.)

Location 640 South Gordon Rd Mableton, GA 3012
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 413 and 385 *District(s)* 18th

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

_____
(applicant's signature)

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

_____

(applicant's signature)

Attachment B

Application No. _____

Summary of Intent for Rezoning

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

a) **Proposed unit square-footage(s):** ~~3780~~ 3574

b) **Proposed building architecture:** TRADITional Duplex House Plan With ADU In Rear of Property

c) **List all requested variances:** _____

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[1] BY APPLICANT[2]

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

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

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

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: N/A

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

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

I certify that the foregoing information is true and correct, this 21st day of January, 2025.

Applicant's Signature

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

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

Attachment C2

CAMPAIGN DISCLOSURE REPORT[1] BY APPLICANT[2]

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

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

If so, the applicant and the attorney representing the applicant must file a disclosure report with the Mayor and Counc 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: 0

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: 0

I certify that the foregoing information is true and correct, this 21st day of January, 2022.

Applicant's Signature

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

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

Attachment H

STATEMENT OF AGREEABLE ZONING CONDITIONS

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.

2024099638 Deed Book 16248 Page 4425
Filed and Recorded: 12/4/2024 10:42:00 AM
Real Estate Transer Tax: $100.00
Connie Taylor
Clerk of Superior Court
Cobb County, Georgia
ParticipantIDs: 6318948112

24-1366

Return Recorded Document to: Brittani Hawes
The Hawes Law Firm, LLC
425 Buford Highway
Suite 202
Suwanee, GA 30024

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF GWINNETT
PARCEL ID# 18038500350

FILE #: 24-1366

THIS INDENTURE made this 2 day of Dec, 2024, between **Luis Infante-Alatorre and Miriam Guadalupe Moncada Garcia** of the County of Cobb and State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **Quinton Wiggles** 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 DOLLARS ($10.00) and other good and valuable considerations 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 and parcel of land lying and being in Land Lot 413 and 385 in the 18th District and second section of Cobb County, Georgia, and being known as the Lots Number 17 of the R. K. Cochran and Cochran Estate Subdivision, as per plat made by Gordon Nalley, C. E., dated April 1939 and recorded in Plat Book 4, Page 50, in the Clerk of Superior Court's Office, Cobb County, Georgia and more particularly described as follows:
Beginning at a point on the North side of Old Austell Road and three hundred ninety (390) feet East of Pisgah Road and running North a distance of four hundred (400) feet; thence East three hundred twenty-four (324) feet; thence South four hundred twenty-seven (427) feet to the North side of Old Austell Road; thence West along the North side of Old Austell Road three hundred twenty-three (323) feet to the points of beginning, being improved property with a house thereon. Old Austell Road is now know as South Gordon Road.

FOR INFORMATIONAL PURPOSES ONLY:
PARCEL ID: 18038500350
PROPERTY ADDRESS: 640 S Gordon Rd
Mableton, GA 30126

Also Known By Street and Number: **640 S Gordon SW Road, Mableton, GA 30126**

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together 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 by, through and under the above named grantor.

Unofficial Document

24-1366

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

Signed, sealed and delivered in presence of:

Witness

Luis Infante-Alatorre (SEAL)

Notary Public

Miriam Guadalupe Moncada Garcia (SEAL)

KIERSTEN S MATHEWS
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
My Commission Expires
08-08-2021

Unofficial Copy

EXHIBIT "A"

All that tract and parcel of land lying and being in Land Lot 413 and 385 in the 18th District and second section of Cobb County, Georgia, and being known as the Lots Number 17 of the R. K. Cochran and Cochran Estate Subdivision, as per plat made by Gordon Nalley, C. E., dated April 1939 and recorded in Plat Book 4, Page 50, in the Clerk of Superior Court's Office, Cobb County, Georgia and more particularly described as follows:
Beginning at a point on the North side of Old Austell Road and three hundred ninety (390) feet East of Pisgah Road and running North a distance of four hundred (400) feet; thence East three hundred twenty-four (324) feet; thence South four hundred twenty-seven (427) feet to the North side of Old Austell Road; thence West along the North side of Old Austell Road three hundred twenty-three (323) feet to the points of beginning, being improved property with a house thereon. Old Austell Road is now know as South Gordon Road.

FOR INFORMATIONAL PURPOSES ONLY:
PARCEL ID: 18038500350
PROPERTY ADDRESS: 640 S Gordon Rd
Mableton, GA 30126

LMI
HGHG

Also Known By Street and Number: **640 S Gordon SW Road, Mableton, GA 30126**

PT-61 (Rev. 2/18) To be filed in **COBB COUNTY** **PT-61 033-2024-022917**

SECTION A – SELLER'S INFORMATION (Do not use agent's information)			SECTION C – TAX COMPUTATION	
SELLER'S LAST NAME: Infante-Alatorre	FIRST NAME: Luis	MIDDLE:	Exempt Code If no exempt code enter NONE	NONE
MAILING ADDRESS (STREET & NUMBER): 640 S Gordon Rd			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	$100,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY: Mableton, GA 30126 USA	DATE OF SALE: 12/2/2024		1A. Estimated fair market value of Real and Personal property	$0.00
SECTION B – BUYER'S INFORMATION (Do not use agent's information)			2. Fair market value of Personal Property only	$0.00
BUYER'S LAST NAME: Wiggles	FIRST NAME: Quinton	MIDDLE:	3. Amount of liens and encumbrances not removed by transfer	$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes): 640 S Gordon Rd			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	$100,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY: Mableton, GA 30126 USA	Check Buyers Intended Use ( ) Residential ( ) Commercial ( ) Agricultural ( ) Industrial		5. TAX DUE at .10 per $100 or fraction thereof (Minimum $1.00)	$100.00

SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A): 640	PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION: S Gordon				SUITE NUMBER:
COUNTY: COBB	CITY (IF APPLICABLE):		MAP & PARCEL NUMBER: 18038500350		ACCOUNT NUMBER:
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK

SECTION E – RECORDING INFORMATION (Official Use Only)				
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS
None

Unofficial Copy

12/4/2024 10:42:00 AM 16248 4425
PT61 # 0332024022917

SITE PLANS
for
640 SOUTH GORDON ROAD

PARCEL NO.: 18038500350
LAND LOTS 385 & 413; 18TH LAND DISTRICT
COBB COUNTY, GEORGIA
CITY OF MABLETON:
24-HOUR CONTACT: QUINTON WIGGLES: (770) 899-3832

GEORGIA811
www.Georgia811.com
CALL BEFORE YOU DIG
IT'S THE LAW

OWNER	BUILDER	ENGINEER
QUINTON WIGGLES 647 South Gordon Road, N.W. Suite B Mableton, Georgia 30126 (770) 899-3832 E-Mail: quint750@bellsouth.net	QUINTON WIGGLES 647 South Gordon Road, N.W. Suite B Mableton, Georgia 30126 (770) 899-3832 E-Mail: quint750@bellsouth.net	GILBERT E. QUINONES, P.E., P.L.S., CPM 1093 Hammaford Lane Johns Creek, Georgia 30097 (678) 776-9489 E-Mail: gilbertgeorgiatech@yahoo.com

COBB COUNTY FIRM PANEL 13067C0212H EFFECTIVE 9/4/2013

National Flood Hazard Layer FIRMette

Legend

VICINITY MAP

LIST OF DRAWINGS

DRAWING NUMBER	TITLE	ISSUE DATE	LAST REVISED DATE
24-063-SP-1	COVER SHEET	02-09-2025	
24-063-SP-2	EXISTING CONDITIONS	02-09-2025	
24-063-SP-3	SITE PLAN	02-09-2025	
24-063-SP-4	TREE PRESERVATION PLAN	02-09-2025	
24-063-SP-5	CONSTRUCTION DETAILS (1 OF 4)	02-09-2025	
24-063-SP-6	CONSTRUCTION DETAILS (2 OF 4)	02-09-2025	
24-063-SP-7	CONSTRUCTION DETAILS (3 OF 4)	02-09-2025	
24-063-SP-8	CONSTRUCTION DETAILS (4 OF 4)	02-09-2025	

DESIGN PROFESSIONAL CERTIFICATE

I certify under penalty of law that this Plan was prepared after a site visit to the locations described herein by myself or my authorized agent, under my supervision.

Gilbert E. Quinones, P.E., CPM
Small Level II Certified Design Professional

SITE AREA : 41,895 SQ.FT.
LIMITS OF DISTURBANCE: 21,662 SQ.FT.
IMPERVIOUS AREA: 5,688.95 SQ FT.

RESIDENCE:	3,312.73	SQ.FT.
GARAGE:	597.00	SQ.FT.
FRONT PORCH:	178.67	SQ.FT.
FRONT STEPS:	21.00	SQ.FT.
BACK PORCH:	341.57	SQ.FT.
MAIN SIDEW:	47.17	SQ.FT.
DRIVEWAY:	1,901.26	SQ.FT.
WALK	994.67	SQ.FT.

IMPERVIOUS COVERAGE: 13.57%

GSWCC
Gilbert E Quinones
Level II Certified Design Professional
Certification Number: 0000015138
Issued: 11/29/2024 Expires: 11/29/2027

GSWCC
Gilbert E Quinones
Level II Certified Design Professional
Certification Number: 0000015138
Issued: 11/29/2024 Expires: 11/29/2027

GEO. CONSULTING CIVIL ENGINEER LAND SURVEYOR
1093 Hammaford Lane
Johns Creek, Georgia 30097
(678) 776-9489
E-Mail: gilbertgeorgiatech@yahoo.com

COVER SHEET

640 SOUTH GORDON ROAD
MABLETON, GEORGIA 30126

QUINTON WIGGLES
647 South Gordon Road, N.W.
Mableton, Georgia 30126
(770) 899-3832
E-Mail: quint750@bellsouth.net

REVISIONS

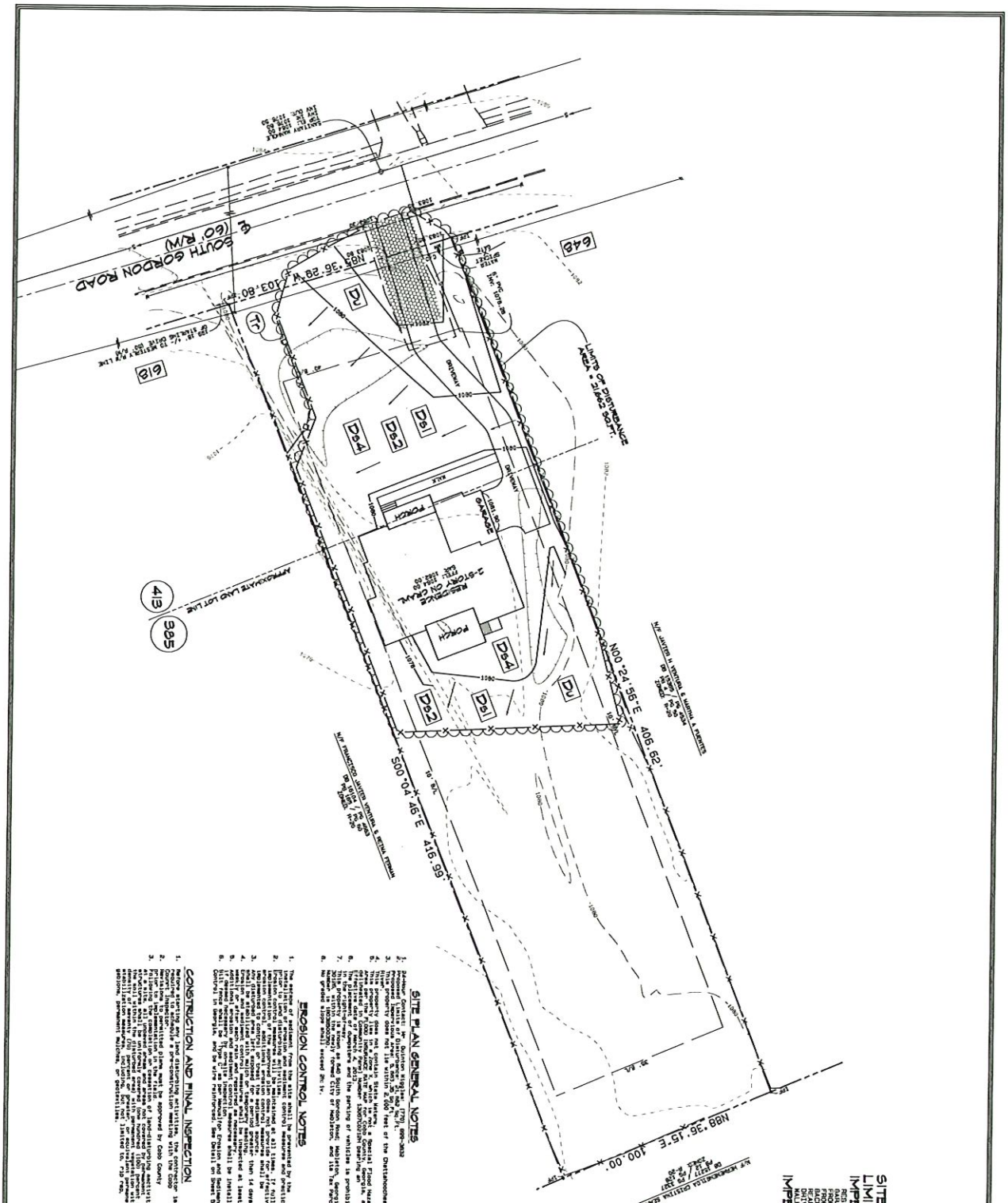
NO	DESCRIPTION	DATE
1	PER COMMENTS	02-09-2025

DATE: 2-09-2025
SCALE: AS NOTED
DESIGNED: G.E.Q.
DRAWN: G.E.Q.
CHECKED: G.E.Q.
LAND LOT: 385 & 413
18TH LAND DISTRICT
COBB COUNTY, GA.

SHEET 1 OF 8

DRAWING NO.
24-063-SP-1

S00°04'46"E 416.99'
N00°24'55"E 406.62'
N88°36'15"E 100.00'
N85°36'29"W 103.80'
SOUTH GORDON ROAD
(60' R/W)
APPROXIMATE LAND LOT LINE
413
385
648
618
EXISTING TREES
TREE LEGEND
AREA = 41,895 SQ.FT.
0.9618 ACRES
ZONED: R-20
GRAPHIC SCALE
1"=20'
GENERAL NOTES
QUINTON WIGGLES
647 South Gordon Road, N.W.
Suite B
Mableton, Georgia 30126
(770) 899-3932
E-Mail: quint750@bellsouth.net
EXISTING CONDITIONS
640 SOUTH GORDON ROAD
MABLETON, GEORGIA 30126
G.E.Q.
CONSULTING CIVIL ENGINEER AND LAND SURVEYOR
1093 Hannaford Lane
John's Creek, Georgia 30097
(678) 778-9389
E-Mail: gilbertgeorgiatech@yahoo.com
DATE: 2-03-2025
SCALE: 1" = 20'
DRAWN: G.E.Q.
DESIGNED G.E.Q.
CHECKED: G.E.Q.
LAND LOT: 385 & 413
18TH LAND DISTRICT
COBB COUNTY, GA
DRAWING NO.
24-063-SP-2
SHEET
2
OF
8
REVISIONS
NO. DESCRIPTION DATE
Gilbert E Quintones
Level II Certified Design Professional
GSWCC



SITE PLAN GENERAL NOTES

1. Property Owner: Mr. Quinton Wiggles (770) 699-3932
2. Property is located in Land Lot(s) 385 & 413 of the 18th District, Cobb County, Georgia, and is fronting on the West right-of-way of South Gordon Road.
3. This property does not contain State Waters, nor is it a Special Flood Hazard Area per FIRM Map Number 13067C0152H, dated 3-04-2013.
4. Proposed use of property is Residential.
5. Proposed date of work: April/September 2025
6. Contractor shall notify Cobb County Inspection Department at least 24 hours before any grading, construction or land disturbance activity begins.
7. All trees and other vegetation on adjoining properties shall be protected and left undisturbed, except where removal is approved by the Cobb County Arborist.
8. No grading shall exceed 2H:1V.

EROSION CONTROL NOTES

1. The owner of any land disturbing activity, the applicant or the person or persons conducting activities on behalf of said owner or applicant, shall comply with the Georgia Erosion and Sedimentation Act of 1975, as amended, and the Cobb County Erosion and Sedimentation Control Ordinance.
2. Erosion and sedimentation control measures shall be installed prior to any land disturbing activities and shall be maintained during all phases of development.
3. Erosion and sedimentation control measures shall be designed, installed and maintained to control the maximum rainfall expected during the construction period.
4. Cut and fill slopes shall be no steeper than 3H:1V unless otherwise approved by the Cobb County Engineer.
5. Cut and fill slopes shall be stabilized with mulch or equivalent vegetative cover immediately upon completion of grading, when 14 days or more will elapse before further disturbance.
6. Permanent or temporary soil stabilization shall be applied to all disturbed areas within seven (7) days after final grade is reached on any portion of the site. Temporary soil stabilization shall be applied within seven (7) days to any portion of the site which will be left inactive for more than 14 days.
7. Adequate sediment control measures shall be installed prior to any land disturbing activities and shall be maintained during all phases of development.
8. Sediment control measures shall be inspected at least once each week and after each rainfall of 0.5 inches or more. Any controls found not functioning properly shall be repaired as necessary.
9. Sediment shall be removed from sediment traps when it occupies 50% of the design capacity.
10. Silt fence shall be installed as indicated on the plans and as necessary to control sediment. See Detail on Sheet D.

CONSTRUCTION AND FINAL INSPECTION

1. Before starting any land disturbing activities, the contractor is required to schedule a pre-construction meeting with the Cobb County Inspection Division a minimum of two working days prior to any land disturbing activities.
2. Prior to requesting a final inspection, all grading activities must be completed, all drainage structures installed, and all disturbed areas stabilized with permanent vegetation. Temporary erosion control measures may be removed only after permanent vegetation is established.
3. At the time of final inspection, the following items shall be addressed: all disturbed areas shall be stabilized with permanent vegetation, all temporary erosion control measures shall be removed, all drainage structures shall be installed, and all grading activities shall be completed.

SITE AREA : 41,895 SQ.FT.
LIMITS OF DISTURBANCE: 21,662 SQ.FT.
IMPERVIOUS AREA: 5,689.35 SQ.FT.

RESIDENCE:	2,612.73 SQ.FT.
GARAGE:	507.20 SQ.FT.
FRONT STEPS:	121.00 SQ.FT.
REAR STEPS:	377.67 SQ.FT.
DRIVEWAY:	1,921.20 SQ.FT.

IMPERVIOUS COVERAGE: 13.57%

AREA = 41,895 SQ.FT.
0.9618 ACRES
ZONED: R-20

GRAPHIC SCALE 0 20 40 60 1"=20'

DATE:	2-09-2025
SCALE	1" = 20'
DRAWN:	G.E.Q.
DESIGNED	G.E.Q.
CHECKED	G.E.Q.
LAND LOT	385 & 413
18TH LAND DISTRICT	
COBB COUNTY, GA.	

DRAWING NO. 24-063-SP-3
SHEET 3 OF 8

REVISIONS		
NO.	DESCRIPTION	DATE

QUINTON WIGGLES
647 South Gordon Road, N.W.
Suite B
Mableton, Georgia 30126
(770) 699-3932
E-Mail: quint750@bellsouth.net

SITE PLAN

640 SOUTH GORDON ROAD
MABLETON, GEORGIA 30126

G.E.Q. CONSULTING CIVIL ENGINEER AND LAND SURVEYOR
1093 Hannaford Lane
Johns Creek, Georgia 30097
(678) 778-9889
E-Mail: gilbertgeorgiatech@yahoo.com

EXISTING TREES

TREE / DBH	7"	8"	9"	10"	11"	12"	13"	14"	15"	16"	17"	18"	21"	
CHERRY					1									1 TREE @ 11 DBH INCHES
MAGNOLIA	1													1 TREE @ 7 DBH INCHES
MAPLE	1													1 TREE @ 7 DBH INCHES
OAK	1		3				1		1					6 TREES @ 62 DBH INCHES
PINE				1	1	2	1	1	3	1	2	2	1	15 TREES @ 224 DBH INCHES
POPLAR				1										1 TREE @ 10 DBH INCHES
SWEETGUM		2	1	3	1		1	1	1	2				12 TREES @ 140 DBH INCHES
TOTAL	3	2	4	5	3	2	3	2	5	3	2	2	1	37 TREES @ 461 DBH INCHES

EXISTING TREES TO REMAIN

TREE / DBH	7"	8"	9"	10"	11"	12"	13"	14"	15"	16"	17"	18"	21"	
MAPLE	1													1 TREE @ 7 DBH INCHES
OAK	1		2				1		1					5 TREES @ 53 DBH INCHES
PINE				1	1	2	1	1	3	1	2	2	1	15 TREES @ 224 DBH INCHES
POPLAR				1										1 TREE @ 10 DBH INCHES
SWEETGUM		2	1	3	1		1	1	1	2				12 TREES @ 140 DBH INCHES
TOTAL	2	2	3	5	2	2	3	2	5	3	2	2	1	34 TREES @ 434 DBH INCHES

TREE LEGEND

CHR	CHERRY
MAG	MAGNOLIA
MAP	MAPLE
OAK	OAK
PIN	PINE
POP	POPLAR
SWT	SWEETGUM

AREA = 41,895 SQ.FT.
0.9618 ACRES

ZONED: R-20

EXISTING TREES TO BE DESTROYED

11" CHERRY
7" MAGNOLIA
9" OAK

EXISTING TREE DENSITY UNITS

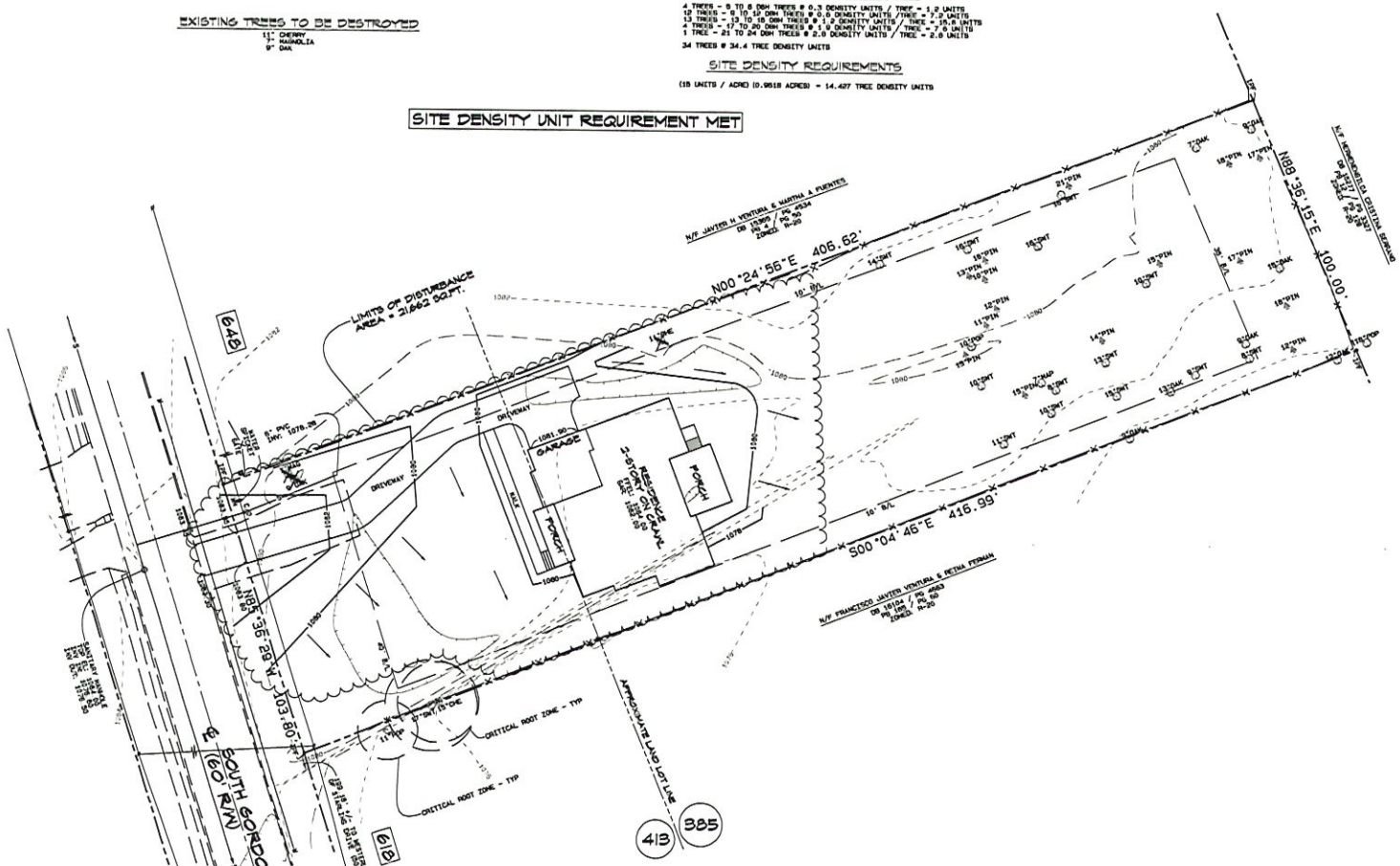
4 TREES - 9 TO 9.9 DBH TREES @ 0.3 DENSITY UNITS / TREE = 1.2 UNITS
12 TREES - 8 TO 12 DBH TREES @ 0.6 DENSITY UNITS / TREE = 7.2 UNITS
13 TREES - 13 TO 16 DBH TREES @ 1.3 DENSITY UNITS / TREE = 16.9 UNITS
4 TREES - 17 TO 20 DBH TREES @ 1.9 DENSITY UNITS / TREE = 16.8 UNITS
1 TREE - 21 TO 24 DBH TREES @ 2.8 DENSITY UNITS / TREE = 2.8 UNITS

34 TREES @ 34.4 TREE DENSITY UNITS

SITE DENSITY REQUIREMENTS

(15 UNITS / ACRE) (0.9618 ACRES) = 14.427 TREE DENSITY UNITS

SITE DENSITY UNIT REQUIREMENT MET



GRAPHIC SCALE 1"=20'
0 20 40 60

GSWCC
Gilbert E Quinones
Level II Certified Design Professional
Certification Number 0000015138
Issued: 11/29/2024 Expires: 11/29/2027

GSWCC
Gilbert E Quinones
Level IB Certified Inspector
Certification Number 0000015138
Issued: 11/29/2024 Expires: 11/29/2027

REVISIONS		
NO.	DESCRIPTION	DATE

DATE: 2-09-2025
SCALE 1" = 20'
DRAWN G.E.Q.
DESIGNED G.E.Q.
CHECKED G.E.Q.
LAND LOT 413
18TH LAND DISTRICT
CCSD COUNTY, GA

DRAWING NO.
24-063-SP-4

SHEET 4 OF 8

GEORGIA REGISTERED PROFESSIONAL ENGINEER

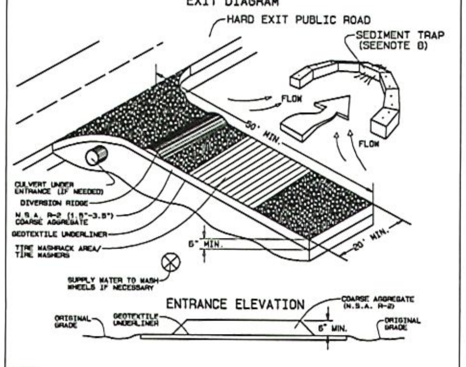
QUINTON WIGGLES
647 South Gordon Road, N.W.
Suite B
Mableton, Georgia 30126
(770) 899-3932
E-Mail: quint7506@bellsouth.net

TREE PRESERVATION PLAN

640 SOUTH GORDON ROAD
MABLETON, GEORGIA 30126

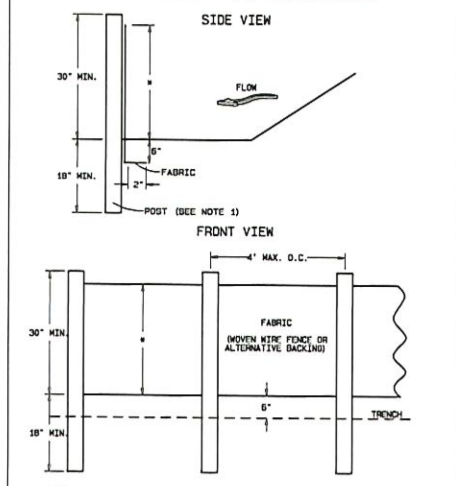
GEO
CONSULTING CIVIL ENGINEER AND LAND SURVEYOR
1593 Hannaford Lane
Johns Creek, Georgia 30097
(770) 623-0014
E-Mail: gilbertgsr@att.net

CRUSHED STONE CONSTRUCTION EXIT



NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

SILT FENCE - TYPE SENSITIVE



NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

(Co) CONSTRUCTION EXIT

DEFINITION
A stone stabilized pad located at any point where traffic will be leaving a construction site to a public right-of-way, street, alley, sidewalk or parking area or any other area where there is a transition from bare soil to a paved area.

PURPOSE
To reduce or eliminate the transport of mud from the construction area onto public rights-ofway by motor vehicles or by runoff.

CONDITIONS
This practice is applied at appropriate points of construction egress. Geotextile underliners are required to stabilize and support the pad aggregates.

DESIGN CRITERIA
Formal design is not required. The following standards shall be used:
Aggregate Size
Stone will be in accordance with National Stone Association R-2 (1.5 to 3.5 inch stone).
Pad Thickness
The gravel pad shall have a minimum thickness of 6 inches.
Pad Width
At a minimum, the width should equal full width of all points of vehicular egress, but not less than 20 feet wide.
Pad Length
The gravel pad shall have a minimum length of 50 feet. When the construction is less than 50 from the paved access, the length shall be from the edge of existing pavement to the permitted building being constructed.
Washing
If the action of the vehicle traveling over the gravel pad does not sufficiently remove the mud, the tires should be washed prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with crushed stone and provisions that intercept the sediment-laden runoff and direct it into an approved sediment trap or sediment basin.
Location
The exit shall be located or protected to prevent sediment from leaving the site.

CONSTRUCTION SPECIFICATIONS
It is recommended that the egress area be excavated to a depth of 3 inches and be cleared of all vegetation and roots.

Diversion Ridge
On sites where the grade toward the paved area is greater than 2%, a diversion ridge 6 to 8 inches high with 3:1 side slopes shall be constructed across the foundation approximately 15 feet above the road.

Geotextile
The geotextile underliner must be placed the full length and width of the entrance. Geotextile selection shall be based on AASHTO M288-06 specification:
1. For subgrades with a CBR greater than or equal to 3 or shear strength greater than 90 kPa, geotextile must meet requirements of section AASHTO M288-06 Section 7.3 Separation Requirements.
2. For subgrades with a CBR between 1 and 3 or shear strength between 30 and 90 kPa, geotextile must meet requirements of section AASHTO M288-06 Section 8, Geotextile Property Requirements for Subsurface Drainage, Separation, Stabilization, and Permanent Erosion Control (Geotextile Property Requirements)..

MAINTENANCE
The exit shall be maintained in a condition that will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing with 1.5-3.5 inch stone, as conditions demand, and repair and/or cleanout of any structures to trap sediment. All materials spilled, dropped, washed, or tracked from vehicles or site onto roadways or into storm drains must be removed immediately.

(Sd1) SEDIMENT BARRIER

DEFINITION
Sediment Barriers are temporary structures made up of a porous material typically supported by steel or wood posts. Types of sediment barriers may include silt fence, brush piles, mulch berms, compost filter socks or other filtering material.

PURPOSE
To minimize and prevent sediment carried by sheet flow from leaving the site and entering natural drainage ways or storm drainage systems by slowing storm water runoff and causing the deposition and/or filtration of sediment at the structure. The barriers retain the soil on the disturbed land until the activities disturbing the land are completed and vegetation is established.

CONDITIONS
Barriers should be installed where runoff can be stored behind the barrier without damaging the submerged area behind the barrier or the structure itself. Sediment barriers shall not be installed across streams, ditches, waterways, or other concentrated flow areas.

DESIGN CRITERIA
Sediment barriers are designed to retain sediment transported by sheet flow from disturbed areas. It is important for the design professional to take into account the profile of the product for use on the site.
Sediment Barriers should also provide a riprap splash pad or other outlet protection device for any point where flow may overtop the sediment barrier. Ensure that the maximum height of the barrier at a protected, reinforced outlet does not exceed 1 foot and that the support spacing does not exceed 4 feet.
Where all runoff is to be stored behind the sediment barrier (where no storm water disposal system is present), maximum continuous slope length behind a sediment barrier shall not exceed those shown in Table 6-27.1. For longer slope lengths, slope interrupters must be used. The drainage area shall not exceed ¼ acre for every 100 feet of sediment barrier.

Table 6-27.1 Criteria for Sediment Barrier

Land Slope Percent	Maximum Slope Length Above Fence Feet
< 2	100
2 to 5	75
5 to 10	50
10 to 20	25
>20*	15

*In areas where the slope is greater than 20%, a flat area length of 10 feet between the toe of slope to the barrier should be provided.

Placement
The type of sediment barrier depends on whether the area is sensitive or nonsensitive. Sensitive areas can be defined as any area that needs additional protection, these areas include but are not limited to, state waters, wetlands, or any area the design professional designates as sensitive.
When using multiple types of sediment barriers on a site in a single run, the barriers must be overlapped 18 inches or as specified by design professional. See Figure 6-27.5

CONSTRUCTION SPECIFICATIONS

Non-sensitive Areas *
Sediment barriers being used as Type NS shall have a support spacing of no greater than 6 feet on center, with each being driven into the ground a minimum of 18 inches.

Sensitive Areas
Sediment barriers being used as Type S shall have a support spacing of no greater than 4 feet on center, with each being driven into the ground a minimum of 18 inches. As of January 1 2016, in the existing Georgia Department of Transportation Qualified Products list #36 (QPL-36), Type A, B, or C will fall under sensitive and non-sensitive applications. Type C will be classified as sensitive and Type A and B as non-sensitive. Refer to Appendix A-2 and the Equivalent BMP List.

PRACTICE CLASSIFICATIONS
For silt fence Type A, B, or C, refer to Table 6-27.4.

Type A Silt Fence
This 36-inch wide filter fabric shall be used on developments where the life of the project is greater than or equal to six months. Type A is classified as non-sensitive application.
Type B Silt Fence
Though only 22-inches wide, this filter fabric allows the same flow rate as Type A silt fence.

Type B silt fence shall be limited to use on minor projects, such as residential home sites or small commercial developments where permanent stabilization will be achieved in less than six months. Type B is classified as non-sensitive application.

Type C Silt Fence
Type C fence is 36-inches wide with wire reinforcement or equivalent. The wire reinforcement is necessary because this fabric allows almost three times the flow rate as Type A silt fence. Type C silt fence shall be used where runoff flows or velocities are particularly high or where slopes exceed a vertical height of 10 feet. Type C is classified as sensitive application.
Filter Media Sock Specifications

Table 6-27.4

Type Fence	A	B	C
Tensile Strength (Lbs.Min) (1) (ASTM D-4632)	Warp - 120 Fill - 100	Warp - 120 Fill - 100	Warp - 260 Fill - 180
Elongation (% Max) (ASTM D-4632)	40	40	40
AOS (Apparent Opening Size) (Max Sieve Size) (ASTM D-4751)	#30	#30	#30
Flow Rate (Gal/Min/Sq.Ft.) (GDT-87)	25	25	70
Ultraviolet Stability (2) (ASTM D-4632 after 300 Hours weathering in accordance with ASTM D-4355)	80	80	80
Bursting Strength (PSI Min) (ASTM D-3786 Diaphragm Bursting Strength Tester)	175	175	175
Minimum Fabric Width (Inches)	36	22	36

(1) Minimum roll average of five specimens.
(2) Percent of requiredinitial minimum tensile strength.

Compost filter media used for sediment barrier filler material shall be weed free and derived from a well-decomposed source of organic matter. Filter Media Sock is classified as a Type B, non-sensitive application. The compost shall be produced using an aerobic composting process meeting CFR 503 regulations including time and temperature data. The compost shall be free of any refuse, contaminants or other materials toxic to plant growth. Non-composted products will not be accepted without applicable water quality test results. Test methods for the items below should follow US Composting Council Test Methods for the Examination of Composting and Compost guidelines for laboratory procedures:
A. pH 5.0-8.0 in accordance with TMECC 04.11-A, Electrometric pH Determinations for Compost
B. Particle size 99% passing a 2 inch (50mm) sieve and a maximum of 40% passing a 3/8 inch (9.5mm) sieve, in accordance with TMECC 02.02-B, Sample Sieving for Aggregate Size Classification. (Note: in the field, product commonly is between ½ in./12.5mm and 2 in./50 mm in particle size.)
C. Moisture content of less than 60% in accordance with standardized test methods for moisture determination.
D. Material shall be relatively free (<1% by dry weight) of inert or foreign manmade materials.
E. Sock containment system for compost filter media shall be a photodegradable or biodegradable knitted mesh material and should have 1/8 in. to 3/8 in., openings.

Brush Barrier

(Only during timber clearing operations)
Brush obtained from clearing and grubbing operations may be piled in a row along the perimeter of disturbance at the time of clearing and grubbing. Brush barriers should not be used in developed areas or locations where aesthetics are a concern.
Brush should be wind-rowed on the contour as nearly as possible and may require compaction.
Construction equipment may be utilized to satisfy this requirement.
The minimum base width of the brush barrier shall be 5 feet and should be no wider 10 feet. The height of the brush barrier should be between 3 and 5 feet tall.
A brush barrier is a good tool to use in developing pasture in an agricultural situation to prevent sediment from leaving the site until the pasture is stabilized.
If greater filtering capacity is required, a commercially available sediment barrier may be placed on the side of the brush barrier receiving the sediment-laden runoff. The lower edge of the fabric must be buried in a 6-inch deep trench immediately uphill from the barrier. The upper edge must be stapled, tied or otherwise fastened to the brush barrier. Edges of adjacent fabric pieces must overlap each other. See Figure 6-27.5.

Installation
Sediment barriers should be installed along the contour.
Temporary sediment barriers shall be installed according to the following specifications as shown on the plans or as directed by the design professional.
For installation of the barriers, See Figures 6-27.1, 6-27.2, 6-27.3 and 6-27.4, respectively. It is important to remember that not all sediment barriers need to be trenched into the ground but most taller sediment barriers do.
Post installation shall start at the center of a low point (if applicable) with the remaining posts spaced no greater than 6 feet apart for Type NS sediment barriers and no greater than 4 feet apart for Type C sediment barriers. For post size requirements, see Table 6-27.2. Fasteners for wood posts are listed in Table 6-27.3.

Table 6-27.2 Post Size

Type	Min Length	Type of Post	Size of Post
NS	4'	Soft Wood	3"dia or 2x4
		Oak	1.5" x 1.5"
		Steel	1.3lb/ft. min
S	4'	Steel	1.25 lb/ft min
		Oak	2" x 2"

Table 6-27.3 Fasteners for Wood Posts

	Gauge	Crown	Legs	Staples / Post
Wire Staples	17 min	3/4" wide	1/2" long	5min

	Gauge	Length	Button Heads	Nail / Post
Nails	14 min	1"	3/4"	4 min

Note: Filter Fabric may also be attached to the post by wire, cords, and pockets.

Static Slicing Method
The static slicing machine pulls a narrow blade through the ground to create a slit 12" deep, and simultaneously inserts the silt fence fabric into this slit behind the blade. The blade is designed to slightly disrupt soil upward next to the slit and to minimize horizontal compaction, thereby creating an optimum condition for compacting the soil vertically on both sides of the fabric. Compaction is achieved by rolling a tractor wheel along both sides of the slit in the ground 2 to 4 times to achieve nearly the same or greater compaction as the original undisturbed soil. This vertical compaction reduces the air spaces between soil particles, which minimizes infiltration. Without this compaction, infiltration can saturate the soil, and water may find a pathway under the fence. When a silt fence is holding back several tons of accumulated water and sediment, it needs to be supported by posts that are driven 18 inches into the soil. Driving in the posts and attaching the fabric to them completes the installation.

Trenching Method
Trenching machines have been used for over twenty-five years to dig a trench for burying part of the filter fabric underground. Usually the trench is about 2-6" wide with a 6" excavation. Post setting and fabric installation often precede compaction, which make effective compaction more difficult to achieve. EPA supported an independent technology evaluation (ASCE 2001), which compared three progressively better variations of the trenching method with static slicing method. The static slicing method performed better than two lower performance levels of the trenching method, and was as good as or better than the trenching method's highest performance level. The best trenching method typically required nearly triple the time and effort to achieve results comparable to the static slicing method.
Along all state waters and other sensitive areas, two rows of Type S sediment barriers shall be used. The two rows of Type S should be placed a minimum of 36 inches apart.

MAINTENANCE
Sediment shall be removed once it has accumulated to one-half the original height of the barrier. Sediment barriers shall be replaced whenever they have deteriorated to such an extent that the effectiveness of the product is reduced (approximately six months) or the height of the product is not maintaining 80% of its properly installed height.
Temporary sediment barriers shall remain in place until disturbed areas have been permanently stabilized. All sediment accumulated at the barrier shall be removed and properly disposed of before the barrier is removed.

TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN
When a SEDIMENT BARRIER is used, show the product height in inches for each barrier being used on site.

REFERENCES:

ASCE 2001. Environmental Technology Verification Report for Installation of Silt Fence Using the Tommy Static Slicing Method, CERF Report #40565. Washington, DC: American Society of Civil Engineers.
www.epa.gov/etv/pubs/08_vs_tommy.pdf

ASTM 2003. Standard Practice for Silt Fence Installation, D 6462-03(2008). West Conshohocken, PA: American Society of Testing Materials International.
www.astm.org/SEARCH/search-reskin.html?query=D6462-03&siteType=store-standards&searchType=standards-full

Carpenter, Thomas 2000. Silt Fence That Works. Ankey, Iowa: Thomas Carpenter.
www.tommy-sfm.com/pages/resources/ Silt%20Fence%20That%20Works%20Manual.pdf

Fifield, Jerald S. 2011. Designing and Reviewing Effective Sediment and Erosion Control Plans, 3rd Edition. Santa Barbara, CA: Forester Press.

U.S. Environmental Protection Agency 2007. Developing Your Stormwater Pollution Prevention Plan, EPA 833-R-06-004 Washington: EPA
Available from EPA hardcopy 800-490-9198 or www.epa.gov/npdes/pubs/sw_swppp_guide.pdf

(Du) DUST CONTROL ON DISTURBED AREAS

DEFINITION
Controlling surface and air movement of dust on construction sites, roads, and demolition sites.

PURPOSE
To prevent surface and air movement of dust from exposed soil surfaces.
To reduce the presence of airborne substances that may be harmful or injurious to human health, welfare, or safety, or to animals or plant life.

CONDITIONS
This practice is applicable to areas subject to surface and air movement of dust where on and off-site damage may occur without treatment.

METHODS AND MATERIALS
A. Temporary Methods
Mulches. See standard Ds1 - Disturbed Area Stabilization (With Mulching Only). Synthetic resins may be used instead of asphalt to bind mulch material. Refer to Specification Tac - Tackifiers. Resins should be used according to manufacturer's recommendations.
Vegetative Cover. See specification Ds2 - Disturbed Area Stabilization (With Temporary Seeding).
Spary-on Adhesives. These are used on mineral soils (not effective on muck soils). Keep traffic off these areas. Refer to specification Tac - Tackifiers.
Tillage. This practice is designed to roughen and bring clods to the surface. It is an emergency measure that should be used before wind erosion starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12 inches apart, spring toothed harrows, and similar plows are examples of equipment that may produce the desired effect.
Irrigation. This is generally done as an emergency treatment. Site is sprinkled with water until the surface is wet. Repeat as needed.
Barriers. Solid board fences, snowfences, burlap fences, crate fences, bales of hay and similar material can be used to control air currents and soil blowing. Barriers placed at right angles to prevailing currents at intervals of about 15 times their height are effective in controlling wind erosion.
Calcium Chloride. Apply at rate that will keep surface moist. May need retreatment.
B. Permanent Methods
Permanent Vegetation. See specification Ds3 - Disturbed Area Stabilization (With Permanent Vegetation). Existing trees and large shrubs may afford valuable protection if left in place.
Topsoiling. This entails covering the surface with less erosive soil material. See specification Tp - Topsoiling.
Stone. Cover surface with crushed stone or coarse gravel. See specification Cr - Construction Road Stabilization.

(Ds1) DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

DEFINITION
Applying plant residues or other suitable materials, produced on the site if possible, to the soil surface.

PURPOSE
To reduce runoff and erosion.
To conserve moisture
To prevent surface compaction and crusting.
To control undesirable vegetation.
To modify soil temperature.
To increase biological activity in the soil.

REQUIREMENT FOR REGULATORY COMPLIANCE
Mulch or temporary grassing shall be applied to all exposed areas within 14 days of disturbance. Mulch can be used as a singular erosion control device for up to six months, but it shall be applied at the appropriate depth, depending on the material used, anchored and have a continuous 90% cover or greater of the soil surface. Maintenance shall be required to maintain appropriate depth and 90% cover. temporary vegetation may be employed insted of mulch if the area will remain undisturbed for less than six months. If any area will remain undisturbed for greater than six months, permanent vegetative techniques shall be employed. Refer to Ds2 - Disturbed Area Stabilization (With Temporary Seeding), Ds3 - Disturbed Area Stabilization (With permanent Seeding), and Ds4 - Distirbed Area Stabilization (With Sodding).

SPECIFICATIONS
Mulching Without Seeding
This standard applies to graded or cleared areas where seedings may not have a suitable growing season to produce an erosion retardant cover, but can be stabilized with a mulch cover.
Site Preparation
1. Grade to permit the use of equipment for applying and anchoring mulch.
2. Install needed erosion control measures as required such as dikes, diversions, berms, terraces and sediment barriers.
3. Loosen compact soil to a minimum depth of 3 inches.
Mulching Materials
Select one of the following materials and apply at the depth indicated:
1. Dry straw or hay shall be applied at a depth of 2 to 4 inches providing complete soil coverage. One advantage of this material is easy application.
2. Wood waste (chips, sawdust or bark) shall be applied at a depth of 2 to 3 inches. Organic material from the clearing stage of development should remain on site, be chipped, and applied as mulch. This method of mulching can greatly reduce erosion control costs.
3. Polyethylene film shall be secured over banks or stockpiled soil material for temporary protection. This material can be salvaged and re-used.
Applying Mulch
When mulch is used without seeding, mulch shall be applied to provide full coverage of the exposed area.
1. Dry straw or hay mulch and wood chips shall be applied uniformly by hand or by mechanical equipment.
2. If the area will eventually be covered with perennial vegetation, 20 to 30 pounds of nitrogen per acres in addition to the normal amount shall be applied to offset the uptake of nitrogen caused by the decomposition of the organic mulches.
3. Apply polyethylene film on exposed areas.
Anchoring Mulch
1. Straw or hay mulch can be pressed into the soil with a disk harrow with the disk set straight or with a special "packer disk." Disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disk should be dull enough not to cut the mulch but to press it into the soil leaving much of it in an erect position. Straw or hay mulch shall be anchored immediately after application. Straw or hay mulch spread with special blower-type equipment may be anchored. tackifers, binders and hydraulic mulch with tackifer specifically designed for tacking straw can be substituted for emulsified asphalt. Please refer to specification Tac-Tackifers. Plastic mesh or netting with mesh no larger than one inch by one inch shall be installed according to manufacturer's specifications.
2. Netting of the appropriate size shall be used to anchor wood waste. Openings of the netting shall not be larger than the average size of the wood waste chips.
3. Polyethylene film shall be anchor trenched at the top as well as incrementally as necessary.

GSWCC
Gilbert E Quinones
Level II Certified Design Professional
Certification Number 0000015138
Issued: 11/29/2024 Expires: 11/29/2027

DATE: 2-09-2025	NO.	REVISIONS DESCRIPTION	DATE
SCALE: AS NOTED			
DRAWN: G.E.Q.			
DESIGNED: G.E.Q.			
CHECKED: G.E.Q.			
LAND LOT: 355			
18TH LAND DISTRICT			
COBB COUNTY, GA.			

SHEET 5 OF 8
DRAWING NO. 24-063-SP-5

GEORGIA REGISTERED PROFESSIONAL ENGINEER GILBERT E QUINONES 02-09-2025

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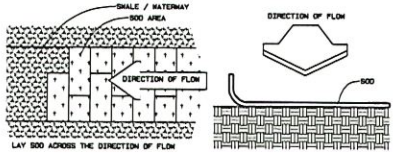
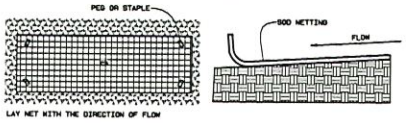
Ds4 DISTURBED AREA STABILIZATION (WITH SODDING)

SODDED WATERWAYS

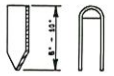
SOD DIRECTION



MATTING INSTRUCTIONS



PEG DETAIL



IN CRITICAL AREAS, SECURE SOD WITH NETTING USING STAPLES.

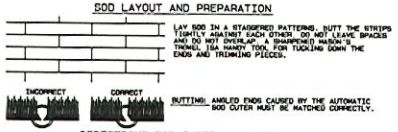
USE PEGS OR STAPLES TO FASTEN SOD FIRMLY — AT THE ENDS OF STRIPS AND IN THE CENTER OF EVERY 3 - 4 FEET IF THE STRIPS ARE LONG. WHEN READY TO MOW, DRIVE PEGS OR STAPLES FLUSH WITH THE GROUND.

Figure 6-6.1

Ds4 DISTURBED AREA STABILIZATION (WITH SODDING)

SOD MAINTENANCE AND INSTALLATION

SOD LAYOUT AND PREPARATION



LAY SOD IN A STAGGERED PATTERN. BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED HOE OR TWINED, ISA HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.

BUTTING: ANGLED ENDS CAUSED BY THE AUTOMATIC SOD CUTER MUST BE MATCHED CORRECTLY.

DIRECTIONS FOR INITIAL MAINTENANCE

Step 1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL

Step 2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAID.

Step 3. MOW WHEN THE SOD IS ESTABLISHED — IN 2 - 3 WEEKS. SET THE MOWER HIGH (2" - 3").

APPEARANCE OF GOOD SOD

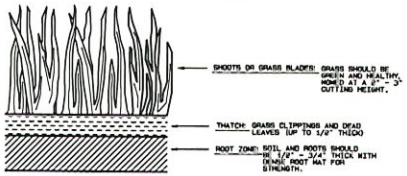


Figure 6-6.2

Ds4 DISTURBED AREA STABILIZATION (WITH SODDING)

Table 6-6.1 Fertilizer requirements for soil surface application

Fertilizer Type	Fertilizer Rate (lbs/acre)	Fertilizer Rate (lbs/acre)	Season
10-10-10	1000	.025	fall

Table 6-6.2 Sod Planting requirements

Grass	Varieties	Resource Area	Growing Season
Bermudagrass	Common Tifway Tifgreen Tifdwarf	M-L, P, C P, C P, C P, C	warm weather
Bahiagrass	Pensacola	P, C	warm weather
Centipede	-	P, C	warm weather
St. Augustine	Common Bitterblue Raleigh	C	warm weather
Zoysia	Emerald Myer	P, C	warm weather
Tall Fescue	Kentucky	M-L, P, C	cool weather

Table 6-6.3 Fertilizer Requirements for Sod

Types of Species	Planting Year	Fertilizer (N-P-K)	Rate (lbs/acre)	Nitrogen Top Dressing Rate (lbs/acre)
cool season grasses	first	8-10-10	1500	50-100
	second	8-10-10	1000	
	maintenance	10-10-10	400	30
warm season grasses	first	8-10-10	1500	50-100
	second	8-10-10	800	50-100
	maintenance	10-10-10	400	30

Table 6-4.1 - Temporary Cover or Companion Cover Crops
PLANT, PLANTING RATE, AND PLANTING DATE FOR TEMPORARY COVER OR COMPANION CROPS[1]

SPECIES	BROADCAST RATES		RESOURCE AREA[2]	PLANTING DATES BY RESOURCE AREA (Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates) J F M A M J J A S O N D	REMARKS
	Rate Per Acre	Rate Per 1000 Sq Ft			
BARLEY (Hordeum vulgare)					
alone	3 bu. (144 lbs)	3.3 lbs.	M-L		14,000 seed per pound. Winter hardy. Use on productive soils.
in mixture	1/2 bu. (24 lbs)	0.6 lb	P		
			C		
LESPEDEZA, ANNUAL (Lespedeza striata					
alone	40 lbs	0.9 lbs.	M-L		200,000 seed per pound. Has volunteer for several years. Use shouldn't Re.
in mixture	10 lbs	0.2 lb	P		
			C		
LOVEGRASS, WEEPING (Eragrostis curvula					
alone	4 lbs	0.1 lb.	M-L		1,300,000 seed perpound. May last for several years. Mix with Sericea lespedeza.
in mixture	2 lbs	0.05 lb	P		
			C		
MILLET, BROWNTOP (Panicum fasciculatum					
alone	40 lbs	0.9 lbs.	M-L		137,000 seed per pound. Quick dense cover. Will grow approximately 3 feet in height. Not recommended for pasture.
in mixture	10 lbs	0.2 lb	P		
			C		
MILLET, PEARL (Pennisetum glaucum					
alone	20 lbs	1.1 lbs.	M-L		80,000 seed per pound. Quick dense cover. May reach 5 feet in height. Not recommended for pasture.
			P		
			C		
OATS (Avena sativa					
alone	4 bu. (128 lbs)	2.9 lbs.	M-L		13,000 seed per pound. Use on productive soils. Not as winter hardy as Fyvar barley.
in mixture	1 bu. (32 lbs)	0.7 lb	P		
			C		
RYE (Secale cereale					
alone	3 bu. (168 lbs)	3.9 lbs.	M-L		18,000 seed per pound. Quickcover. Drought tolerant and winter hardy.
in mixture	1/2 bu. (28 lbs)	0.6 lb	P		
			C		
RYEGRASS, ANNUAL (Lolium temulentum					
alone	40 lbs	0.9 lbs.	M-L		227,000 seed per pound. Dense cover.Very competitive and is not to be used in mixtures.
			P		
			C		
SUDANGRASS (Sorghum sudanese					
alone	60 lbs	1.4 lbs.	M-L		50,000 seed perpound. Used on droughty silos. Not recommended for pasture.
			P		
			C		
TRITICALE (=Triticosecale					
alone	3 bu. (144 lbs)	3.3 lbs.	C		Use on Imperial of Southern Coastal Plain and in Atlantic Coastal Flatwoods only.
in mixture	1 bu. (32 lbs)	0.8 lb			
WHEAT (Triticum aestivum					
alone	3 bu. (180 lbs)	4.1 lbs.	M-L		15,000 seed per pound. Winter hardy.
in mixture	1 bu. (30 lbs)	0.7 lb	P		
			C		

[1] Temporary cover crops are very competitive and will crowd our perenniels if seeded too heavily.
[2] Reduce seeding rates by 50% when drilled.
[3] M-L represents the Mountain: Blue Ridge; and Ridges and Valleys MLRAs.
P represents the Southern Piedmont MLRA.
C Represents Southern Coastal Plain: Sand Hills; Black Lands; and Atlantaic Coast Flatwoods MLRAs. (see Figure 6-4.1, p 6-40)

Ds4 DISTURBED AREA STABILIZATION (WITH SODDING)

DEFINITION
A permanent vegetative cover using sods on highly erodible or critically eroded lands.

PURPOSE
Establish immediate ground cover.
Reduce runoff and erosion.
Improve aesthetics and land value.
Reduce dust and sediments.
Stabilize waterways, critical areas.
Filter sediments, nutrients and bugs.
Reduce downstream complaints.
Reduce likelihood of legal action.
Reduce likelihood of work stoppage due to legal action.
Increase "good neighbor" benefits.

CONDITIONS
This application is appropriate for areas that require immediate vegetative covers, drop inlets, grass swales, and waterways with intermittent flow.

PLANNING CONSIDERATIONS
Sodding can initially be more costly than seeding, but the advantages justify the increased initial costs:
1. Immediate erosion control, green surface, and quick use.
2. Reduced failure as compared to seed as well as the lack of weeds.
3. Can be established nearly year-round.
Sodding is preferable to seed in waterways and swales because of the immediate protection of the channel after application. Sodding must be staked in concentrated flow areas (See Figure 6-6.1).
Consider using sod framed around drop inlets to reduce sediments and maintain the grade.

CONSTRUCTION SPECIFICATIONS
Soil Preparation
Bring soil surface to final grade. Clear surface of trash, woody debris, stone, and clods larger than 1". Apply sod to soil surfaces only and not frozen surfaces, or gravel type soils.
Topsoilproperly applied will help guarantee a stand. Don't use topsoil recently treated with herbicides or soil sterilants
Mix fertilizer into soil surface. Fertilize based on soil tests or Table 6-6.1. Agricultural lime should be applied based on soil tests or at a rate of 1 to 2 tons per acre.
Installation
Lay sod with tight joints and in straight lines. Don't overlap joints. Stagger joints and do not stretch and (See Figure 6-6.2)
On slopes steeper than 3:1, sod should be anchored with pins or other approved methods.
Installed sod should be rolled or tamped to provide good contact between sod and soil.
Irrigate sod and soil to a depth of 4" immediately after installation.
Sod should not be cut or spread in extremely wet or dry weather. Irrigation should be used to supplement rainfall for a minimum of 2 - 3 weeks.

MATERIALS
Sod selected should be certified . Sod grown in the general area of the project is best.
1. Sod should be machine cut and contain 3/4" (+ or -1/4) of soil, not including shoots or thatch.
2. Sod should be cut to the desired size within + Or -5%. Torn or uneven pads should be rejected.
3. Sod should be cut and installed within 36 Hours of digging.
4. Avoid planting when subject to frost heave or hot weather, if irrigation is not available.
5. The sod type should be shown on the plans or installed according to Table 6-6.2. See Figure 6-4.1 for your Resource Area.

MAINTENANCE
Re-sod areas where an adequate stand of sod is not obtained. New sod should be mowed sparingly. Grass height should not be cut less than 2" - 3" or as specified (See Figure 6-6.2)
Apply one ton of agricultural lime as indicated by soil test or every 4 - 8 years. Fertilize grasses in accordance with soil tests or Table 6-6.3.

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

DEFINITION
The establishment of temporary vegetative cover with fast growing seedings for seasonal protection on disturbed or denuded areas.

PURPOSE
To reduce runoff and sediment damage or downstream resources.
To protect soil surface from erosion.
To improve wildlife habitats.
To improve aesthetics
To improve tilth, infiltration and aeration as well as organic matter for permanent plantings.

REQUIREMENT FOR REGULATORY COMPLIANCE
Mulch or temporary grassing shall be applied to all exposed areas within 14 days of disturbance. Temporary grassing, instead of mulch, can be applied to rough graded areas that will be exposed less than six months. If land is expected to be undisturbed for longer than six months, permanent perennial vegetation shall be used. If optimum planting conditions for temporary grassing is lacking, mulch alone may be used as a singular erosion control device for up to six months but in shall be applied at the appropriate depth, anchored, and have a continuous 95% cover or greater of the soil surface. Refer to specification Ds1 - Disturbed Area Stabilization (With Mulching Only).

CONDITIONS
Temporary vegetative measures should be coordinated with permanent measures to assure economical and effective stabilization. Most types of temporary vegetation are ideal to use as companion crops until the permanent vegetation is established. Note: Some species of temporary vegetation are not appropriate for companion crop plantings because or their potential to out-compete the desired species (e.g. annual rygrass). Contact NRCS or the local SWCD for more information.

SPECIFICATIONS
Grading and Shaping
Excessive water run-off shall be reduced by properly designed and installed erosion control practices such as closed drains, ditches, dikes, diversions, sediment barriers and others. No shaping or grading is required if slopes can be stabilized by hand-seeded vegetation or if hydraulic seeding equipment is to be used.
Seedbed Preparation
When a hydraulic seeder is used, seedbed preparation is not required. When using conventional or hand-seeding, seedbed preparation is not required if the soil material is loose and not sealed by rainfall.
When soil has been sealed by rainfall or consists of smooth cut slopes, the soil shall be pitted, trenched or otherwise scarified to provide a place for seed to lodge and germinate.
Lime and Fertilizer
Agricultural lime is required unless soil tests indicate otherwise. Apply agricultural lime as directed determined by soil test for pH. Quick acting lime should be incorporated to modify pH during the germination period. Bio stimulants should also be considered when there is less than 3% organic matter in the soil. Seeded areas require lime application. Soils must be tested to determine requirements for lime, fertilizer and any amendments. Fertilizer should be applied before land preparation and incorporated with a disk, ripper, or chissel on slopes too steep for, or inaccessible to equipment. Fertilizer shall be hydraulically applied, preferably in the first pass with seed and some hydraulic mulch, then topped with the remaining required application rate.
Seeding
Select a grass or grass-legume mixture suitable to the area and season of the year. Seed shall be applied uniformly by hand, cyclone seeder, drill, cultipacker-seeder, or hydraulic seeder (slurry including seed and fertilizer). Drill or cultipacker seeders should normally place seed one-quarter to one-half inch deep. Appropriate depth of planting is ten times the seed diameter. Soil should be "raked" lightly to cover seed with soil if needed by hand. See Table 6-4.1
Mulching
Temporary vegetation can, in most cases, be established without the use of mulch, provided there is little to no erosion potential. However, the use of mulch can often accelerate and enhance germination and vegetation establishment. Mulch without seeding should be considered for short term protection. Refer to Ds1 - Disturbed Area Stabilization (With Mulching Only).
Irrigation
During times of drought, water shall be applied at a rate not causing runoff and erosion. The soil shall be thoroughly wetted to a depth that will insure germination of the seed. Subsequent applications should be made when needed.

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CONSTRUCTION DETAILS (2 OF 4)

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Level IA Certified Inspector
Certification Number 0000015138
Issued 11/29/2024 Expires 11/29/2027

GSWCC
Gilbert E Quinones
Level II Certified Design Professional
Certification Number 0000015138
Issued 11/29/2024 Expires 11/29/2027

REVISIONS	DATE
NO. DESCRIPTION	

DATE: 2-09-2025
SCALE: AS NOTED
DRAWN: G.E.Q.
DESIGNED: G.E.Q.
LAND LOT: 1355
18TH LAND DISTRICT
COBB COUNTY, GA.

DRAWING NO.
24-063-SP-6

SHEET 6 OF 8

GEORGIA
UNIFORM CODING SYSTEM
FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES
GEORGIA SOIL AND WATER CONSERVATION COMMISSION

STRUCTURAL PRACTICES

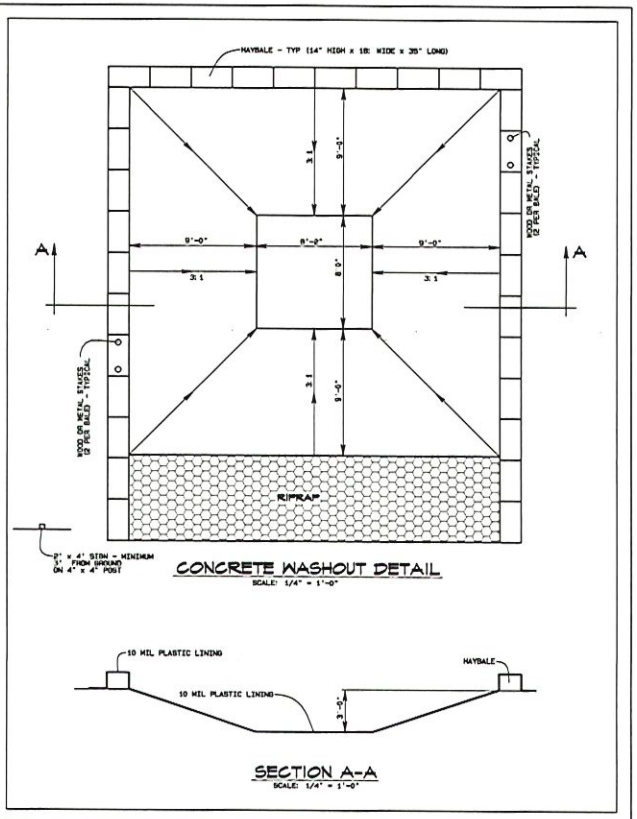
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
	DIVERSION			A small temporary berm or dike constructed across a sloped, exposed area or area of concentrated flow.
(C)	CHANNEL STABILIZATION			Improving, constructing or stabilizing an open channel, waterway, outlet, or ditch.
(Cs)	CONSTRUCTION EXIT			A stabilized stone pad located at the construction site with the purpose of aiding in removing mud from tires thereby minimizing sediment transport.
(D)	CONSTRUCTION ROAD STABILIZATION			A temporary constructed as part of a construction plan including access roads, subdivision roads, parking areas, and other on-site vehicle transportation routes.
(Dt)	STONE OUTLET STRUCTURE			A temporary stone stabilized to convey flow where a construction site ends a permanent structure is being constructed.
(H)	HEADWALL			An APP channel or pipe located above, below or through a berm to divert runoff. This may be a temporary or permanent structure.
(Ds1)	RIPRAP, SLOPE PROTECTION			A flexible conduit of heavy-duty fabric or other material designed to convey concentrated runoff down a slope. This is temporary and removable.
(Ds2)	RIPRAP, CHANNEL PROTECTION			A paved chute, pipe, spillway, conduit or combination thereof designed to safely conduct surface runoff down a slope.
(Fr)	FILTER STRIP			A temporary cross barrier constructed of straw, grass, loose sod, sand bags.
(Ge)	GABION			Rock filled basketry which are lead-sheathed into position forming an interlocking structure.
(Gr)	GRADE STABILIZATION STRUCTURE			Permanent structures installed to prevent downcutting or scour where otherwise the cross slope is sufficient for the running water to form gullies.
(Lr)	LINED WATERWAY			A structure to convey concentrated flow of water into and across stable land. This should be stabilized with an erosion-resistant lining.
(Rd)	RIPRAP, SLOPE PROTECTION			A permanent or temporary stone filter area located where water enters stream or drainageway.
(Rp)	RIPRAP, CHANNEL PROTECTION			A rock material to stabilize soil and to impart resistance to erosive forces of concentrated flow. Each diameter will require specific gradation.
(R)	RETAINING WALL			A series of structures placed in front of a permanent, cohesive, vegetation stand which functions to form or a temporary sediment filter.
(Sf)	SILT FENCE			A barrier to prevent sediment from leaving the construction site. It may be unsuitable, even if it is a barrier, stop sand, loam, gravel, or soil in flow.
(Sc)	SILT CURTAIN			A floating silt curtain is a temporary control of silt from entering into the surrounding water. This is usually made of impervious fabric.
(Sr)	SURFACE ROUGHENING			A series of furrows created by operating a tracked vehicle or other suitable implement on the contour. The furrows should be left in the roughened condition.
(Sa)	SURFACE ROUGHENING			A small temporary sand filled sheeting or plywood barrier placed in front of a storm drain. Distinguishing a temporary sediment trap from a temporary sediment basin is the lack of a pipe or riser.
(Bl)	PUMPED WATER FILTER BAG			A fabric bag that traps sediment before water from the surface of exposed areas, slopes, or waters is removed from the site.
(Sb)	TEMP. BARRIER			A linear earthen dike constructed on a downslope perpendicular to the direction of the runoff to intercept sediment laden runoff and detain it allowing deposition and prevention of runoff while allowing surface sedimentation commonly with the use of intermediate dikes.

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
(Br)	TEMPORARY STREAM CROSSING			A temporary bridge or culvert-type structure constructed of compacted fill over culvert(s) to construct construction equipment.
(St)	STREAMBANK WATER PROTECTION			A series of short sections of riprap placed at the outlet of a storm drain system preventing erosion from the concentrated runoff.
(Su)	TURNOUT STRUCTURE			A riprap and surface with horizontal depressions on a contour to convey left to a riprapped condition after grading.
(To)	TURNOUT OUTLET			A floating or closed basins installed either into water (it may also be retained to be a floating basin, silt basins, or silt curtain).
(Tp)	TOPSOILING			The removal of unsuitable soil the more fertile soil, placing it, and spreading it over the disturbed area after completion of construction activities.
(Tr)	TREE PROTECTION			To protect especially trees from injury during construction activity.
(Wt)	WATER TREATMENT OR DISPOSAL (CHEMICAL TREATMENT)			Proper or regulations water methods for dewatering, diversion, alarms, dikes or similar structures.

VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
(Bf)	BUFFER ZONE			Strips of undisturbed original vegetation, enhanced or restored existing vegetation in the establishment of riparian buffers, wetlands, or areas of disturbance or remaining streams.
(Ce)	CONTROL NOXIOUS WEEDS			Planting vegetation on areas that are disturbed, particularly streambanks, or re-vegetation.
(Ds1)	DORMANT SEEDING, TEMPORARY			Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
(Ds2)	DORMANT SEEDING, PERMANENT			Establishing a temporary vegetative cover with fast growing seedings on disturbed areas.
(Ds3)	DORMANT SEEDING, WITH MULCH			Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
(Ds4)	DORMANT SEEDING, WITHOUT MULCH			A permanent vegetative cover using seed on slightly disturbed or difficulty worked areas.
(Du)	DUST CONTROL ON DISTURBED AREAS			Controlling surface sand or movement of dust on construction site, roadways and similar sites.
(FC)	FLOCCULANTS AND CHEMICALS			Substance formulated to assist in the water-based separation of suspended particles in solution.
(Sb)	STREAMBANK WATER PROTECTION			The use of suitably stabilized native plant materials to maintain and enhance streambanks, or to prevent or replace such plant materials where erosion problems.
(Se)	SLOPE STABILIZATION			A protective covering used to prevent erosion and establish temporary or permanent vegetation on slopes steeper than 3 feet horizontal to 1 foot vertical.
(Tac)	TEMPORARY, ANCHORED			Substance used to stratify, stress or bind mulch by spraying the organic emulsion to bind together.



CONCRETE WASHOUT DETAIL
SCALE: 1/4" = 1'-0"

SECTION A-A
SCALE: 1/4" = 1'-0"

GSWCC
Gilbert E Quinones
Level II Certified Design Professional
Certification Number 0000015128
Issued 11/29/2024 Expires 11/29/2027

GSWCC
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Certification Number 0000015128
Issued 11/29/2024 Expires 11/29/2027

GEORGIA ENGINEERING CONSULTANTS, LLC
CIVIL ENGINEERING AND LAND SURVEYING
1093 Harvestford Lane
Jonesboro, Georgia 30297
(678) 776-9988
E-Mail: gilbert@georgiatechpros.com

CONSTRUCTION DETAILS
(3 OF 4)

640 SOUTH GORDON ROAD
MABLETON, GEORGIA 30126

QUINTON WIGGLES
647 South Gordon Road, N.W.
Suite B
Mableton, Georgia 30126
(770) 899-3932
E-Mail: quint750@bellsouth.net

REVISIONS		
NO.	DESCRIPTION	DATE

DATE: 2-09-2025
SCALE: AS NOTED
DRAWN: G.E.Q
DESIGNED: G.E.Q
LAND LOT: 355
18TH LAND DISTRICT
COBB COUNTY, GA

SHEET 7 OF 8

DRAWING NO.
24-063-SP-7

DETAIL 116R

Residential Driveway Standard

DETAIL 02713-14C

COBB COUNTY WATER SYSTEM

3/4" & 1" WATER METER BOX & LID DETAIL

SEPTEMBER 10, 2007

SIDEWALKS

DETAIL 113

Detail 416 – 1

Community Development Agency

TREE PLANTING

Typical Section

Detail 416 – 7

Community Development Agency

TREE PROTECTION FENCE

Typical Section

SHEET 8 OF 8	DATE: 2-09-2025 SCALE: AS NOTED DRAWN: G.E.D. DESIGNED: G.E.D. CHECKED: G.E.D. LAND LOT: 385 18TH LAND DISTRICT COBB COUNTY, GA	REVISIONS NO. DESCRIPTION DATE	QUINTON WIGGLES 647 South Gordon Road, N.W. Suite B Mableton, Georgia 30126 (770) 899-3932 E-Mail: quint750@bellsouth.net	CONSTRUCTION DETAILS (4 OF 4) 640 SOUTH GORDON ROAD MABLETON, GEORGIA 30126	G.E.D. CONSULTING CIVIL ENGINEER AND LAND SURVEYOR 1093 Hannaford Lane Johns Creek, Georgia 30097 (678) 778-9389 E-Mail: gildartl@georgiatech@yahoo.com

DRAWING NO.
24-063-SP-8

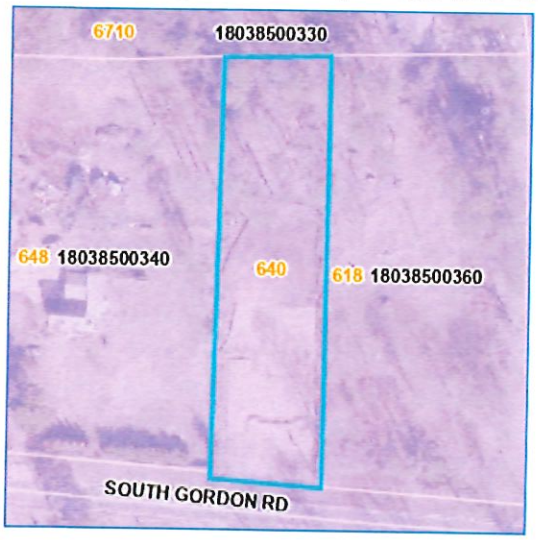
Cobb County, GA

Composite Summary

ParcelNumber	18038500350
PropertyAddress	640 S GORDON RD
Class	R3 - Residential vacant
Acres	0.99
LandSquareFootage	43124
Neighborhood	M0009991 -
TaxDistrict	(M) MABLETON
SubdivisionName	9991 - HOMESITE

Map

Click the image below to open and view the map.



Owner

WIGGLES QUINTON
640 S GORDON RD
MABLETON GA 30126

Owner Info Last Updated 4/17/2025

Appraised Values

Year	Property Class	LUC	Appraised Land	Appraised Building Value	Total Appraised Value
2025	R3	100	$94,810	$0	$94,810

⊞ Show Historical Appraised Values

Assessed Values

Year	Assessed Land	Assessed Building Value	Total Assessed Value
2025	$37,924	$0	$37,924

⊞ Show Historical Assessed Values

Permits

Date	Number	Amount	Purpose	Status
03/26/2024	2024-1689	$296,981	HOUSE, NEW	I - Incomplete

Sales Information

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sales Validity	Grantor	Grantee	Recording
12/2/2024	$100,000	WD	16248	4425	VALID SALE	INFANTE-ALATORRE LUIS & GARCIA MIRIAM GU	WIGGLES QUINTON	Click Here
11/21/2024	$0	QC	16248	4423		JOHNSON MARY	INFANTE-ALATORRE LUIS	Click Here
11/21/2024	$0	QC	16248	4421		WILBANKS SYLVIA ANN	INFANTE ALATORRE LUIS	Click Here
11/21/2024	$0	QC	16248	4419		KATHLEEN ALLEY	INFANTE ALATORRE LUIS	Click Here
9/22/2021	$0		15984	0712		INFANTE-ALATORRE LUIS	INFANTE ALATORRE LUIS & MONCADA GARCIA M	Click Here
9/22/2021	$50,000		15984	0710	VALID SALE	HOWARD JOHNSA A/K/A PAUL HOWARD JOHNSA,	INFANTE ALATORRE LUIS	Click Here
7/24/2021	$0	ESTD	15954	0998		ESTATE OF PAUL H. JOHNSA	WILBANKS SYLVIA & ALLEY KATHLEEN & WILBA	Click Here

As an enhanced customer service, the Superior Court Clerk and Tax Assessors' Office has created this direct link to deed documents.
Not all deeds display on the Tax Assessors' Website! For complete deed research, visit the Superior Court Clerk's website at
https://superiorcourtclerk.cobbcounty.gov/landmark

Photos

No data available for the following modules: 2025 Undeliverable Notices, Upcoming Visits, Summary - Personal Property, Current Year Business Forms, Appraised Values - Personal Property, Residential Improvement Information, Commercial Improvement Information, Accessory Information, Appeals, Sketches, Additions.

Ownership and characteristic data are the most current information available. All appraised/assessed values are as of Jan 1, 2026.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 1/21/2026, 8:04:36 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

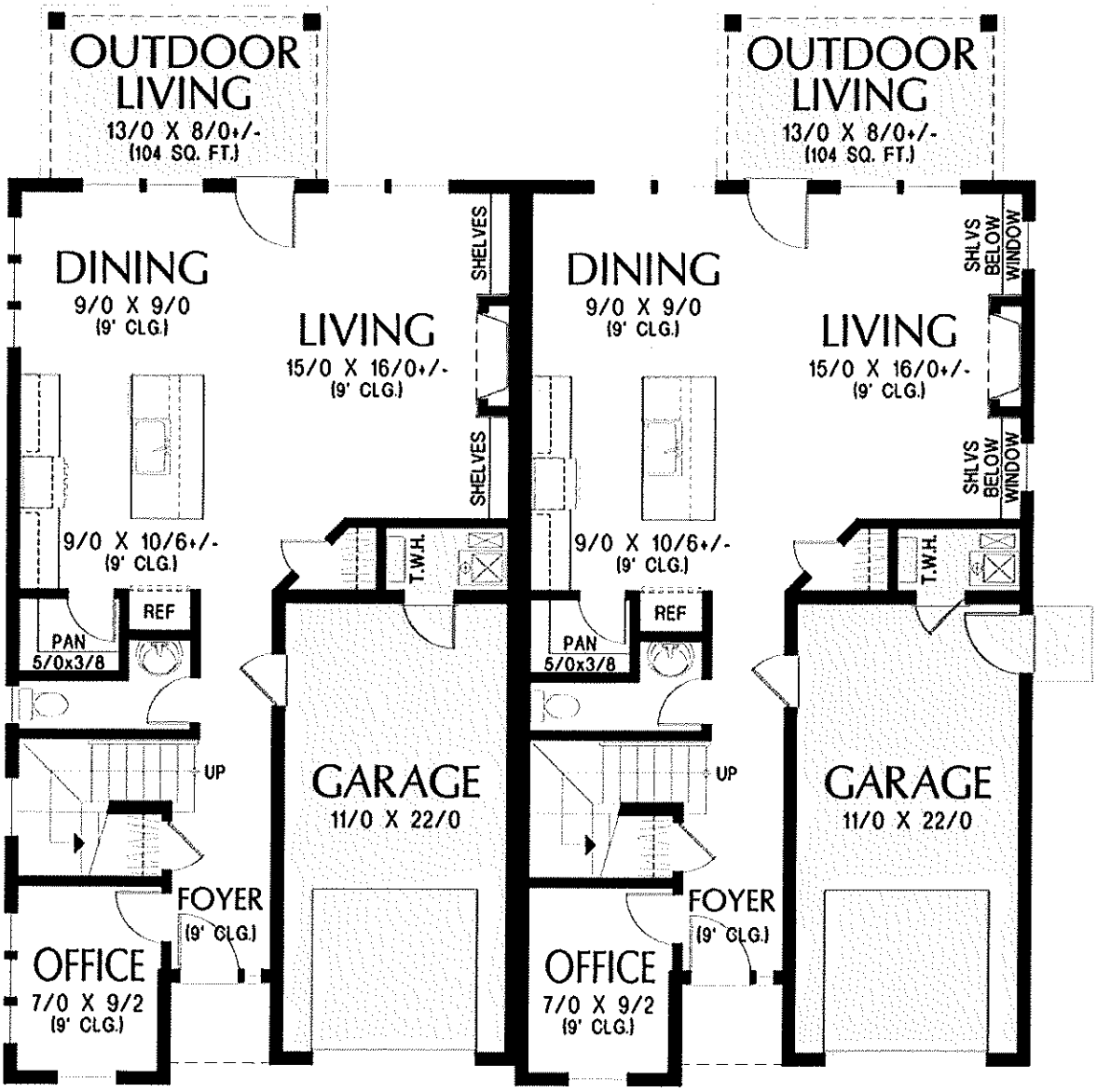
AMERICA'S BEST HOUSE PLANS

Modern Farmhouse Duplex Plan

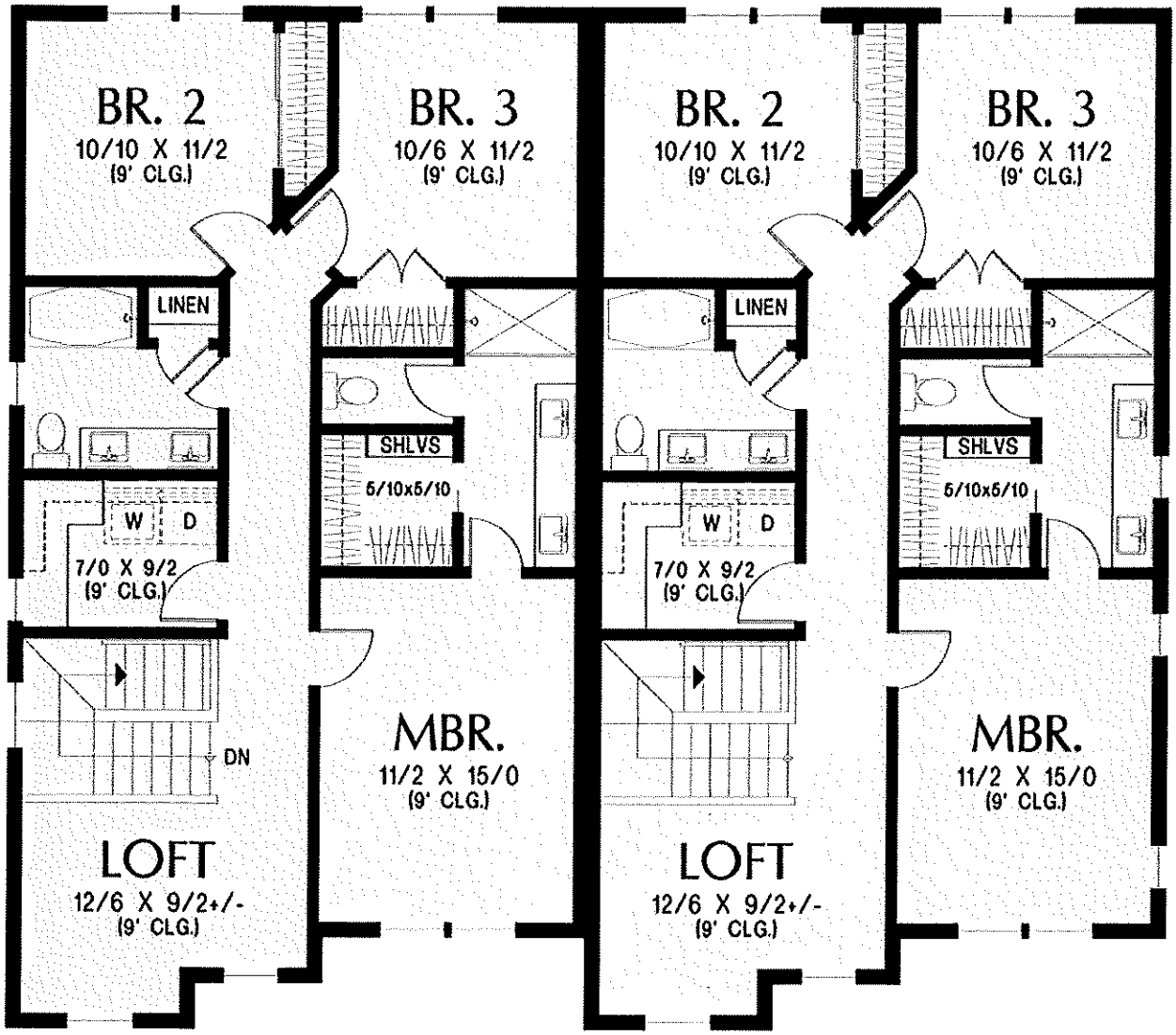
2559-01102

UNITS	SQ FT	WIDTH	DEPTH
2	3,574	50'	52'

BEDS/UNIT	BATHS/UNIT	1/2 BATHS/UNIT	CARS/UNIT
3	2	1	1


OUTDOOR LIVING
13/0 X 8/0+/-
(104 SQ. FT.)
OUTDOOR LIVING
13/0 X 8/0+/-
(104 SQ. FT.)
DINING
9/0 X 9/0
(9' CLG.)
LIVING
15/0 X 16/0+/-
(9' CLG.)
SHELVES
SHELVES
DINING
9/0 X 9/0
(9' CLG.)
SHLVS BELOW WINDOW
LIVING
15/0 X 16/0+/-
(9' CLG.)
SHLVS BELOW WINDOW
9/0 X 10/6+/-
(9' CLG.)
T.W.H.
9/0 X 10/6+/-
(9' CLG.)
T.W.H.
REF
PAN
5/0x3/8
REF
PAN
5/0x3/8
UP
GARAGE
11/0 X 22/0
UP
GARAGE
11/0 X 22/0
FOYER
(9' CLG.)
FOYER
(9' CLG.)
OFFICE
7/0 X 9/2
(9' CLG.)
OFFICE
7/0 X 9/2
(9' CLG.)

SECOND FLOOR



Images copyrighted by the designer.

FEATURES

Master Up

Front Entry Garage

Kitchen Island
Open Floor Plan

Laundry Second Floor

Rear Porch

Loft
Office

UNITS A & B

HEATED SQFT:	**1,787**
FIRST FLOOR SQFT:	**803**
SECOND FLOOR SQFT:	**984**
GARAGE SQFT:	**261**
BEDROOMS:	**3**
FULL BATHS:	**2**
HALF BATHS:	**1**
FLOORS:	**2**
GARAGE SPACES:	**1**

WIDTH:	**25 Ft, 0 In**
DEPTH:	**52 Ft, 0 In**

BUILDING DETAILS

HEATED SQ FT

TOTAL HEATED AREA:	**3,574 SqFt**
FIRST FLOOR:	**1,606 SqFt**
SECOND FLOOR:	**1,968 SqFt**

UNHEATED SQ FT

TOTAL UNHEATED AREA:	**522 SqFt**
GARAGE:	**522 SqFt**

PORCH & PATIO SQ FT

TOTAL PORCH/PATIO AREA:	**208 SqFt**

BEDROOMS:	**6**
BATHROOMS:	**4**
HALF BATHS:	**2**
FLOORS:	**2**
GARAGE SPACES:	**2**

WIDTH:	**50ft.**
DEPTH:	**52ft.**
HEIGHT:	**30ft.**
FOUNDATION:	

AMERICA'S BEST HOUSE PLANS

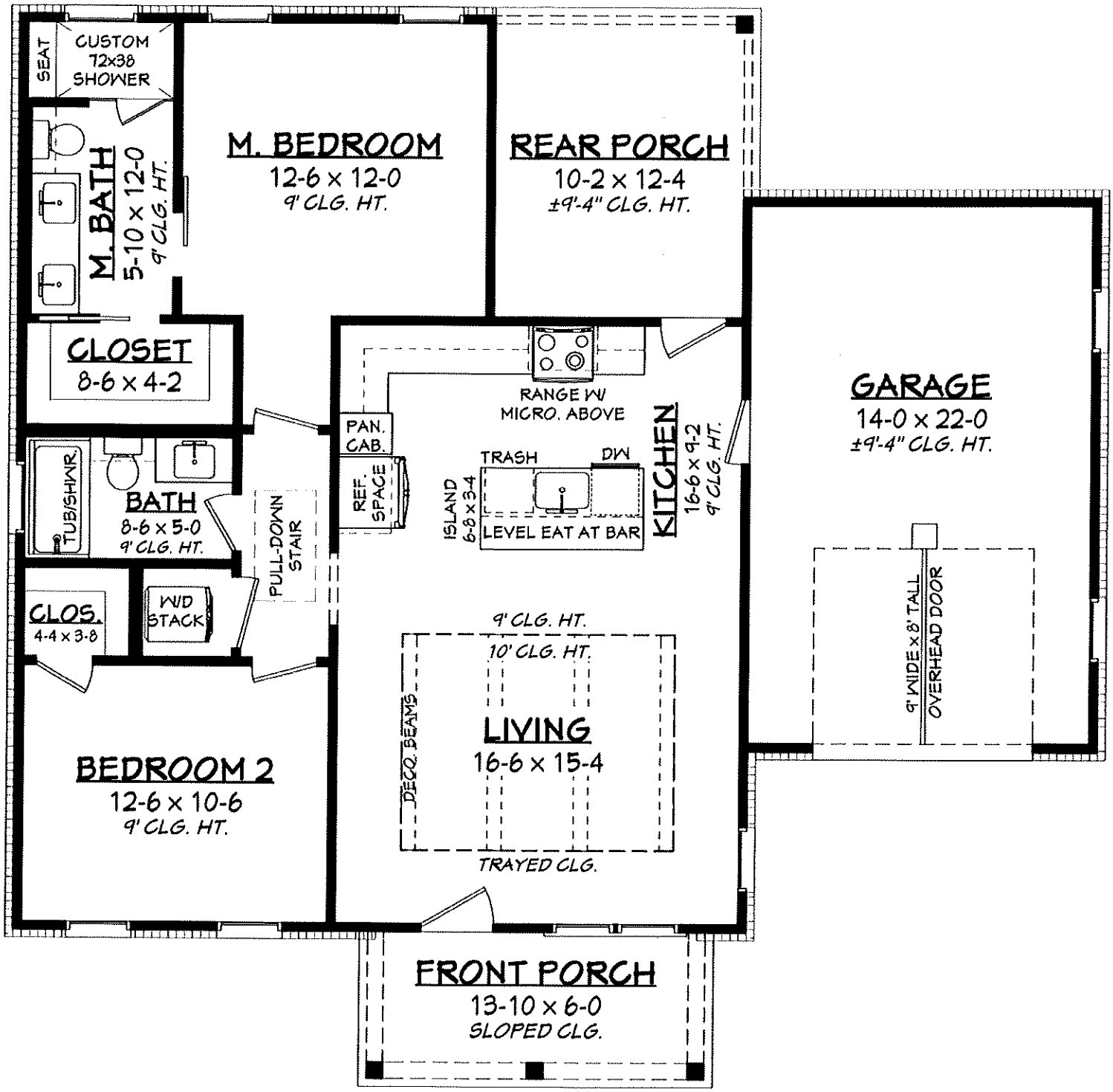
Modern Farmhouse Plan 041-00344

ADU

SQ FT	BEDS	BATH	1/2 BATHS
996	2	2	0

CAR	STORIES	WIDTH	DEPTH
1	1	44' 4"	43' 6"

MAIN FLOOR


SEAT
CUSTOM 72x38 SHOWER
M. BATH
5-10 x 12-0
9' CLG. HT.
M. BEDROOM
12-6 x 12-0
9' CLG. HT.
REAR PORCH
10-2 x 12-4
±9'-4" CLG. HT.
CLOSET
8-6 x 4-2
RANGE W/ MICRO. ABOVE
PAN. CAB.
REF. SPACE
TRASH
DW
ISLAND 6-8 x 3-4
LEVEL EAT AT BAR
KITCHEN
16-6 x 9-2
9' CLG. HT.
GARAGE
14-0 x 22-0
±9'-4" CLG. HT.
TUB/SHWR.
BATH
8-6 x 5-0
9' CLG. HT.
PULL-DOWN STAIR
CLOS.
4-4 x 3-8
W/D STACK
9' CLG. HT.
10' CLG. HT.
DECO. BEAMS
LIVING
16-6 x 15-4
TRAYED CLG.
9' WIDE x 8' TALL OVERHEAD DOOR
BEDROOM 2
12-6 x 10-6
9' CLG. HT.
FRONT PORCH
13-10 x 6-0
SLOPED CLG.

FEATURES

Master On Main Floor

Front Entry Garage

Kitchen Island
Open Floor Plan

Laundry On Main Floor

Front Porch
Rear Porch

DETAILS

HEATED SQ FT

TOTAL HEATED AREA:	**996 sq. ft.**
FIRST FLOOR:	**996 sq. ft.**

UNHEATED SQ FT

GARAGE:	**327 sq. ft.**

BEDROOMS:	**2**
FULL BATHS:	**2**
FLOORS:	**1**
GARAGE SIZE:	**1 car**

WIDTH:	**44ft.-4in.**
DEPTH:	**43ft.-6in.**
HEIGHT:	**22ft.**
FOUNDATION:	
	Slab Foundation
	PAID OPTION **Crawlspace Foundation**
	PAID OPTION **Basement Foundation**
	PAID OPTION **Walkout Basement Foundation**
MAIN ROOF PITCH:	**8:12**
EXTERIOR FRAMING:	
	2x4 Wood
	PAID OPTION **2x6 Conversion**

CEILING HEIGHTS

FIRST FLOOR:	**9 feet**

WHAT'S INCLUDED IN THESE PLANS?

- **Cover Sheet**

  Cover sheet typically includes a front view of the plan (may be in color), index of pages included, and other miscellaneous notes and details.

- **Foundation Plan & Details**

  Foundation plans describe to the builder, the type of foundation requested by the home owner or the type of foundation required by a certain geographic area. In most cases, the foundation plan will include footing sizes and locations, footing details and other important information needed to properly construct the home. In some specific areas, a structural engineer may be required to review and certify the house plans purchased. These reasons include, but are not limited to the following: seismic (earthquake) considerations, high wind (coastal , mountainous areas, etc.), snow loads, etc.

- **Floor Plans**

  The floor plans locate all walls, interior and exterior, of the entire building, denote ceiling heights and treatments, locate all plumbing fixtures, cabinets, door and window locations and sizes, gives square footage measurements, locate water heaters and hvac systems.

- **Exterior Elevations**

  The exterior elevations are used to depict the exterior finishes (brick, siding, stucco, etc.), roof styles

Parcel ID: **18038500350**

Tax Site Address: **640 S GORDON RD**

Future Land Use (2nd Level): **Medium Density Residential**

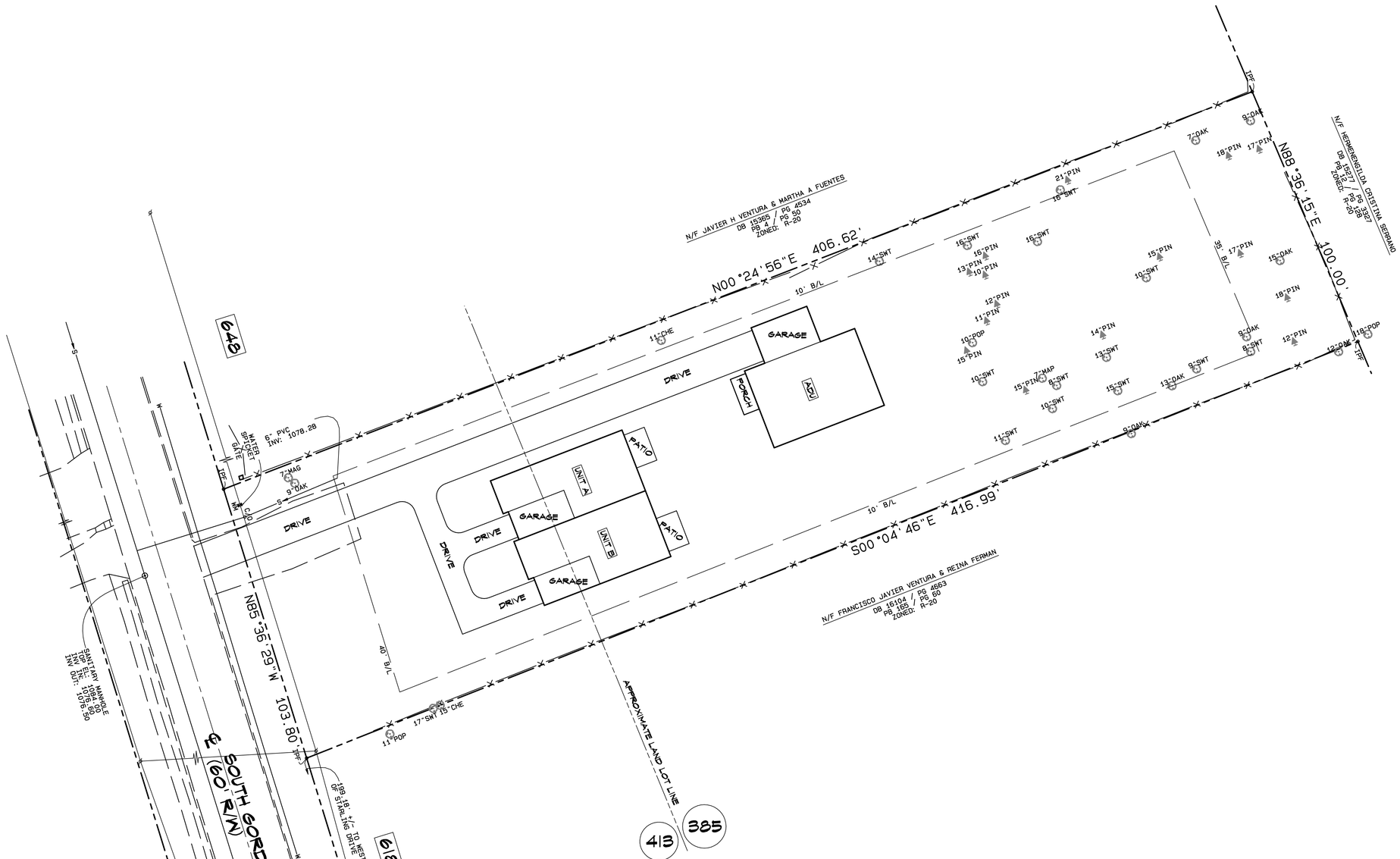
SCHEMATIC SITE PLAN

TREE LEGEND

CHE	CHERRY
MAG	MAGNOLIA
MAP	MAPLE
OAK	OAK
PIN	PINE
POP	POPLAR
SWT	SWEETGUM

AREA = 41,895 SQ.FT.
0.9618 ACRES

ZONED: R-20



GSWCC
Georgia Soil and Water Conservation Commission
Gilbert E Quinones
Level IB Certified Inspector
Certification Number 0000015138
Issued: 12/06/2024 Expires: 12/06/2027

GSWCC
Georgia Soil and Water Conservation Commission
Gilbert E Quinones
Level II Certified Design Professional
Certification Number 0000015138
Issued: 11/29/2024 Expires: 11/29/2027

GRAPHIC SCALE 1"=20'
0 20 40 60

SHEET 1 OF 1

DRAWING NO. 24-063-DSP-1

G.E.Q.
CONSULTING CIVIL ENGINEER AND LAND SURVEYOR
1093 Hannaford Lane
Johns Creek, Georgia 30097
(678) 776-9489
E-Mail: gilbertgeorgiatech@yahoo.com

DUPLEX SITE PLAN

640 SOUTH GORDON ROAD
MABLETON, GEORGIA 30126

QUINTON WIGGLES
647 South Gordon Road, N.W.
Suite B
Mableton, Georgia 30126
(770) 899-3932
E-Mail: quint750@bellsouth.net

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. 41748
GILBERT E QUINONES
02-05-2026

NO.	REVISIONS DESCRIPTION	DATE

DATE: 2-05-2026
SCALE: 1" = 20'
DRAWN: G.E.Q.
DESIGNED: G.E.Q.
CHECKED: G.E.Q.
LAND LOT: 385 & 413
18TH LAND DISTRICT
COBB COUNTY, GA.

City of Mableton
Community Development | Planning and Zoning Division
6116 Mableton Parkway, Suite144
Mableton, GA 30126
(470) 417-4220
www.mableton.gov

PLANNING COMMISSION STAFF REPORT – REZONING APPLICATION
Public Hearing Date: April 2nd, 2026

Case Number: REZ 2026-02

Current Zoning: R-20 Zoning District

Proposed Request: Rezoning from Single Family Residential (R-20) to Residential Duplex (RD) for the purpose of developing a residential duplex.

Staff Recommendation: Approval with conditions.

APPLICANT & PROPERTY INFORMATION

Name: Quinton Wiggles

Property Address: 640 South Gordon Road.

City/State: Mableton

Acreage: 0.99

District: 2, Council member Michael McNeely

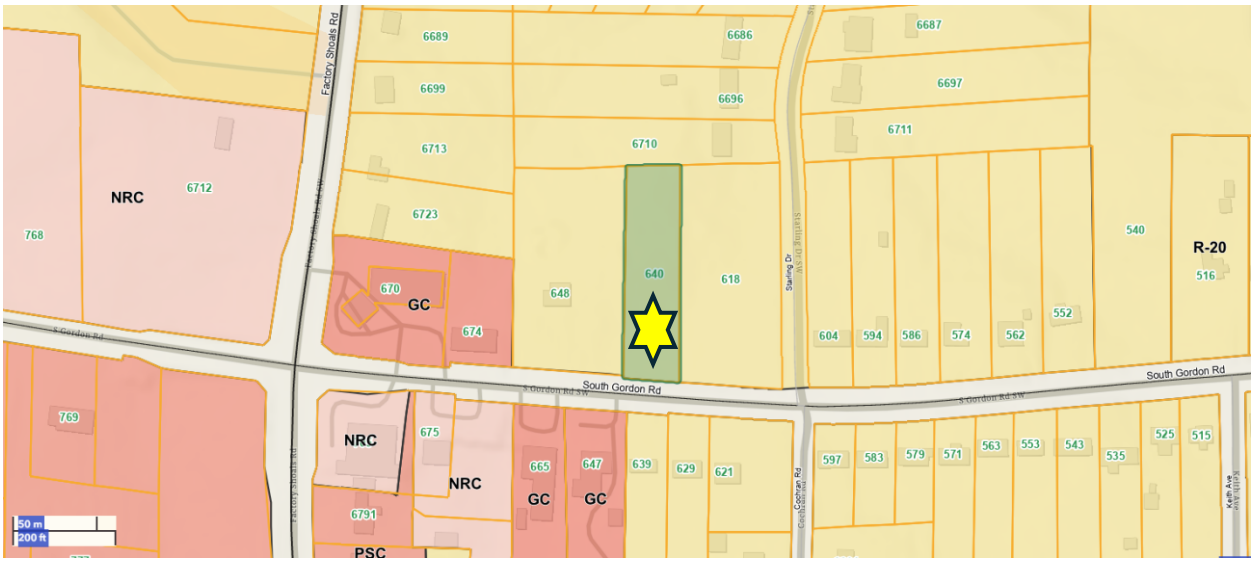
Parcel Identification: 18038500350

Future Land Use: Medium Density Residential, MDR

PURPOSE OF REQUEST

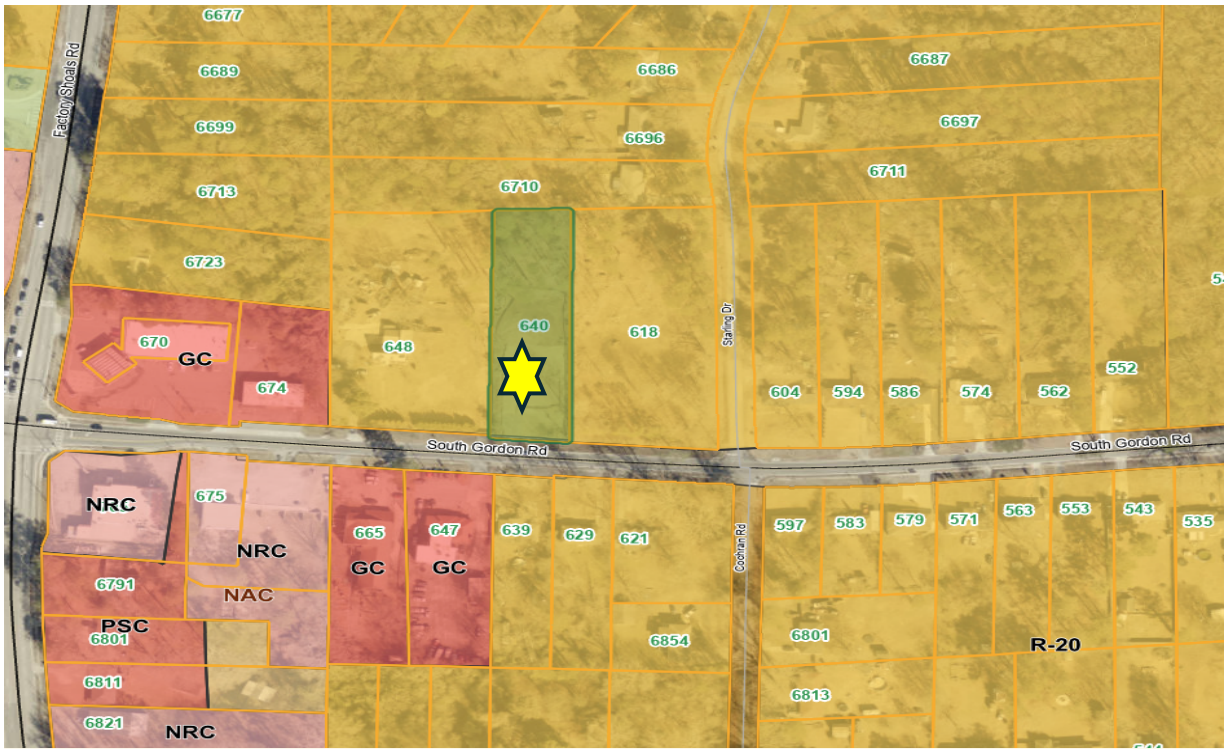
The applicant, Quinton Wiggles, is requesting to rezone the subject property from **Single Family Residential (R-20)** to **Residential Duplex (RD)**. The purpose of this request is to develop a 3,600 square foot duplex structure along with an 996 square foot accessory dwelling unit (ADU) on the property. This property previously underwent the permitting process with Cobb County. A building permit was issued in March 2024, and the site was cleared, graded, and form boards were set. However, the owner did not complete the required inspections. The applicant has informed staff that they purchased the property after it had already been cleared and graded.

ZONING MAP (R-20 Single-Family Residential)



Star: Location of Subject Property

FUTURE LAND USE MAP (**MDR- Medium Density Residential)**



Star: Location of Subject Property

AERIAL MAP

Star: Location of Subject Property

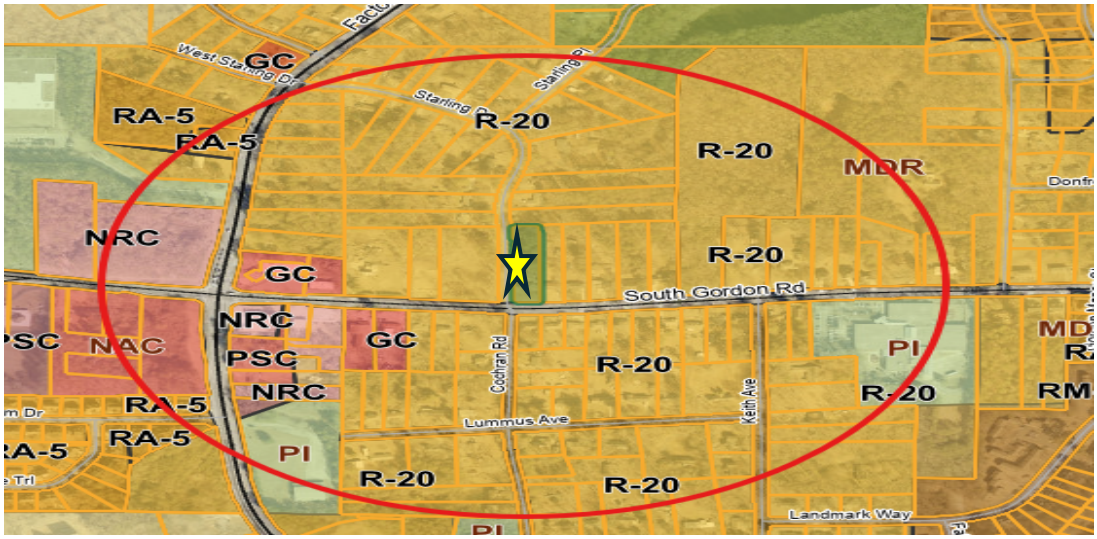
SITE ANALYSIS

I. Comprehensive Plan

The property's Future Land Use Map (FLUM) designation is **Medium Density Residential (MDR)**.The MDR designation is intended for areas suitable for moderate density housing, specifically between two and one-half (2.5) and five (5) dwelling units per acre. New residential uses should be developed in a manner that helps protect the character of these areas.

The subject property is immediately bounded in the **West, North, and East** by the **Single Family Residential (R-20) District**. The land used in these directions is primarily single-family homes and undeveloped wooded areas. **South Gordon Road (South):** The property fronts South Gordon Road. While the parcel itself is R-20, surrounding properties within a 1-mile radius feature: **NRC** (Neighborhood Retail Commercial), **GC** (General Commercial) and **RA-5** (Single-Family Districts)

View of Adjoining Zoning Districts



Star: Location of Subject Property

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

Boundary	Adjacent Zoning	Adjacent Land Use
South	NRC, GC (General Commercial), R-20, RA-5 (Single-family Residential)	South Gordon Road (major roadway) and commercial/residential uses across the street
West, North, East	Single Family Residential (R-20)	Single-family homes and undeveloped wooded land

B. Proposed Development Details

Primary Structure (Duplex): A modern farmhouse-style duplex totaling approximately 3,574 sq. ft. Each unit is designed with 3 bedrooms, 2.5 bathrooms, and a 1-car garage. **Accessory Dwelling Unit (ADU):** A 1-story structure of 996 sq. ft. featuring 2 bedrooms and 2 bathrooms and a potential garage. .

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.**

   The proposed rezoning to RD (Residential Duplex) for the construction of a 3,600 sq. ft. duplex is in direct conformity with the Medium Density Residential (MDR) designation on the City of Mableton's Future Land Use Map (FLUM). This designation explicitly encourages "missing middle" housing types to bridge the gap between high-density apartments and low-density single-family homes. While the plan includes a 996 sq. ft. accessory structure, the proposal is contingent upon this building remaining strictly non-habitable. This ensures the total density remains at 2 units per acre, adhering to the intent of the MDR policy without introducing unapproved multi-family intensity.

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

   The 0.99-acre site is uniquely situated to accommodate a duplex without infringing upon the R-20 single-family character of the surrounding area. The large lot size allows for substantial setbacks that exceed the minimum requirements, effectively buffering the neighbors from the secondary unit. The scale of the primary 3,600 sq. ft. structure is architecturally compatible with modern single-family residential massing. Furthermore, by restricting the 996 sq. ft. accessory structure (max size is 1,000 sqft) to non-habitable use (e.g., garage or storage), the applicant maintains a site profile consistent with the residential estates common in the vicinity.
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.**

   The property's location on a major corridor represents a "changing condition" where increased traffic and visibility make single-family detached homes less viable than moderate-density residential uses. Rezoning to RD provides the necessary flexibility to develop the site. However, grounds for approval are based solely on a two-unit residential limit; any attempt to utilize the 996 sq. ft. accessory structure as a third habitable unit would constitute an over-development of the site given its historical context and current market assessment.

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

schools.

The addition of a single duplex (two households) will have a negligible impact on Mableton's infrastructure. The project is well below the 50,000 sq. ft. threshold that triggers mandatory traffic studies, and the 0.99-acre lot provides sufficient permeable surface for on-site stormwater management, there is no additional burden placed on the school system or utility grid beyond that of two standard residential households.

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

   The zoning proposal aligns with the Comprehensive Plan's Future Land Use Map (FLUM) designation of **Medium Density Residential (MDR)** for this property. The proposal also aligns with the RD district's intent to provide affordable housing, which is a component of the broader Comprehensive Plan policy.

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

   Supporting grounds for approval exist because the application aligns with the MDR FLUM designation. However, this support is predicated on the limitation of the site to two dwelling units. The 0.99-acre parcel is appropriate for a duplex and but not for a third residence. Approval is recommended only with a recorded stipulation that the accessory structure shall not be used for human habitation, ensuring the development remains compatible with the City's land use framework and neighborhood expectations.

Cobb County Water

REZ-2026-002 DEPARTMENT COMMENTS – Cobb County Water

Water comments:

At development: ☒ YES ☐ NO

Fire flow test required: ☒ YES ☐ NO

Size and location of existing water main(s): 6" on Austell Rd

Additional water comments:

Sewer comments:

In the drainage basin: ☒ YES ☐ NO

At development: ☒ YES ☐ NO

Approximate distance to nearest sewer: In Austell Rd and Stallion Pkwy right-of-way

Estimated waste generation (in G.P.D.): Average daily flow = 12,800

Peak flow = 32,000

Treatment plant: South Cobb WRF

Plant capacity: ☒ Yes ☐ NO

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

Off-site easement required: ☐ YES* ☒ NO

Line capacity study required: ☐ YES ☒ NO

Letter of allocation issued: ☐ YES ☒ NO

Septic tank recommended by this department: ☐ YES ☒ NO

Subject to Health Department approval: ☐ YES ☒ NO

*If off-site easements are required, the developer/owner must submit easements to CCWS for review and approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the developer/owner.

Additional sewer comments: There is an existing public sewer line on-site that may need to be relocated to avoid conflicting with the building.

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

Cobb County Stormwater

REZ2026-002 DEPARTMENT COMMENTS – Stormwater Management

2/23/2026

Site Data

1. Address: 640 South Gordon Rd
2. District: 2
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: Nickajack Creek Basin
2. State Stream Buffers: No.
3. County Stream Buffer Ordinance: No
4. Impaired Stream: Yes: If the site is within a one-mile radius of an impaired stream additional Erosion Control BMP's per the State's current requirements will be required. It is the Engineer's responsibility to verify Impaired Streams per the State EPD's list.
5. Hotspot: No
6. Wetlands: No
7. Water Intake Zone: No
8. Chattahoochee River Corridor: No
9. Existing Onsite Ponds / Lake: No

Topography & Site Information

1. General site Description: The site consists of an undeveloped residential lot. The lot was wooded but was recently cleared. The lot drains east onto a residential property.

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).

Cobb County Fire Department

REZ2026-002 DEPARTMENT COMMENTS – Fire Department

02/05/26

CCFMO is acceptable to the proposed zoning case as presented.

Jeff Byrd
(678) 229-7059
Jeffrey.Byrd@cobbcounty.gov

Cobb County Department of Transportation

MREZ-26-002 DEPARTMENT COMMENTS – CCDOT

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Recommended Min. R.O.W. requirements
South Gordon Road	Major Collector	40	CDOT	80'

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	2	0	1	1	1	1	2	14
210	Single Family Homes	1	0	1	1	1	0	1	9
Total			**0**	**2**	**2**	**2**	**1**	**3**	**25**

vph = vehicles per hour, vph = vehicles per day

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

Comments and observations

South Gordon Road is classified as a major collector 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 February 5, 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 north side of South Gordon Road, a minimum of 40' 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 a minimum of 100' feet straight-line distance (from end of intersection curb return to start of driveway curb return) between residential driveways on South Gordon Road. This recommendation is pursuant to Cobb County Development Standard 402.2.

STAFF RECOMMENDATION FOR REZ-2026-002

The planning and zoning staff recommends **Approval** (recommendation) The proposal is consistent with the Future Land Use Map and provides a transition between the major corridor (South Gordon Road) and the interior single-family neighborhoods.

Recommended Conditions for Approval:

To mitigate the impact on surrounding R-20 districts, staff recommend the following stipulations:

1. This development shall have a minimum of ten-foot undisturbed landscaped screening buffer adjacent to all residential properties. The buffer shall be subject to approval by City staff.

2. Buffers shall be regularly maintained by the property owner to ensure that the objectives and standards set out in this subsection are met.

3. This development must adhere to the modern farmhouse architectural style and high-quality construction standards presented in the application.

4. Total density must remain within the RD (residential duplex) district guidelines (not to exceed 2 dwelling units per acre).

5. No HADU (Habitable Dwelling Unit) to be permitted on the subject property.

6. Maximum impervious surface shall not exceed 40 percent.

7. Adherence to all requirements from Cobb County Water/Sewer, Stormwater, Fire, and DOT.
8. The site must meet all code requirements for erosion and sediment control. Additionally, if a land disturbance permit is not issued within 6 months of this approval, the site must be stabilized and planted to meet minimum tree requirements.

City of Mableton, Georgia Rezoning Application and Instructions

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

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

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

1. **Rezoning Application**. (Attachment A) Original notarized signatures of titleholder(s) and representative(s) are required.

2. **Summary of Intent**. (Attachment B)

3. **Corporate Documentation**. If the titleholder(s) is a domestic or foreign corporation, then the following documentation shall also be required:
   Written authentication with the presence of the corporate seal, or a facsimile thereof, attested by the secretary or assistant secretary of the corporation, or other officer to whom the bylaws or the directors have delegated the responsibility for authenticating records of the corporation, shall attest:

   a) That the corporate seal or facsimile thereof affixed to the document is in fact the seal of the corporation of true facsimile thereof, as the case may be;

   b) That any officer of the corporation executing the document does in fact occupy the official position indicated, that one in such position is duly authorized to execute such document on behalf of the corporation, and that the signature of such officer subscribed thereto is genuine; and

   c) That the execution of the document on behalf of the corporation has been duly authorized.

4. **Disclosure Form**. Zoning Application Disclosure forms (Attachments C1 and C2) must be completed.

5. **Warranty Deed**. A copy of the warranty deed that reflects the current owner(s) of the property. Security deeds are not acceptable. (Mark as Attachment D)

6. **Legal Description**. A current legal description of the subject property. If the application consists of several tracts, a legal description of each tract is required. A separate legal description of each zoning classification is also required, as well as an overall description of all tracts and/or classifications combined. No legal description should include more property than is included in the application for rezoning. (Mark as Attachment E)

7. **Tax Receipt**. A copy of the paid tax receipt for the subject property or a statement signed by an official in the Tax Commissioner's Office or other official document issued by the Tax Commissioner's Office indicating the taxes have been paid. Properties with delinquent taxes may be withdrawn by the staff or may be delayed or denied by the Mayor and Council. (Mark as Attachment F)

8. **Site Plan.** A copy of current site plan and current boundary survey drawn to scale by a registered engineer, architect, land planner, or land surveyor currently registered in accordance with applicable state laws. The plan must be stamped by the applicable professional. The plan must include the information listed below. If any item below is inapplicable, please explain why. (Mark as Attachment G)

   a) north arrow,
   b) land lot lines,
   c) district lines,
   d) lot lines,
   e) angles,
   f) total acreage,
   g) bearing and distances,
   h) adjoining street with right-of-way (present and proposed),
   i) paving widths,
   j) the exact size (dimensions and square footage) and location of all buildings along with intended use,
   k) building setback.
   l) Renderings or elevations illustrating all four sides of any building in .pdf or .jpg format in color and at a sufficient resolution for quality printing.
   m) buffer areas,
   n) parking spaces,
   o) parking deck location,
   p) lakes and streams,
   q) utility easements,
   r) limits of the 100-year flood plain and acreage of flood plain,
   s) cemeteries,
   t) wetlands,
   u) access points,
   v) architectural or archeological landmarks,
   w) stormwater detention/retention areas,
   x) percentage of impervious surface before and after changes are made to the property,
   y) stream buffers with required width,
   z) lot sizes (if property will be subdivided)

9. **Septic Tank Documentation**. If the property is or will be on septic tank, documentation of approval from the Cobb County Health Department (770-435-7815). (Mark as Attachment H)

10. **Statement of Agreeable Zoning Conditions.** List all the characteristics of the proposed development beyond the minimum requirements of the zoning category, including agreements reached with neighboring property owners and other community members and organizations. Attachment C may be used or the information may be on a form or letterhead used by the applicant or the applicant's representative. (Mark as Attachment I)

11. **Zoning Analysis**. A complete written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters. (Mark as Attachment J)

(a) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;
(b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
(c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
(d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;
(e) Whether the zoning proposal is in conformity with the policy and intent of the land use plan; and
(f) Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal.

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

Any application for a rezoning involving a request of more than 150 residential dwelling units or100,000 square feet of non-residential building space, in single or multiple phases, shall be required to submit a traffic impact study (prepared in accordance with industry accepted standards), the scope of which shall be determined by the Director of the Cobb County Department of Transportation or his/her designee and shall at a minimum address conditions and impacts resultant from the project within a 10 year scope. Said applicant shall also be required to coordinate and fund any recommended mitigation measures limited to project related improvements with applicable federal, state and local agencies including the Georgia Regional Transportation Authority and the Atlanta Regional Commission. (Mark the traffic study as Attachment K.)

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

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

Rezoning Process Requirements

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

Council.

2. **Mailings**. Applicants are required to provide a Certificate of Mailing that demonstrates that all property owners within a 1,000-foot radius of the subject property have been notified of the rezoning application. Applicants are encouraged to provide the letter to city staff for a cursory review prior to completing the Certificate of Mailing. The notice must be postmarked 30 calendar days prior to the Planning Commission Hearing. The applicant/representative is required to file with the Zoning Division proof of the mailing no later than 21 days prior to the Planning Commission Zoning Hearing for which the application is scheduled to be considered. Staff is authorized to continue any pending case in which the above requirements are not met. The notification must include:

   a. A legible copy of the application and site plan
   b. The date, time and location of the monthly public open house (see below)
   c. Phone numbers and email addresses for the applicant and the City zoning office.

3. **Community Open House Meeting**. The applicant or their representative must attend the monthly Community Open House Meeting hosted by the City of Mableton, during which interested citizens can ask questions of both the applicant and city staff, about the application. If applications are held or continued, applicant must continue to attend the Community Open House Meetings until their application is approved or denied by the Mayor and Council. Applicants are encouraged to produce explanatory materials for these open houses. The dates, times and locations for these open houses will be updated quarterly and available for review on the city's website.

4. **Public Hearings**. The applicant or their representative must attend both the Planning Commission and Mayor and City Council zoning hearings. If the application is held or delayed by either body, there may be more than two hearings. Failure to appear at the hearing may result in denial of the application.

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

List of Attachments

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

Attachment A

Application for Rezoning
Mableton, Georgia

Application No. _____

PC Hearing Date: _____

M&C Hearing Date: _____

Applicant ~~Garrett Blackwell~~ Pivotal **Phone#** 513-646-5117
(applicant's name printed)

Address 9100 Centre Pointe Dr., Suite 210, West Chester, OH **E-mail** Garrett.Blackwell@Pivotal-hp.com

Garrett Blackwell **Address** 9100 Centre Pointe Dr. ste 210, West Chester, OH 45069
(representative's name, printed)

_____ **Phone#** 513-646-5117 **E-mail** Garrett.Blackwell@Pivotal-hp.com
(representative's signature)

Signed, sealed and delivered in presence of:

_____ NOTARY PUBLIC STATE OF OHIO THERESA MARIE DENEGAR Notary Public, State of Ohio My Commission Expires August 15, 2026 **My commission expires:** August 15, 2026
Notary Public

Titleholder T.D. Management, LLC **Phone#** (513) 618-7384 **E-mail** justin.tillson@tirediscounters.com
(titleholder's name, printed)

Signature _____ **Address** 100 W. 4th Street, Cincinnati, OH 45202
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

_____ NOTARIAL SEAL STATE OF OHIO Justin Tillson, Attorney At Law NOTARY PUBLIC - STATE OF OHIO My commission has no expiration date Sec. 147.03 R.C. **My commission expires:** _____
Notary Public

Zoning Request From NRC *to* RSL
(present zoning) (proposed zoning)

For the Purpose of Apartments (Senior) *Size of Tract* 3.48 *Acre(s)*
(subdivision, restaurant, warehouse, apt., etc.)

Location Intersection of Stallion Pkwy SW and Austell Rd
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 19108000540 *District(s)* 5

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

_____
(applicant's signature)

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

_____

(applicant's signature)

Attachment B

Application No. _____

Summary of Intent for Rezoning

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

a) Proposed unit square-footage(s): 57,000 Sq ft 60-Units

b) Proposed building architecture: (see site Plan Attached)
3-Story Elevator Oriented

c) List all requested variances: Variance to exclude first floor commercial requirements. Rezoning and/or variances to allow use of proposed development.

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[1] BY APPLICANT[2]

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

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

If so, describe the nature and extent of such interest: No

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

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

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

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

I certify that the foregoing information is true and correct, this 30 day of Jan., 20 26.

Applicant's Signature

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

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

Attachment C2

CAMPAIGN DISCLOSURE REPORT[1] BY APPLICANT[2]

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

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

No

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

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

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

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

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

I certify that the foregoing information is true and correct, this 30 day of Jan., 20 26.

Applicant's Signature

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

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

Attachment H

STATEMENT OF AGREEABLE ZONING CONDITIONS

Purchaser (Applicant) reserves/requests the right to rezone the property with the following conditions

1) Purchaser shall rezone the site in a manner that the zoning would revert to the current zoning, should purchaser not receive tax credit award.

2) Purchaser shall include the existing use of the property within the rezoning to preserve the current uses of the property.

Summary of Intent
City of Mableton
Re: Rezoning Application

Dear Members of the Evaluation Committee:

Proposed Rezoning: Neighborhood Retail Commercial (NRC) to Residential Senior Living (RSL)
Future Land Use Designation: Neighborhood Activity Center (NAC)
Proposed Development: Approximately 61-unit, age-restricted (55+) independent senior living community

Overview and Request

This application respectfully requests approval to rezone the subject property from NRC to RSL to allow for the development of an approximately 61-unit independent senior living community restricted to residents aged 55 and older.

The proposed rezoning is consistent with the City of Mableton Zoning Code and aligns directly with the Neighborhood Activity Center (NAC) future land use designation. The RSL district is permitted within NAC and is specifically intended to accommodate age-restricted residential communities in areas served by infrastructure and proximate to services. Approval of this request will allow the property to be developed in a manner that is fully aligned with the City's adopted planning framework.

Development Intent and Community Need

The intent of the proposed development is to provide high-quality, professionally managed, independent senior housing that supports aging in place within the City of Mableton. The community will consist of approximately 61 residential units designed for active adults aged 55 and older.

Importantly, while the RSL district requires a minimum of 25% of the units to be affordable, this development will significantly exceed that requirement by providing 100% of the unit s as income-restricted to 80% or below of the areas median income. This commitment demonstrates a strong investment in meeting the housing needs of seniors on fixed or limited incomes and directly supports the City's goals related to housing accessibility and affordability.

As Mableton continues to grow and establish its identity as a new city, there is an increasing need for diverse housing options that allow long-time residents to remain in the community as they age. This project responds to that need by offering safe, stable, and attainable housing specifically tailored to older adults.

Compatibility and Responsible Development

The proposed senior independent living community is residential in character and generally less intensive than conventional multifamily development. Because the community is restricted to

residents aged 55 and older, it will:

- Generate fewer peak-hour traffic trips;
- Create no impact on local school enrollment;
- Operates as a quiet, professionally managed residential community.

The development will comply with all RSL district requirements, including setbacks, buffers, parking, ratios, accessibility standards, and site design criteria. The project will be thoughtfully designed to ensure compatibility with surrounding properties and to enhance the overall character of the area.

Consistency with the Comprehensive Plan

The Neighborhood Activity Center (NAC) future land use designation encourages a mix of housing types, moderate to higher-density residential development, and efficient use of land an infrastructure within activity centers. The proposed RSL zoning classification is permitted within NAC and directly supports this policy direction.

The project advances several key goals of the Our Mableton Comprehensive Plan, including:

- Expanding housing diversity;
- Supporting aging in place;
- Increasing affordable housing opportunities;
- Directing appropriate density to designated activity centers.

By delivering a 100% affordable senior housing community within an NAC area, the project represents exactly the type of targeted, policy-driven growth envisioned by the City.

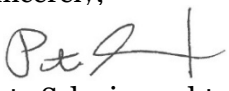
Commitment to Mableton

This rezoning request reflets a long-term commitment to investing in the City of Mableton and providing housing that serves its residents. The proposed development will reinvest in the property, strengthen the local housing inventory, and contribute to the City's broader goals of sustainable growth and community stability.

Approval of the requested rezoning from NRC to RSL will allow development that is fully consistent with the zoning ordinance, aligned with the Comprehensive Plan, and responsive to the demonstrated need for affordable senior housing.

For these reasons, Pivotal respectfully requests approval of this rezoning application.

Sincerely,



Pete Schwiegeraht
Senior Vice President of Development
Pivotal Housing Partners

Summary of Intent
City of Mableton
Re: Rezoning Application

Dear Members of the Evaluation Committee:

Proposed Rezoning: Neighborhood Retail Commercial (NRC) to Residential Senior Living (RSL)
Future Land Use Designation: Neighborhood Activity Center (NAC)
Proposed Development: Approximately 61-unit, age-restricted (55+) independent senior living community
City of Mableton

Overview and Request

This application respectfully requests approval to rezone the subject property from Neighborhood Retail Commercial (NRC) to Residential Senior Living (RSL – Nonsupportive Urban Rental Units) to allow for the development of an approximately 61-unit independent senior living community restricted to residents aged 55 and older.

Specifically, this application seeks approval under the **RSL District for Nonsupportive Urban Rental Units**, as established in the City of Mableton Zoning Code. The nonsupportive RSL classification is intended to provide locations for mid-rise residential development serving individuals age 55 and older, without the provision of medical, assisted living, or supportive care services. This district is designed to accommodate independent rental housing for active seniors who are capable of living independently but seek age-restricted housing in a professionally managed residential environment.

The proposed rezoning is consistent with the City of Mableton Zoning Code and aligns directly with the Neighborhood Activity Center (NAC) future land use designation. The RSL district is permitted within NAC and is specifically intended to accommodate higher-density, age-restricted housing in areas served by existing infrastructure and proximate to services. Approval of this request will allow the property to be developed in a manner that is fully aligned with the City's adopted planning framework.

Clarification of Nonsupportive Use

The proposed development will operate strictly as a **nonsupportive independent senior rental community**. This means:

- The community will not provide assisted living, memory care, or nursing services;
- No medical or supportive care services will be provided on-site as part of the residential use;
- Units will function as independent rental apartments for residents aged 55 and older;
- Residents will live independently and are not required to receive supportive services.

The nonsupportive RSL classification is distinct from supportive senior housing or institutional uses. It is residential in character and functions similarly to multifamily housing, with the primary distinction being the 55+ age restriction and compliance with specific RSL district

standards, including affordability requirements, parking ratios, buffers, and accessibility features.

This distinction is important because the proposed use does not introduce the operational characteristics typically associated with assisted living facilities or healthcare institutions. Rather, it provides stable, independent housing in a residential format consistent with the surrounding built environment.

Development Intent and Community Need

The intent of the proposed development is to provide high-quality, professionally managed independent senior housing that supports aging in place within the City of Mableton. The community will consist of approximately 61 residential units designed for active adults aged 55 and older who desire an independent living environment.

Importantly, while the RSL district requires a minimum of 25% of the units to be affordable, this development will significantly exceed that requirement by providing **100% of the units as income-restricted to households earning at or below 80% of the Area Median Income (AMI)**. This commitment reflects a strong investment in addressing the housing needs of seniors on fixed or limited incomes and directly supports the City's goals related to housing accessibility and affordability.

As Mableton continues to grow and establish its identity as a newly incorporated city, there is an increasing need for diverse housing options that allow long-time residents to remain in the community as they age. This project responds directly to that need by offering safe, stable, attainable housing specifically tailored to older adults.

Compatibility and Responsible Development

The proposed senior independent living community is residential in character and generally less intensive than conventional multifamily development. Because the community is restricted to residents aged 55 and older and will operate as a nonsupportive independent rental development, it will:

- Generate fewer peak-hour traffic trips;
- Create no impact on local school enrollment;
- Operate as a quiet, professionally managed residential community;
- Avoid the operational impacts associated with medical or institutional facilities.

The development will comply with all RSL district requirements, including minimum tract size, impervious surface limitations, required landscaped buffers and setbacks, parking ratios of 1.25 spaces per unit, accessibility standards, pedestrian connectivity, and site plan approval by Mayor and Council.

The project will be thoughtfully designed to ensure compatibility with surrounding properties and to enhance the overall character of the area while maintaining the residential nature intended under the nonsupportive RSL district.

Consistency with the Comprehensive Plan

The Neighborhood Activity Center (NAC) future land use designation encourages a mix of housing types, moderate- to higher-density residential development, and efficient use of land and infrastructure within activity centers. The proposed RSL nonsupportive zoning classification is permitted within NAC and directly supports this policy direction.
The project advances several key goals of the Our Mableton Comprehensive Plan, including:

- Expanding housing diversity;
- Supporting aging in place;
- Increasing affordable housing opportunities;
- Directing appropriate density to designated activity centers;
- Encouraging well-designed residential development that transitions appropriately to surrounding uses.

By delivering a 100% affordable senior housing community within an NAC area under the nonsupportive RSL district, the project represents exactly the type of targeted, policy-driven residential growth envisioned by the City.

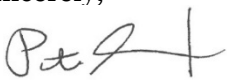
Commitment to Mableton

This rezoning request reflects a long-term commitment to investing in the City of Mableton and providing housing that serves its residents. The proposed development will reinvest in the property, strengthen the local housing inventory, and contribute to the City's broader goals of sustainable growth and community stability.

Approval of the requested rezoning from NRC to RSL (Nonsupportive Urban Rental Units) will allow development that is fully consistent with the zoning ordinance, aligned with the Comprehensive Plan, and responsive to the demonstrated need for affordable, independent senior housing.

For these reasons, Pivotal respectfully requests approval of this rezoning application.

Sincerely,



Pete Schwiegeraht
Senior Vice President of Development
Pivotal Housing Partners

Deed Book 16105 Page 1081
Filed and Recorded 12/13/2022 2:22:00 PM
2022-0135529
Real Estate Transfer Tax $500.00
Connie Taylor
Clerk of Superior Court
Cobb County, GA
Participant IDs: 3064355382
7067927936

Please Return to:
REGINALD A. HUDSPETH LLC
1325 Satellite Blvd NW
Bldg 100, Ste 101
Suwanee GA 30024
Attn: Reginald Hudspeth

File: 22-0548

Cobb County APN: 19-1080-0-054-0

LIMITED WARRANTY DEED

THIS INDENTURE is made as of the 6th day of December, 2022, by and between **CRAIGAL PROPERTY LLC**, a Georgia limited liability company, as party of the first part, hereinafter referred to as "Grantor", and **T.D. MANAGEMENT LTD.**, an Ohio limited liability company, as party of the second part, hereinafter referred to as "Grantee", whose address is 200 West Fourth Street, Cincinnati, Ohio 45202, the words "Grantor" and "Grantee" to include the neuter, masculine, and feminine genders, the singular and the plural.

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor has and hereby does GRANT, BARGAIN, SELL, CONVEY, and ASSIGN unto Grantee and the legal representatives, successors, and assigns of Grantee, all that certain real property, together with all hereditaments and appurtenances thereunto belonging or in any way appertaining (the "Land"), situated described as:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 1080 and 1081 of the 19th District, 2nd Section, Cobb County, Georgia and being and being more fully described in Exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD the Land, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns forever IN FEE SIMPLE.

GRANTOR SHALL WARRANT AND FOREVER DEFEND, the right and title to the Property unto Grantee and the legal representatives, successors, and assigns of Grantee, against every person whomsoever lawfully claiming, or to claim, the same or any part thereof by, through, or under Grantor, but not otherwise, subject only to those matters shown on Exhibit "B" attached hereto and incorporated herein.

.

[REMAINDER OF PAGE IS BLANK -- SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has signed and sealed this Limited Warranty Deed as of the date first written above.

Signed, sealed and delivered
in the presence of:

Witness

Notary Public

My Commission Expires: 6/1/2024

[NOTARIAL SEAL]

Andrea L Simpson
NOTARY PUBLIC
Fulton County, GEORGIA
My Commission Expires 06/01/2024

CRAIGAL PROPERTY LLC,
a Georgia limited liability company,

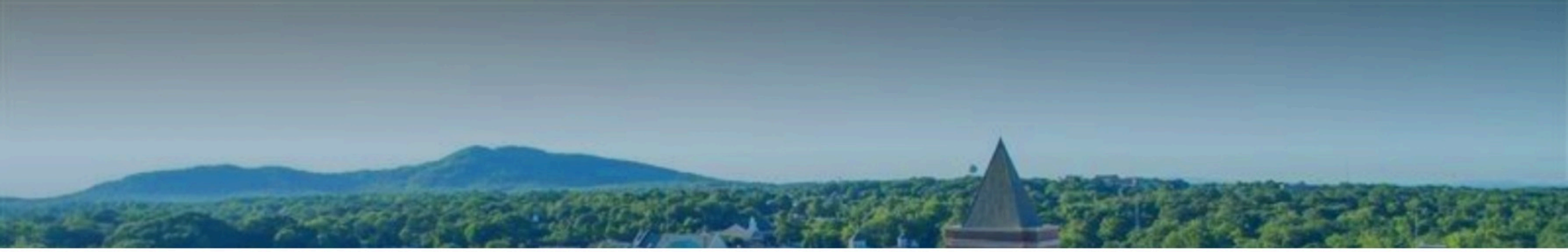
By _____ (SEAL)
Name: ALAN DOBUR
Title: MANAGER

Exhibit "A" – Legal description

All that tract or parcel of land lying and being in Land Lots 1080 and 1081 of the 19th District, 2nd Section, Cobb County, Georgia being Lot 2 consisting of 3.48 acres ±, as shown per Final Plat for Butler Tire Company prepared by Perimeter Surveying & Development Company, dated February 21, 2008, filed for record June 10, 2008, and recorded in Plat Book 271, Page 1-2, Cobb County, Georgia records.

Exhibit "B" – Permitted Exceptions

1. Taxes or assessments not yet due and payable in 2023 or subsequent years.
2. Right of Way Deed and relinquishment of access rights except at such designated points from First National Bank of Atlanta to Department of Transportation, dated January 17, 1986, filed and recorded March 26, 1986, in Deed Book 3869 Page 325, Cobb County, Georgia records.
3. Right of Way Deed and relinquishment of access rights except at such designated points from Alan Dubrin d/b/a Butler Tire Co. to Department of Transportation, dated July 22, 1986, filed and recorded July 30, 1986, in Deed Book 4050 Page 320, aforesaid records.
4. Conveyance of Access Rights from Butler Investments, Inc. to Department of Transportation, State of Georgia, dated February 27, 1989, filed and recorded March 3, 1989, in Deed Book 5259 Page 448, aforesaid records.
5. Conveyance of Access Rights from Butler Investments, Inc. to Department of Transportation, State of Georgia, dated February 27, 1989, filed and recorded March 3, 1989, in Deed Book 5259 Page 450, aforesaid records.
6. Boundary Line Agreement by and between Stallion Parkway Properties, LLC and M.A.T. Investments, LLC, dated May 5, 2010, filed and recorded June 1, 2010, in Deed Book 14775 Page 139, aforesaid records.
7. Right of Way Easement from MAT Investments LLC, a Georgia limited liability company to GreyStone Power Corporation, dated December 18, 2015, filed and recorded August 24, 2016, in Deed Book 15367 Page 6186, aforesaid records.
8. Matters shown per plats of survey recorded aforesaid records:
   (a) Plat Book 269 Pages 99-100.
   (b) Plat Book 271 Pages 1-2.



CobbTax.GOV
Carla Jackson • Tax Commissioner

CobbTax Home

Home > Tax Search

Tax Search and Pay

Search

19108000540 Search

Clear

8 records returned

Search Tips

You can search for Names, Addresses and Parcel Numbers. Just start typing!

IMPORTANT NOTICE:
Temporary Online Payment Update (Jan. 16-28, 2026)
Due to security and technology upgrades, online payments will require assistance from a customer service representative during this period. Property records and payment receipts remain available. Call 770-528-8600 for payment assistance.

Status

- **Paid** (7)
- **N/A** (1)

Type

- **Parcel** (8)

Years

- **2025** (1)
- **2024** (1)
- **2023** (1)
- **2022** (1)
- **2021** (1)
- **2020** (2)
- **2019** (1)

Bill Type

- **Original** (7)
- **Adjusted** (1)

Owner Name	Year	Parcel ID	Address	Bill Type	Paid	Due	
TD MANAGEMENT LTD	2025	19108000540	STALLION PKWY	Original	Paid	$0.00	View
TD MANAGEMENT LTD	2024	19108000540	STALLION PKWY	Original	Paid	$0.00	View
TD MANAGEMENT LTD	2023	19108000540	STALLION PKWY	Original	Paid	$0.00	View
M A T INVESTMENTS LLC	2022	19108000540	STALLION PKWY	Original	Paid	$0.00	View
M A T INVESTMENTS LLC	2021	19108000540	STALLION PKWY	Original	Paid	$0.00	View
M A T INVESTMENTS LLC	2020	19108000540	STALLION PKWY	Original	N/A	N/A	View
M A T INVESTMENTS LLC	2020	19108000540	STALLION PKWY	Adjusted	Paid	$0.00	View
M A T INVESTMENTS LLC	2019	19108000540	STALLION PKWY	Original	Paid	$0.00	View

Contact

Cobb County Tax Commissioner's Office

Motor Vehicle Division

PO Box 100128
Marietta, GA 30061-7028
Phone 770-528-8600
Email us: tags@cobbtax.gov

Property Tax Division

PO Box 100127
Marietta, GA 30061-7027
Phone 770-528-8600
Email us: tax@cobbtax.gov

About Us

Carla Jackson
Tax Commissioner

Heather Walker
Chief Deputy

Quick Links

Renew Tags
Online Forms
Homestead Exemptions
Delinquent Taxes
Contact Us

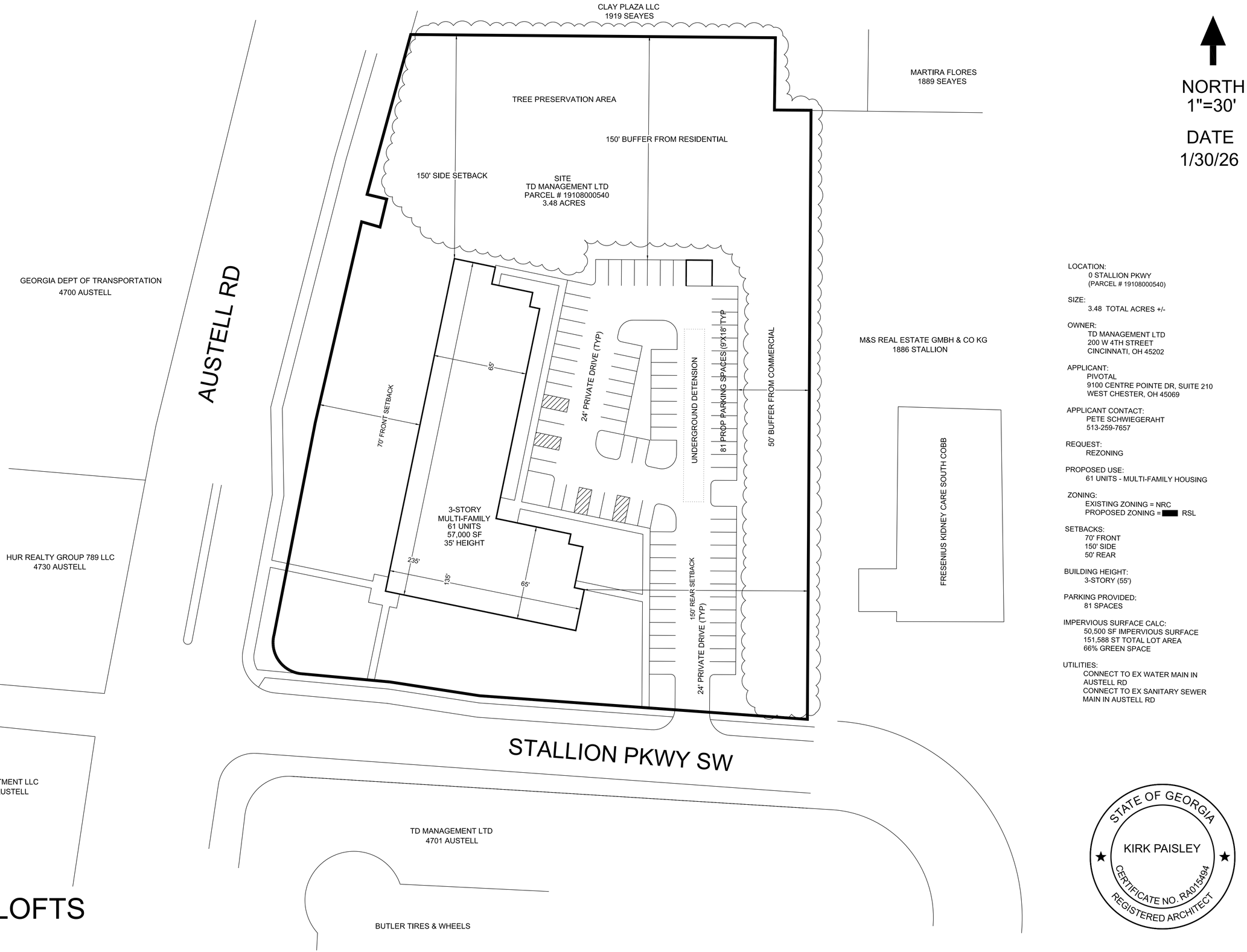
Disclaimer

Online transactions are securely processed by PayPal. All payments made with a card or PayPal will incur transaction fees. The fee percentage varies per payment method and applies to both credit and debit card payments. Cobb County does not retain any portion of the fees.

Delinquent Payoffs

Please contact us directly at (770) 528-8623 if you have delinquent payoff amount(s). There may be additional penalties, interest, or fees that are not reflected.

© 2026 Cobb County Tax Commissioner's Office



STALLION LOFTS
MAPLETON, GA

LOCATION:
0 STALLION PKWY
(PARCEL # 19108000540)

SIZE:
3.48 TOTAL ACRES +/-

OWNER:
TD MANAGEMENT LTD
200 W 4TH STREET
CINCINNATI, OH 45202

APPLICANT:
PIVOTAL
9100 CENTRE POINTE DR, SUITE 210
WEST CHESTER, OH 45069

APPLICANT CONTACT:
PETE SCHWIEGERAHT
513-259-7657

REQUEST:
REZONING

PROPOSED USE:
61 UNITS - MULTI-FAMILY HOUSING

ZONING:
EXISTING ZONING = NRC
PROPOSED ZONING = RSL

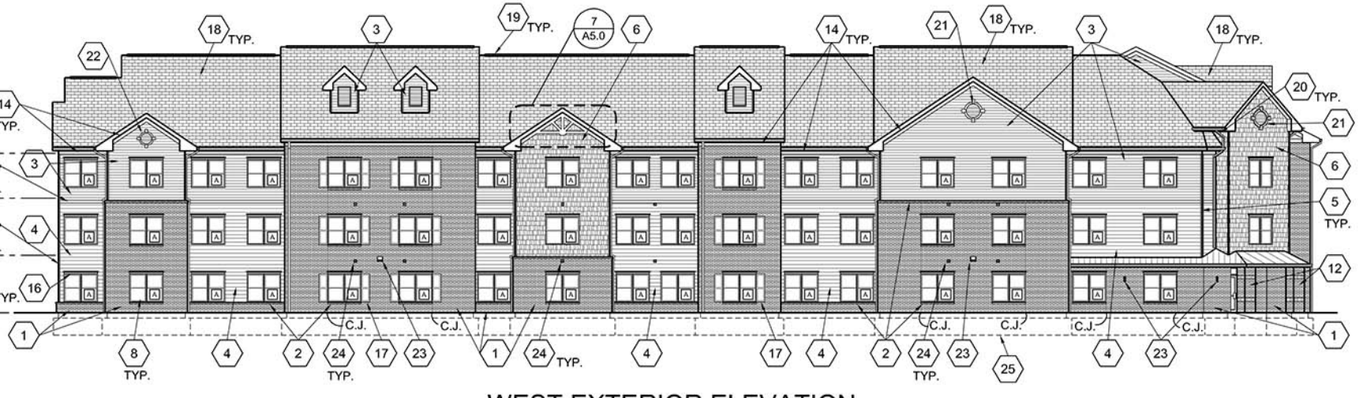
SETBACKS:
70' FRONT
150' SIDE
50' REAR

BUILDING HEIGHT:
3-STORY (55')

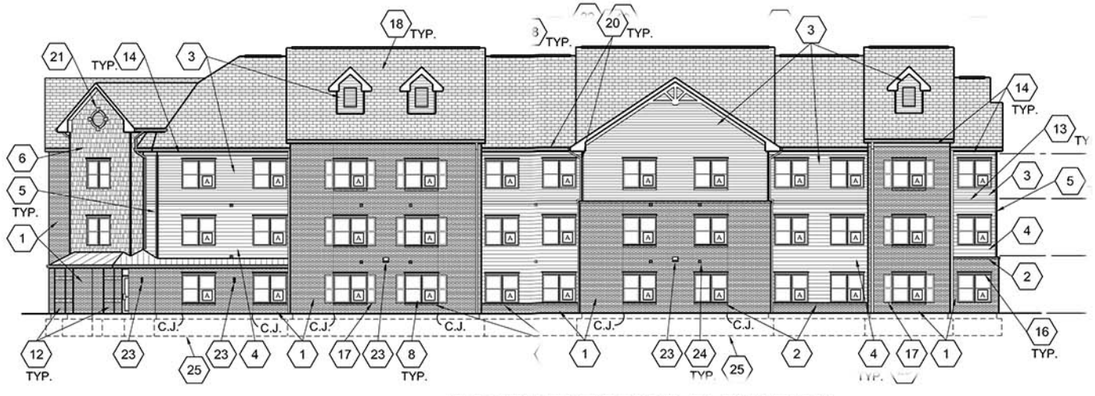
PARKING PROVIDED:
81 SPACES

IMPERVIOUS SURFACE CALC:
50,500 SF IMPERVIOUS SURFACE
151,588 ST TOTAL LOT AREA
66% GREEN SPACE

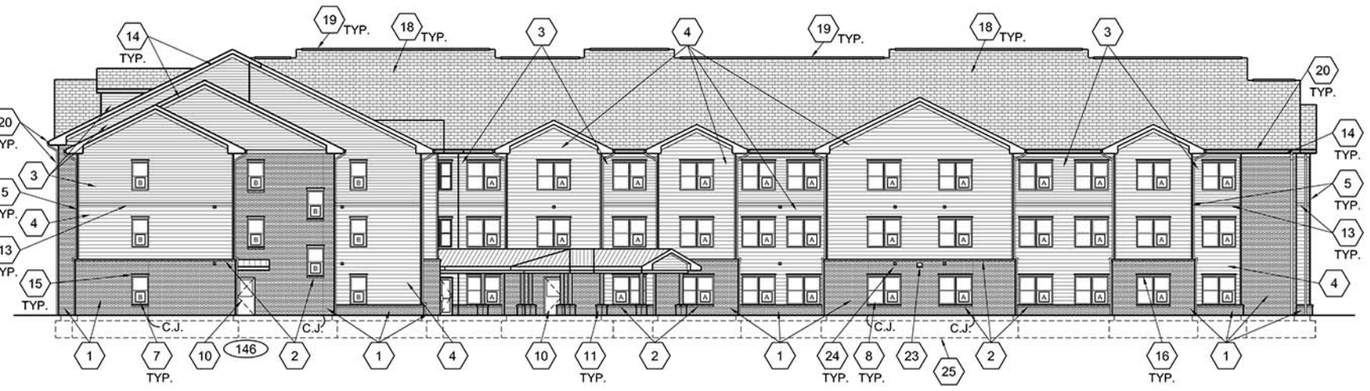
UTILITIES:
CONNECT TO EX WATER MAIN IN AUSTELL RD
CONNECT TO EX SANITARY SEWER MAIN IN AUSTELL RD



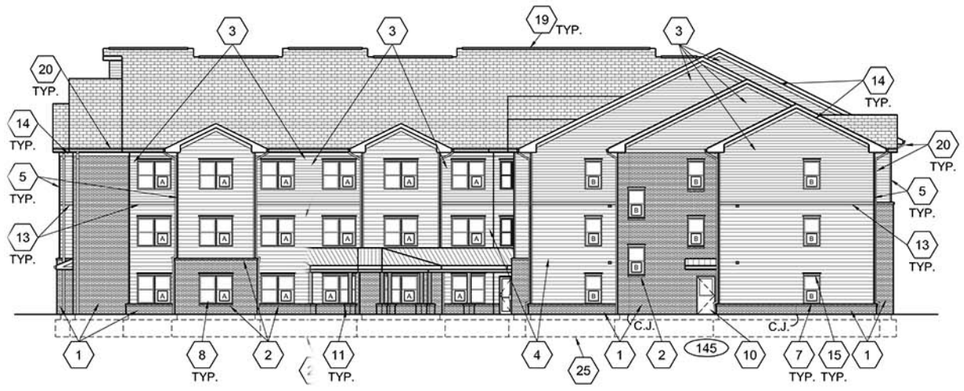
1 A1.0 WEST EXTERIOR ELEVATION
SCALE: 1/16" = 1'-0"



2 A1.0 SOUTH EXTERIOR ELEVATION
SCALE: 1/16" = 1'-0"



3 A1.0 EAST EXTERIOR ELEVATION
SCALE: 1/16" = 1'-0"



4 A1.0 NORTH EXTERIOR ELEVATION
SCALE: 1/16" = 1'-0"

TRAILSIDE LOFTS

Attachment K

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

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

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

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

Attachment L

REZONING FEE STRUCTURE

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

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

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

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

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

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

City of Mableton
Community Development | Planning and Zoning Division
6116 Mableton Parkway, Suite144
Mableton, GA 30126
(470) 417-4220
www.mableton.gov

PLANNING COMMISSION STAFF REPORT – REZONING APPLICATION

Public Hearing Date: April 2nd, 2026

Case Number: REZ 2026-03

Current Zoning: Neighborhood Retail Commercial (NRC)

Proposed Request: Rezoning from Neighborhood Retail Commercial (NRC) to Residential Senior Living District (RSL) for the purpose of developing a Senior Living Community (Urban Rental Units).

Staff Recommendation: ***DENIAL***.

APPLICANT & PROPERTY INFORMATION

Name: PIVOTAL LLC

Property Address: 0 Stallion Parkway SW

City/State: Mableton

Acreage: 3.48

District: 5, Council member T.J Ferguson

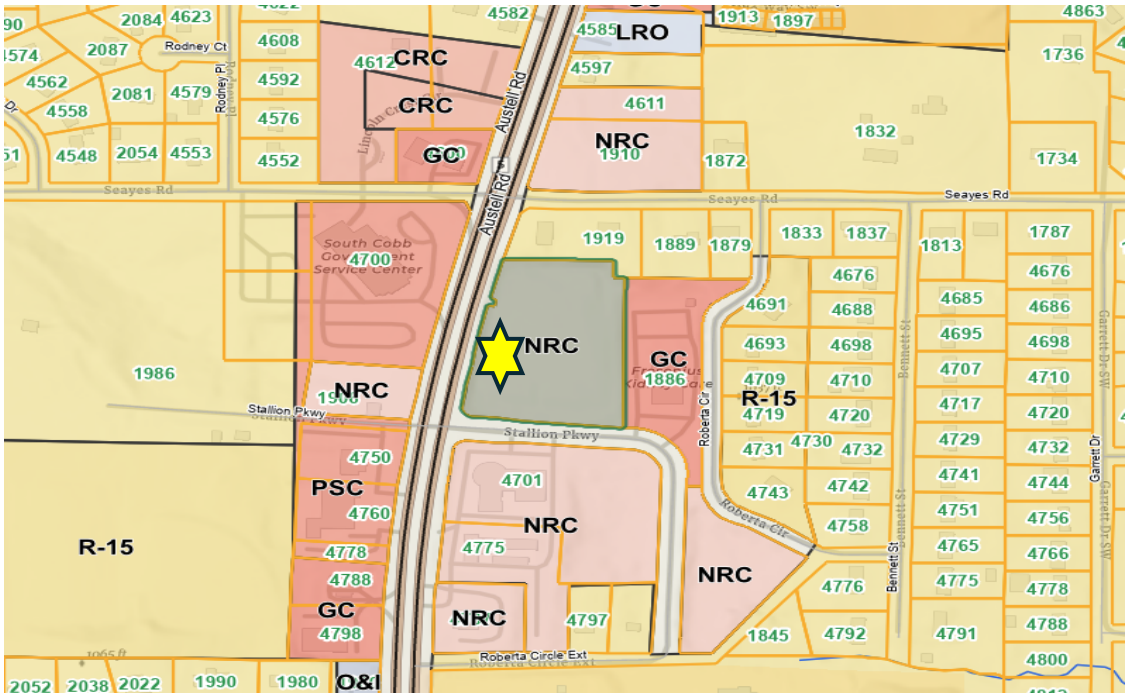
Parcel Identification: 19108000540

Future Land Use: Neighborhood Activity Center, NAC

PURPOSE OF REQUEST

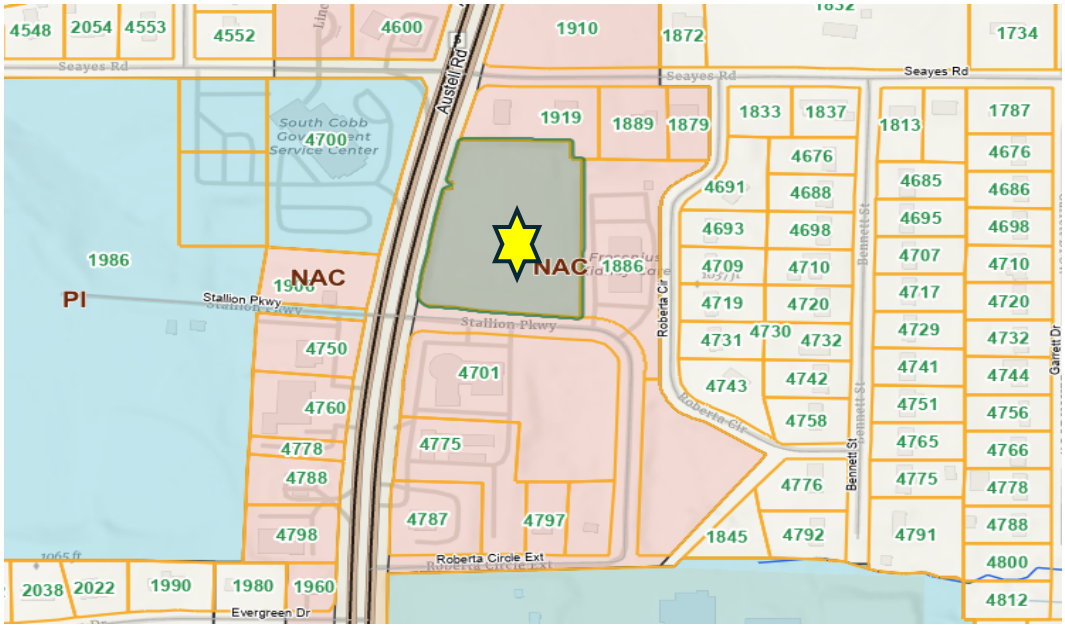
The applicant, Pivotal (represented by Garrett Blackwell), is requesting to rezone the subject property, consisting of 3.48 acres located at the intersection of Stallion Parkway SW and Austell Road, from Neighborhood Retail Commercial (NRC) to Residential Senior Living (RSL). The intent of the application is to develop an approximately 61-unit senior living community consisting of a 3-story multi-family building for Non-Supportive Urban Rental.

ZONING MAP (NRC- Zoning District)



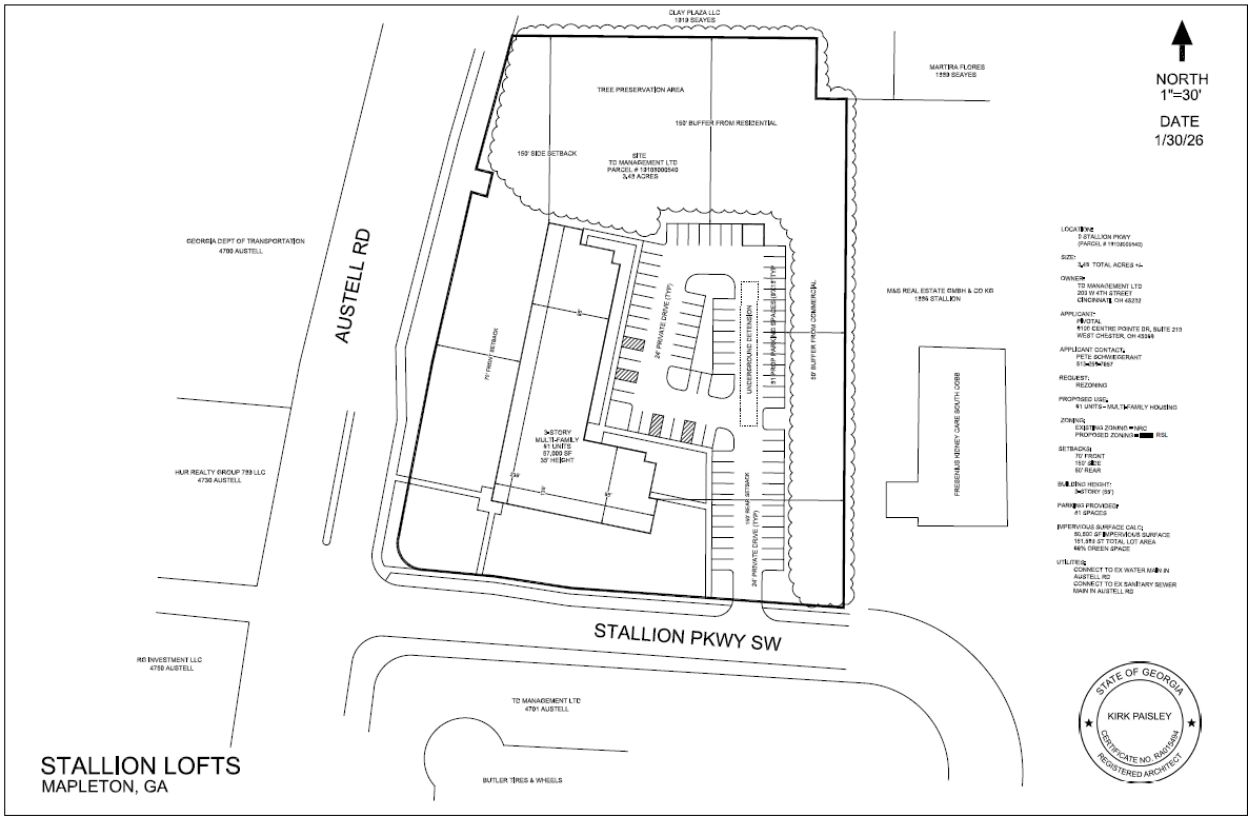
Star: Location of Subject Property

FUTURE LAND USE MAP (Neighborhood Activity Center, NAC)

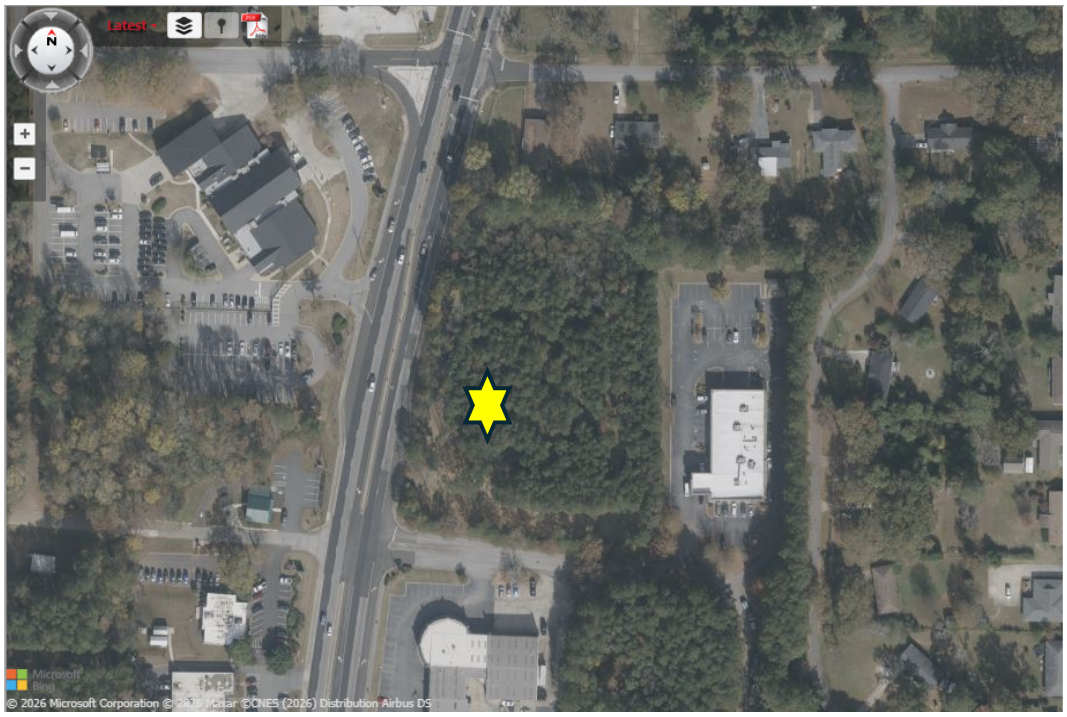


Star: Location of Subject Property

SITE PLAN



AERIAL MAP



Star: Location of Subject Property

SITE ANALYSIS

The property's Future Land Use Map (FLUM) designation is Neighborhood Activity Center (NAC). The Neighborhood Activity Center (NAC) category is intended to provide areas that serve neighborhood residents and businesses. Typical land uses include small offices, limited retail uses, and grocery stores. Per the Mableton Zoning Code, the RSL district is specifically designed to be located within properties delineated as a Neighborhood Activity Center (NAC) or Community Activity Center (CAC)

The subject property is bounded to the north by Single-Family Residential (R-15), to the east by General Commercial (GC), and to the south by Stallion Parkway. The site is currently an undeveloped, wooded parcel. The property fronts Austell Road. While the parcel itself is NRC, surrounding zoning districts within a 1-mile radius feature:

NRC (Neighborhood Retail Commercial) GC (General Commercial) PSC (Planned Shopping Center) O&I (Office & Institutional) and R-15 (Single-Family Districts)

A 3-story multi-family (61 units) garden walk-up building totaling approximately 57,000 square feet. The community is intended for general occupancy by adults aged 55 and older. The site plan confirms connections to existing water and sanitary sewer mains located in Austell Road

The RSL district requires a minimum of 25% affordable units, this application proposes 100% of units as income-restricted to 80% or below the Area Median Income (AMI). The primary

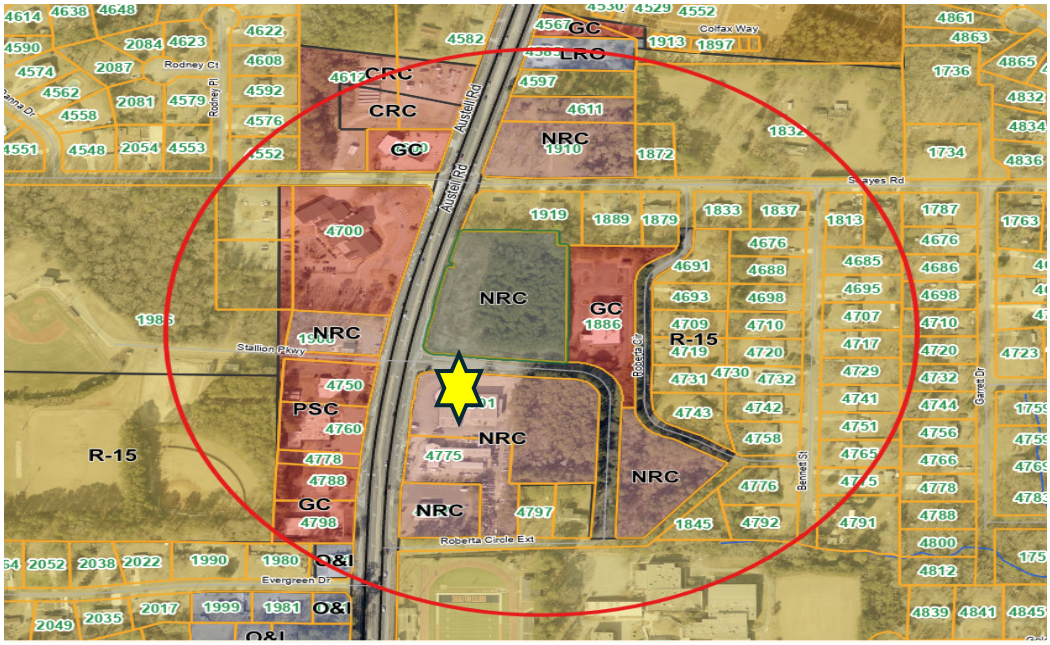
difference between RSL Nonsupportive Residential Units and RSL Nonsupportive Urban Rental Units lies in their physical density and architectural form. Nonsupportive Residential Units are designed for a lower-intensity, suburban feel, consisting of attached or detached dwellings (like quadruplexes or cottages) limited to a maximum height of 35 feet and a density of 5 units per acre. In contrast, Nonsupportive Urban Rental Units are intended for a high-density, "mid-rise" environment, allowing for buildings up to 8 stories tall. Additionally, Urban Rental projects carry a unique social mandate: they must be located in High-Density Residential areas and are required to designate at least 25% of their units as affordable housing.

IV. Site Requirement/ Comparison Table : Urban Rental (Non-supportive)

Feature	**Non-Supportive Requirement (Residential Units)**	**RSL Urban Rental (Non-Supportive) Requirement**	**Current Site Plan Proposal**	**Status**
Min. Tract Size	10 acres (located along arterial/collector roadway)	3 acres (located in High Density Areas per Mableton Interim Comprehensive Plan)	3.48 acres (located in Neighborhood Activity Center per Mableton Interim Comprehensive Plan)	**Meets**
Max Density	5 units per acre, no more than 4 units attached side by side	Not specified (defined by height)	~17.5 units/acre (61 units on 3.48 acres)	**Meets**
Max Height	35 feet	8 stories	3 stories (approx. 46 feet)	**Meets**
Max Impervious	55%	55%	33.4% (50,500 SF of 151,338 SF)	**Meets**
Parking	2 spaces per unit (122 spaces req. for 61 units)	1.25 spaces per unit (77 spaces req. for 61 units)	81 spaces provided	**Meets**
Front Setback	20-foot minimum to any public Right of Way	Not specified in RSL summary	70-foot buffer provided	**N/A**
Side Setback	15 feet (between buildings)	15 feet (between buildings)	157-foot buffer provided	**Meets**
Rear Setback	15 feet (between buildings)	15 feet (between buildings)	50-foot buffer provided	**Meets**
Buffer (Residential)	20-foot minimum	50-foot minimum	150-foot buffer provided	**Meets**
Buffer (Commercial)	30-foot minimum	Not specified in RSL summary	50-foot buffer provided	**Meets**

V. Surrounding Land Use and Context

View of Adjoining Zoning Districts



Star: Location of Subject Property

Boundary	Adjacent Zoning	Adjacent Land Use
West / East	NRC, GC, PSC, O&I, R-15	Mix of commercial properties, and undeveloped wooded land
North/ South	R-15, NRC	Mix of single-family homes, and Commercial zoned properties.

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.***

   The proposal is seeking a rezoning to the **RSL Nonsupportive Urban Rental** sub-district. Per Section 3.19(d)(1) of the Mableton Zoning Code, this specific classification carries a mandatory locational requirement: it **"must be located within a high-density residential area"** (HDR) as defined by the Comprehensive Plan. The subject property is currently designated as a **Neighborhood Activity Center (NAC)**. Because the "Urban Rental" model is specifically intended for the city's highest-density residential cores, the application is textually inconsistent with the land use plan and the mandatory locational criteria set forth in the code.

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

   The introduction of a 61-unit residential block at a density of 17.5 units per acre creates a significant intensity spike compared to the surrounding retail and low-density residential mix. While GC and NRC allow for commercial activity, they are governed by different bulk and height regulations than a mid-rise residential structure. A 3-story, 57,000-square-foot residential building lacks a appropriate transitional "step-down" from the commercial corridor to the single-family homes that also border the site, making the project's massing unsuitable for this specific intersection.

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.***

   The surrounding GC and NRC zonings already provide for the commercial and service needs of the Neighborhood Activity Center. Section 3.19(a)(1) of the RSL ordinance notes that these senior-living districts are unique and "shall not be established as a precedent for any other residential or nonresidential district." Granting a high-density residential rezoning on a site surrounded by commercial and low-density residential uses—without the required HDR land-use designation—would undermine the integrity of the Comprehensive Plan and the specific locational criteria intended to prevent high-density "spot zoning.

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

   Although the project fronts Austell Road (a major thoroughfare), the site plan utilizes Stallion Parkway (a local connector) for primary access. Concentrating the ingress and egress of 61 residential units—including 24-hour service deliveries, staff, and visitors—

onto a local connector road creates a localized bottleneck. This intensification of use on a secondary street, rather than directly on the major thoroughfare, burdens the neighborhood-scale infrastructure of Stallion Parkway and complicates the traffic geometry at the Austell Road intersection.

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

   .Despite the neighboring commercial zonings, the subject property directly abuts residential lots. The 3-story verticality of the proposed RSL building creates a permanent privacy intrusion that is not present with the typical single-story commercial structures found in NRC or GC districts. The upper-floor units would have direct line-of-sight into the private outdoor spaces of nearby residences. This "looming" effect, combined with the noise and light pollution associated with high-density multi-family living, adversely impacts the usability and quiet enjoyment of the surrounding residential fabric.

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

   The applicant's choice of the "Nonsupportive" sub-district (Section 3.19(d)) is inherently at odds with its location in a Neighborhood Activity Center. In such centers, the code generally favors the "Supportive" model (Section 3.19(b)), which requires centralized kitchen and dining facilities. By proposing a high-density project without the care-based infrastructure and services required of the Supportive model, the applicant is seeking an intensity of use that is unsupported by the site's NAC designation and the available community support amenities.

Cobb County Water

REZ-2026-003 DEPARTMENT COMMENTS – Cobb County Water

Water comments:

At development: ☒ YES ☐ NO

Fire flow test required: ☒ YES ☐ NO

Size and location of existing water main(s): 6" on Austell Rd

Additional water comments:

Sewer comments:

In the drainage basin: ☒ YES ☐ NO

At development: ☒ YES ☐ NO

Approximate distance to nearest sewer: In Austell Rd and Stallion Pkwy right-of-way

Estimated waste generation (in G.P.D.): Average daily flow = 12,800

Peak flow = 32,000

Treatment plant: South Cobb WRF

Plant capacity: ☒ Yes ☐ NO

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

Off-site easement required: ☐ YES* ☒ NO

Line capacity study required: ☐ YES ☒ NO

Letter of allocation issued: ☐ YES ☒ NO

Septic tank recommended by this department: ☐ YES ☒ NO

Subject to Health Department approval: ☐ YES ☒ NO

*If off-site easements are required, the developer/owner must submit easements to CCWS for review and approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the developer/owner.

Additional sewer comments: There is an existing public sewer line on-site that may need to be relocated to avoid conflicting with the building.

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

Cobb County Stormwater

REZ2026-003 DEPARTMENT COMMENTS – Stormwater Management

2/23/2026

Site Data

1. Address: Unaddressed – NE corner of Stallion Pkwy & Austell Rd. PIN#: 19108000540
2. District: 5
3. Existing Zoning: NRC Existing Allowable Impervious Coverage: 70%
4. Proposed Zoning: RSL Allowable Future Impervious Coverage: 70%

Existing Conditions

Floodplain Information

1. Flood Damage Prevention Designated Flood Hazard: No

Stormwater Information

1. Drainage Basin: Buttermilk Creek Basin
2. State Stream Buffers: No.
3. County Stream Buffer Ordinance: No
4. Impaired Stream: Yes: If the site is within a one-mile radius of an impaired stream additional Erosion Control BMP's per the State's current requirements will be required. It is the Engineer's responsibility to verify Impaired Streams per the State EPD's list.
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 a previously graded but undeveloped lot which is primarily wooded. Runoff drains to the south and under Stallion Pkwy.

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).

Cobb County Fire Department

REZ2026-003 DEPARTMENT COMMENTS – Fire Department

03/16/26

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

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

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

FIRE DEPARTMENT ACCESS:
Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2024 Edition and Cobb County Development Standards 402.11).

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

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

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

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

Cobb County Department of Transportation

MREZ2026-003 DEPARTMENT COMMENTS – DOT

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
Austell Road/ SR-5	Arterial	45	GDOT	110'
Stallion Parkway	Local	25	Cobb County	50'

Roadway	Location	Average daily trips (vpd)	Level of service
Austell Road/ SR-5	North of Seayes Road	39,000	F
Stallion Parkway	NA	NA	NA

vpd = vehicles per day

ITE Land Use	Description	Expected Size	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	Total (vph)	In (vph)	Out (vph)	Total (vph)	
252	Senior Adult Housing-Multifamily	61 Dwelling Units	4	8	12	9	7	16	198

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

Comments and observations

Austell Road/ SR-5 is classified as an arterial roadway and according to the available information, the existing right-of-way does meet the minimum requirements for this classification.

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

In accordance with Cobb County Code 134-121 and based on site plan dated January 30, 2026, this development does not require a traffic impact study.

Recommendations

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

1. Recommend constructing proposed driveway on Stallion Parkway to commercial standards. This recommendation is pursuant to Cobb County Development Standard 402.8, Non-Residential Driveways and Cobb County Development Standard Detail 116, Commercial Driveway Requirements.

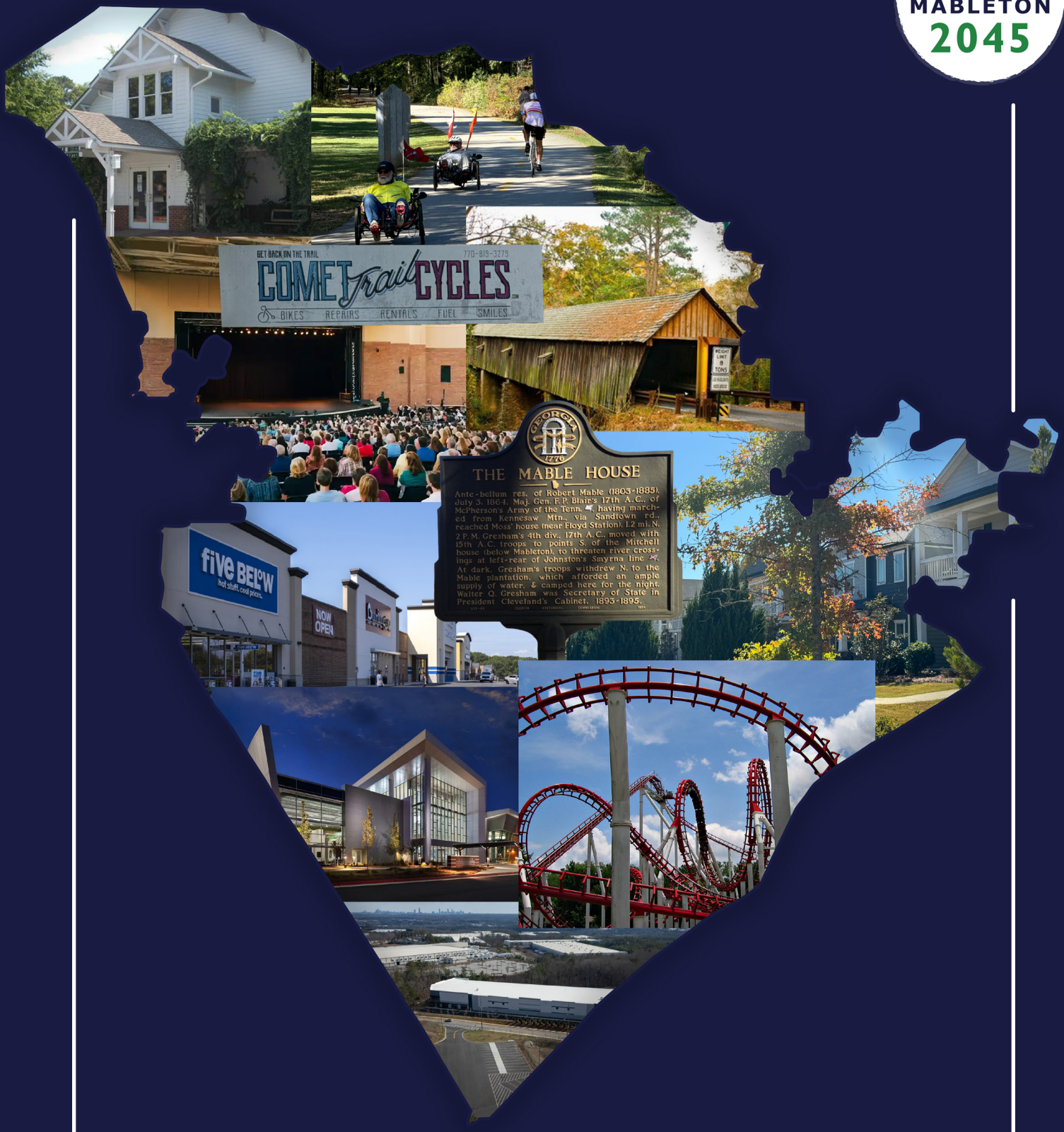
2. Recommend extending driveway uninterrupted access to a minimum of 50' from the edge of right-of-way per Development Standard 402.08.

Staff recommends **Denial** of the rezoning request from NRC to the RSL Zoning District. Based on staff analysis, the proposed rezoning application is not generally consistent with the Neighborhood Activity Center (NAC) future land use designation. If the Planning Commission choose to approved the request, then staff recommends to approved with the following stipulations.

Proposed Conditions of Approval

To ensure the project proceeds as described in the application, staff recommend the following conditions:

1. The zoning shall revert to the original NRC classification if the applicant does not receive the necessary tax credit awards for the development.
2. The community must remain strictly age-restricted for residents aged 55 and older.
3. The applicant shall maintain 100% of the units as income-restricted housing as proposed (at or below 80% Area Median Income).
4. The Applicant shall submit detailed building elevations to Community Development Staff for review of material quality, massing, and residential compatibility. Final approval of all exterior designs and materials must be granted by the Director of Community Development prior to the issuance of a Land Disturbance Permit (LDP) or Building Permit.
5. The proposed density capacity shall not exceed 61 units, as submitted.
6. Development must strictly adhere to the submitted site plan, including the 33.4% impervious surface limit and provided parking.
7. Parking lot to be stripped and paved to Cobb County Design Standards as adopted by the City of Mableton.
8. The development must incorporate applicable accessibility and "easy living" standards to include bathrooms with ample maneuvering space, ample interior door widths; and stepless entrances at all doors and elevators on the property.
9. Subject to all Fire Department comments and recommendations.
10. Subject to all Water and Sewer Division comments and recommendations.
11. Subject to all Stormwater Management Division comments and recommendations.
12. Subject to all Cobb DOT comments and recommendations.



The City of Mableton's Inaugural Comprehensive Plan

Draft // 2.12.2026

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Executive Summary — Mableton 2045 Comprehensive Plan

Mableton 2045 is a long-range, policy-oriented framework to guide growth, investment, and community wellbeing in the City of Mableton through the year 2045. The Plan translates community values, technical analysis, and planning best practices into an actionable roadmap that balances economic opportunity with livability, resilience, and equity. It is intended to:

- Provide a clear vision and priorities for land use, transportation, housing, economic development, environment, and public facilities.
- Align public investment and permitting decisions with community goals.
- Create measurable actions, responsible parties, and funding strategies to implement the Plan.
- Preserve what residents value about Mableton while preparing for growth, demographic shifts, and climate change.

This Executive Summary distills the Plan's key findings, the community vision, priority policies, implementation actions, and performance metrics.

Purpose of the Comprehensive Plan

The Mableton 2045 Comprehensive Plan establishes the long-range policy direction for the City of Mableton, Georgia for the next twenty years. As both a newly incorporated municipality and a rapidly evolving community within Cobb County and the Atlanta metropolitan region,

Mableton faces unique opportunities and challenges that require a clear, forward-looking framework to guide sustainable, equitable, and fiscally responsible growth. The Comprehensive Plan is the City's official statement of vision and intent: it outlines how land will develop, how infrastructure will expand, how natural resources will be protected, and how quality of life will be strengthened for current and future generations.

This Plan is more than a regulatory requirement. It is a strategic blueprint designed to support informed decision-making by elected officials, staff, developers, and residents. It promotes coordinated land-use patterns, targeted economic investment, resilient infrastructure, improved mobility options, environmental stewardship, and an inclusive community where opportunity is accessible to all. The policies

and strategies contained in Mableton 2045 provide the foundation for zoning updates, capital improvements planning, budget priorities, and public-private partnerships. Ultimately, this Plan positions Mableton to grow intentionally, preserve its character, and strengthen its identity as a thriving city.

01 Planning Context and the Importance of This Moment

A New City with Long-Standing Roots

Although the City of Mableton was officially incorporated in 2023, the community itself has existed for more than a century. Its neighborhoods, civic institutions, historic corridors, and strong sense of local culture reflect deep roots and generational ties. As a newly formed city, Mableton now has the authority and responsibility to chart its own course—setting local priorities for development, services, infrastructure, and fiscal investment. The 2045 Plan is the first opportunity for the community to define a long-term direction that honors its history while embracing the potential of cityhood.

Regional Pressures and Local Opportunities

Mableton's location within the dynamic Atlanta metropolitan region places it at the intersection of powerful demographic, economic, and environmental trends. The Atlanta region continues to grow rapidly, bringing rising demand for housing, diverse job opportunities, new mobility patterns, and shifting development pressures. Mableton's proximity to major employment centers, interstate corridors, and regional transportation networks positions it as an attractive destination for residents and businesses alike.

At the same time, the community faces challenges common in maturing suburban environments: traffic congestion, aging infrastructure, affordability pressures, flood-vulnerable areas, and incomplete pedestrian networks. The Plan addresses these conditions by aligning local policy with regional growth projections, strengthening transportation connections, modernizing land-use tools, and preparing for long-term environmental resilience.

02 Why Planning Now Matters

The early years of cityhood present a critical window for establishing policies that will shape Mableton's development trajectory for decades. Decisions made in this formative period—regarding zoning, public facilities, economic priorities, transportation investments, and environmental protections—will determine whether the City grows in a coordinated, resilient, and equitable manner. A strong Comprehensive Plan ensures:

- Growth occurs in the right locations, at the right scale, and in ways that support fiscal sustainability.
- Housing options meet the needs of families, young professionals, seniors, and people with diverse incomes.
- Transportation systems evolve to include safe walking, biking, and transit options—not only automobile-focused design.
- Natural resources, tree canopy, and waterways are protected as essential community assets.
- Economic opportunities expand for small businesses, entrepreneurs, and residents seeking upward mobility.
- Public facilities and services keep pace with population growth and community expectations.

The Mableton 2045 Plan leverages the momentum of incorporation to build a shared, durable vision grounded in community values and technical reality.

03 Planning Process & Community Engagement

The creation of the Mableton 2045 Comprehensive Plan followed a multi-phase, inclusive planning process designed to reflect broad community input, technical analysis, and intergovernmental coordination.

Stakeholder Engagement

Engagement efforts included in-person and virtual activities designed to reach residents, business owners, faith communities, civic leaders, youth, and historically underrepresented groups. Engagement formats typically included:

- Open houses and community workshops to discuss land use, housing, mobility, and economic development.
- Pop-up events at parks, community centers, and commercial areas to bring outreach to residents where they already gather.
- Stakeholder interviews and focus groups involving business owners, neighborhood associations, school partners, and local institutions.
- Digital engagement, including web-based surveys, interactive maps, and feedback portals, to ensure broad participation.

The result is a plan that reflects the voices, priorities, and aspirations of the entire community—not solely those who traditionally participate in planning.

Technical Analysis

A comprehensive technical analysis informed the Plan's strategies. This analysis included:

- Demographic and socioeconomic trends: growth patterns, age distribution, household composition, and income trends.
- Land-use inventory and conditions assessment: zoning, parcel characteristics, redevelopment opportunities, and building patterns.
- Housing needs assessment: affordability gaps, housing stock conditions, demand projections, and "missing middle" opportunities.

- Transportation and mobility analysis: roadway conditions, congestion points, sidewalk and bike network gaps, transit access, and safety.
- Economic development market scan: employment sectors, commercial market trends, business retention/expansion needs, and workforce alignment.
- Environmental and resilience assessment: stormwater conditions, flood risk, heat vulnerability, open space distribution, and tree canopy.
- Infrastructure and public facilities review: parks, schools, utilities, broadband, public safety, and facility conditions.

The integration of community input with technical data ensures a Plan that is both visionary and grounded in real conditions.

Intergovernmental Collaboration

As a city located within Cobb County, Mableton relies on close coordination with county agencies, state partners, and adjacent municipalities. This Plan was developed with guidance from:

- Cobb County departments (transportation, water, public safety, parks, community development)
- Adjacent Cities, including Smyrna, Austell and Powder Springs
- Regional partners, including the Atlanta Regional Commission (ARC)
- State agencies, including the Georgia Department of Community Affairs (DCA)
- School districts and public service providers

This coordination ensures that the Plan aligns with regional infrastructure, economic, and environmental initiatives.

04 Planning Framework & Legal Basis

State Requirements

The Mableton 2045 Plan satisfies the State of Georgia's Minimum Standards and Procedures for Local Comprehensive Planning, as established by the Georgia DCA. The Plan includes all required elements:

- Community Goals
- Needs and Opportunities
- Land Use Element
- Transportation Element
- Housing Element
- Economic Development
- Natural Resources
- Community Facilities and Services
- Intergovernmental Coordination
- Implementation Program

Compliance with state standards ensures the City remains eligible for key state funding programs, including the Community Development Block Grant (CDBG) and the Georgia Department of Transportation (GDOT) Local Maintenance and Improvement Grant (LMIG).

Relationship to Zoning and Development Regulations

The Comprehensive Plan is not a zoning ordinance; however, it guides the creation of zoning regulations, design standards, and development incentives. Zoning decisions are to be made "in accordance with a comprehensive plan," and this Plan provides the policy framework and justification for:

- Updating zoning districts
- Revising permitted uses
- Creating mixed-use and form-based districts
- Enabling missing-middle housing
- Protecting established neighborhoods
- Streamlining redevelopment processes
- Incentivizing public benefits such as affordable housing, open space, and infrastructure improvements

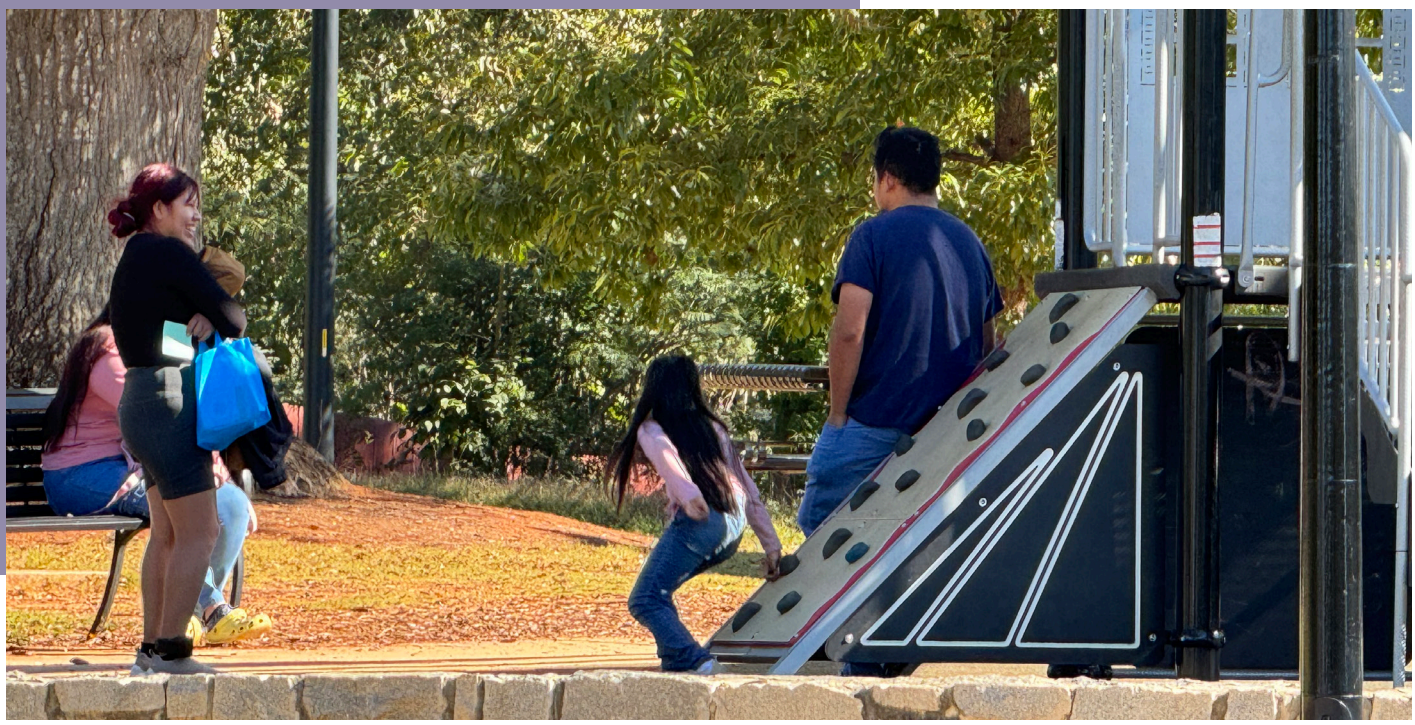
Implementation of this Plan will involve a coordinated update to the City's zoning code and development regulations.

05 Understanding Today's Conditions

The Introduction sets the stage for the detailed chapters that follow by summarizing the current conditions and trends shaping Mableton's future. These themes include:

Growth and Demographic Change

Mableton's population is projected to grow steadily, driven by its affordable housing relative to the region, its access to major job centers, and its appeal to both families and older adults. Demographic shifts—including more



single-person households, aging residents, and increasing diversity—will shape housing demand, transportation needs, and public service delivery.

Land Use and Development Patterns

The City's development pattern reflects a suburban form with a mix of established neighborhoods, commercial corridors, older strip commercial centers, and pockets of underutilized land. These areas present opportunities for targeted infill redevelopment, mixed-use activity centers, and improved urban design standards.

Housing Needs

As in the larger region, housing affordability is an increasing concern. The City faces pressure to preserve existing affordable units, rehabilitate aging housing, and diversify housing types to meet the needs of different household sizes and income levels.

Transportation and Mobility Constraints

Many residents rely on automobiles due to limited transit options and incomplete pedestrian and bicycle networks. Congestion along major corridors, safety concerns for pedestrians, and limited last-mile connectivity highlight the need for multi-modal transportation investments.

Economic Positioning

Mableton has a strong foundation of small businesses and local entrepreneurship, but opportunities exist to enhance commercial corridors, support business growth, develop a more diverse industry mix, and strengthen workforce pathways that align with regional job markets.

Environment and Resilience

Flood-prone areas, aging stormwater systems, and declining tree canopy present resilience challenges. The City has significant potential to expand green infrastructure, protect natural assets, and prioritize sustainability in both public and private development.

Public Facilities and Services

As the City grows, public safety, parks, utilities, and community facilities must scale accordingly. Planning for these investments is critical to delivering high-quality services and maintaining fiscal stability.

06 Structure of the Comprehensive Plan

The Mableton 2045 Plan is organized into a set of coordinated chapters that build from vision to implementation:

1. Community Vision & Goals
2. Existing Conditions, Needs & Opportunities
3. Land Use & Urban Design Element
4. Housing Element
5. Transportation & Mobility Element
6. Economic Development Element
7. Natural Resources, Sustainability & Resilience
8. Community Facilities & Services
9. Implementation Program (Short-, Mid-, and Long-Term Strategies)
10. Performance Metrics & Monitoring Framework

Each chapter includes goals, policies, strategies, and priority actions aligned with Mableton's vision and the community's values.

07 A Vision for 2045

The Introduction concludes by anchoring the Plan in a shared vision for the future:

By 2045, Mableton will be a connected, vibrant, resilient, and inclusive city—where thriving neighborhoods, diverse housing options, small businesses, high-quality public spaces, and green corridors support an exceptional quality of life for residents of all ages and backgrounds.

This vision is reinforced throughout the Plan and provides the basis for strategic decisions over the next twenty years.

08 Looking Ahead

This Comprehensive Plan marks the beginning—not the end—of a long-term effort to shape Mableton's future. Implementation will require:

- Leadership from elected officials
- Collaboration across departments
- Active engagement from residents and stakeholders
- Partnerships with regional agencies, nonprofits, and private development
- Consistent monitoring and transparent reporting

The decisions made today through Mableton 2045 will determine the city's ability to prosper sustainably, equitably, and efficiently. With the adoption and implementation of this Plan, Mableton is well-positioned to build a future worthy of its history, its people, and its potential.

Chapter 1 — Community Vision & Guiding Principles

Vision statement

—

By 2045 Mableton will be a connected, inclusive, and resilient city where vibrant neighborhoods, thriving small businesses, and green corridors create healthy, prosperous lives for residents of all ages and incomes. Mableton celebrates local identity, promotes equitable opportunity, and stewards natural resources for future generations.

Guiding principles

01 Equity: Prioritize policies that reduce displacement, increase affordable housing, and ensure equitable access to services and opportunity.

02 Sustainability & Resilience: Protect natural systems, reduce greenhouse gas emissions, and increase resilience to flooding and heat.

03 Walkable, Mixed-Use Neighborhoods: Support compact, human-scaled development around commercial nodes and transit corridors.

04 Mobility Choice: Expand safe, multimodal options — walking, biking, transit — while managing car travel efficiently.

05 Local Economy & Jobs: Support small business growth, entrepreneurship, job training, and place-making.

06 Fiscal Responsibility & Implementation: Tie policies to financing strategies and clear performance measures.

Chapter 2 — Key Trends & Needs Assessment

Population & demographics

- The City projects steady population growth through 2045 driven by regional job markets and housing demand.
- Increasing household diversity: more single-person and aging households alongside families.
- Affordability pressures risk displacement of lower-income households without proactive policies.

Housing

- Shortage of affordable units at a range of incomes.
- Aging housing stock in some neighborhoods needs repair and modernization.
- Demand for smaller-unit types (townhomes, condos, accessory dwelling units) is rising.

Economy & employment

- Concentration of small retail and service businesses; opportunity to diversify into tech, creative industries, and light manufacturing.
- Workforce development gaps exist between resident skills and high-growth occupations.

Transportation & mobility

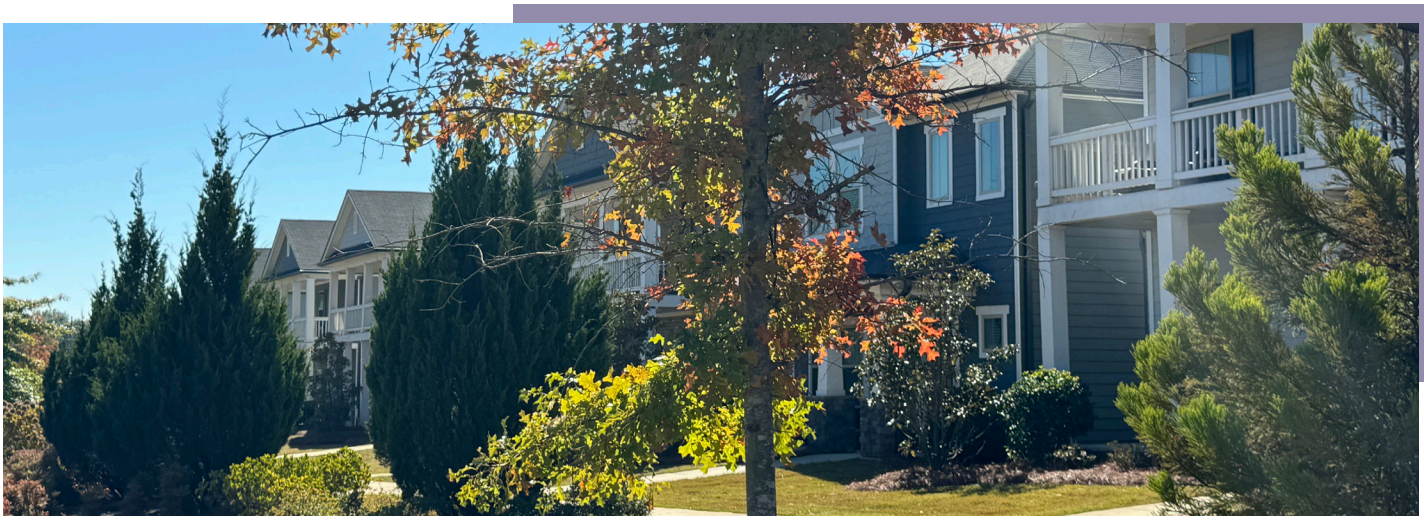
- Corridors experience congestion during peak periods; limited transit frequency and coverage.
- Sidewalk and bicycle network gaps reduce active-transportation options and safety.
- Opportunity to better connect neighborhoods to regional transit and employment centers.

Environment & infrastructure

- Portions of the city are vulnerable to stormwater flooding.
- Aging water, sewer, and stormwater systems need targeted upgrades.
- Open space and tree canopy lost to development pressure in some areas.

Public services

- Schools, parks, public safety, and community facilities must scale with growth; opportunities to co-locate services and improve accessibility.



Chapter 3 — Land Use & Urban Form

Strategy: Guide future development to preserve stable neighborhoods, direct growth to centers and corridors, and create mixed-use, walkable places that support local businesses and transit.

Key policies

- Centers & Corridors: Concentrate higher-intensity, mixed-use development around commercial nodes and existing/planned transit corridors while keeping neighborhood scale housing adjacent.
- Neighborhood Preservation: Strengthen tools (e.g., design standards, conservation districts, targeted code updates) to protect single-family neighborhoods from incompatible development.
- Infill & Redevelopment: Incentivize redevelopment of underused parcels and outdated strip centers into walkable mixed uses through streamlined permitting and development incentives.
- Design & Place-Making: Adopt form-based or context-sensitive design guidelines to improve streetscapes, frontages, and building placement; prioritize active ground-floor uses in commercial areas.

Chapter 4 — Housing

Goal: Ensure a diverse housing supply that is safe, affordable, and accessible to residents at all income levels.

Strategies

- Affordable Housing Preservation & Production: Create an Affordable Housing Action Plan with tools such as inclusionary zoning options, density bonuses, a local housing trust fund, and renovation/rehab assistance for existing affordable units.
- Increase Supply of Missing Middle Housing: Support duplexes, triplexes, courtyard apartments, townhomes, and accessory dwelling units (ADUs) in appropriate locations to offer more choices and gentle density.

- Anti-Displacement Measures: Implement tenant protections, counseling, and targeted property tax relief programs to reduce involuntary displacement.
- Partnerships: Leverage partnerships with nonprofit housing developers, housing finance entities, and regional agencies to finance and deliver affordable units.
- Accessibility & Aging in Place: Encourage universal design and affordable options that let older residents remain in the community.

Chapter 5 — Transportation & Mobility

Vision: A safe, affordable, and connected mobility network that reduces car dependency and improves access to jobs, services, and community life.

Priority initiatives

- Complete Streets: Implement a Complete Streets policy to redesign corridors for safe walking, biking, transit priority, and accessible sidewalks.
- Transit Improvements: Coordinate with regional transit (e.g., CobbLinc/GRTA services) to increase frequency, reliability, and first/last-mile connections; advocate for express and local route enhancements.
- Bicycle & Pedestrian Networks: Build contiguous sidewalks, protected bike lanes, pedestrian crossings, and greenways that connect residential areas to schools, parks, and commercial centers.
- Transportation Demand Management (TDM): Promote carpooling, telework, and employer-based programs to reduce peak congestion.
- Freight & Delivery Management: Manage curb space and freight movement in commercial districts to balance loading needs with pedestrian safety.

Chapter 6 — Economic Development & Revitalization

Objective: Grow a resilient, inclusive local economy that supports small businesses, diversifies employment opportunities, and stimulates neighborhood revitalization.

Key programs

- Small Business Support: Create a small business incubator and micro-grant/technical assistance program; simplify permitting and provide façade improvement grants for commercial corridors.
- Industrial & Job Growth: Reserve appropriate sites for light industrial and advanced manufacturing; support workforce training aligned with employer needs.
- City/Town Center Activation: Prioritize mixed-use development, cultural programming, and events to activate downtown/center areas as hubs for commerce and community life.
- Tourism & Cultural Assets: Promote historic assets, local festivals, and arts to strengthen economic identity and attract visitors.
- Equitable Hiring & Procurement: Encourage local hiring and small business participation in city contracting.

Chapter 7 — Environment, Parks & Resilience

Goal: Protect and expand green infrastructure, reduce flood risk and heat impacts, and ensure equitable access to parks and open space.

Strategies

- Stormwater & Green Infrastructure: Invest in stormwater management (bioswales, rain gardens, permeable pavements) to reduce flooding and improve water quality.
- Tree Canopy & Urban Forestry: Adopt a canopy restoration target, protect mature trees, and implement tree planting campaigns in heat-vulnerable neighborhoods.
- Open Space Equity: Prioritize new parks and recreational amenities in underserved areas; pursue acquisition and partnerships to expand accessible parkland.
- Climate Adaptation: Integrate climate risk screening into capital planning; retrofit critical facilities and prioritize resilient building standards in flood-prone areas.
- Sustainability Policies: Encourage energy efficiency, rooftop solar where suitable, and low-impact development in new construction.

Chapter 8 — Public Facilities, Utilities & Community Services

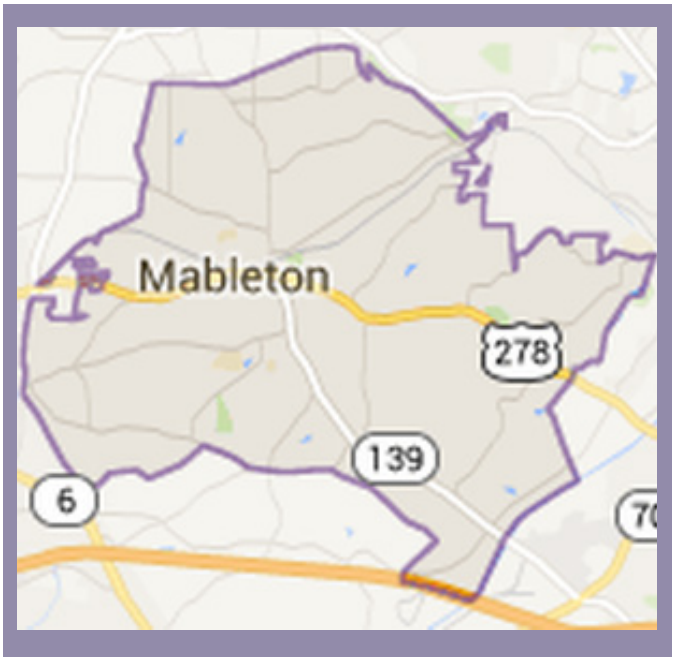
Focus: Provide high quality public services and infrastructure that meet current needs and future growth.

Recommendations

- Capital Improvements Plan (CIP): Link Plan priorities to a 10- to 20-year CIP that sequences investments in water/sewer, stormwater, streets, sidewalks, and parks.
- Public Safety & Health: Ensure police, fire, EMS, and health services are resourced and equitably located; partner with County/region on service delivery.
- Education & Lifelong Learning: Coordinate with school districts to align facilities planning and to provide community use of school spaces for enrichment programs.
- Digital Infrastructure: Expand broadband access and digital inclusion programs to support remote work, education, and small business resilience.
- Service Accessibility: Improve transit access and non-emergency transportation to critical services for seniors and low-income residents.

Chapter 9 — Implementation Framework

Approach: Implementation is organized around three time horizons — short (1–5 years), medium (6–12 years), and long (13–20 years) — with assigned lead agencies, partners, estimated costs, and funding strategies.



High-priority short-term actions (1–5 years)

1. Adopt updated zoning and design standards for centers and corridors; enable missing-middle housing and ADUs where appropriate.
2. Establish an Affordable Housing Trust Fund and a preservation program for at-risk units.
3. Launch Complete Streets pilot projects on two corridors and close critical sidewalk gaps.
4. Create a small business support program (technical assistance + façade grants).
5. Initiate a stormwater mitigation pilot in high-flood neighborhoods.

Medium- and long-term actions

- Expand transit service in partnership with regional agencies and advocate for pre-paid or priority lanes where beneficial.
- Implement a citywide tree canopy restoration strategy and acquire priority parkland.
- Build mixed-use redevelopment projects on underutilized parcels.
- Integrate resilience investments into large capital projects and new development.

Funding & finance

- Combine local funding (CIP allocation, development impact fees, tax allocation tools where permissible) with state/federal grants, philanthropic funding, and public-private partnerships.
- Use developer incentives (density bonuses, expedited permitting) tied to affordable housing and public realm improvements.
- Pursue federal infrastructure, resilience, and HUD/community development funding for major initiatives.

Governance & partnerships

- Create an interdepartmental Implementation Committee to track progress.
- Establish community advisory groups for equity and neighborhood liaison.
- Formalize partnerships with Cobb County, transit agencies, school districts, nonprofits, and private developers.

Chapter 10 — Monitoring, Performance, & Equity

Performance framework

Define measurable indicators, updated annually, tied to Plan objectives. Suggested indicators include

- Net new affordable housing units produced/ preserved by income band.
- Miles of sidewalks and protected bike lanes installed.
- Tree canopy percentage and number of new street trees planted.
- Transit ridership and on-time performance for routes serving Mableton.
- Jobs created and local business retention/ expansion metrics.
- Miles of stormwater green infrastructure and reductions in flood incidents.

Reporting

- Publish an annual Implementation Report summarizing progress, budgets, barriers, and updated priorities.
- Hold biennial public "State of the Plan" workshops to engage residents and adjust actions.

Equity assessment

- Use an Equity Impact Assessment (EIA) toolkit to evaluate major policy or project proposals for their effects on displacement risk, access to opportunity, and benefits distribution.
- Prioritize investments where they close gaps in service or opportunity for historically underserved neighborhoods.

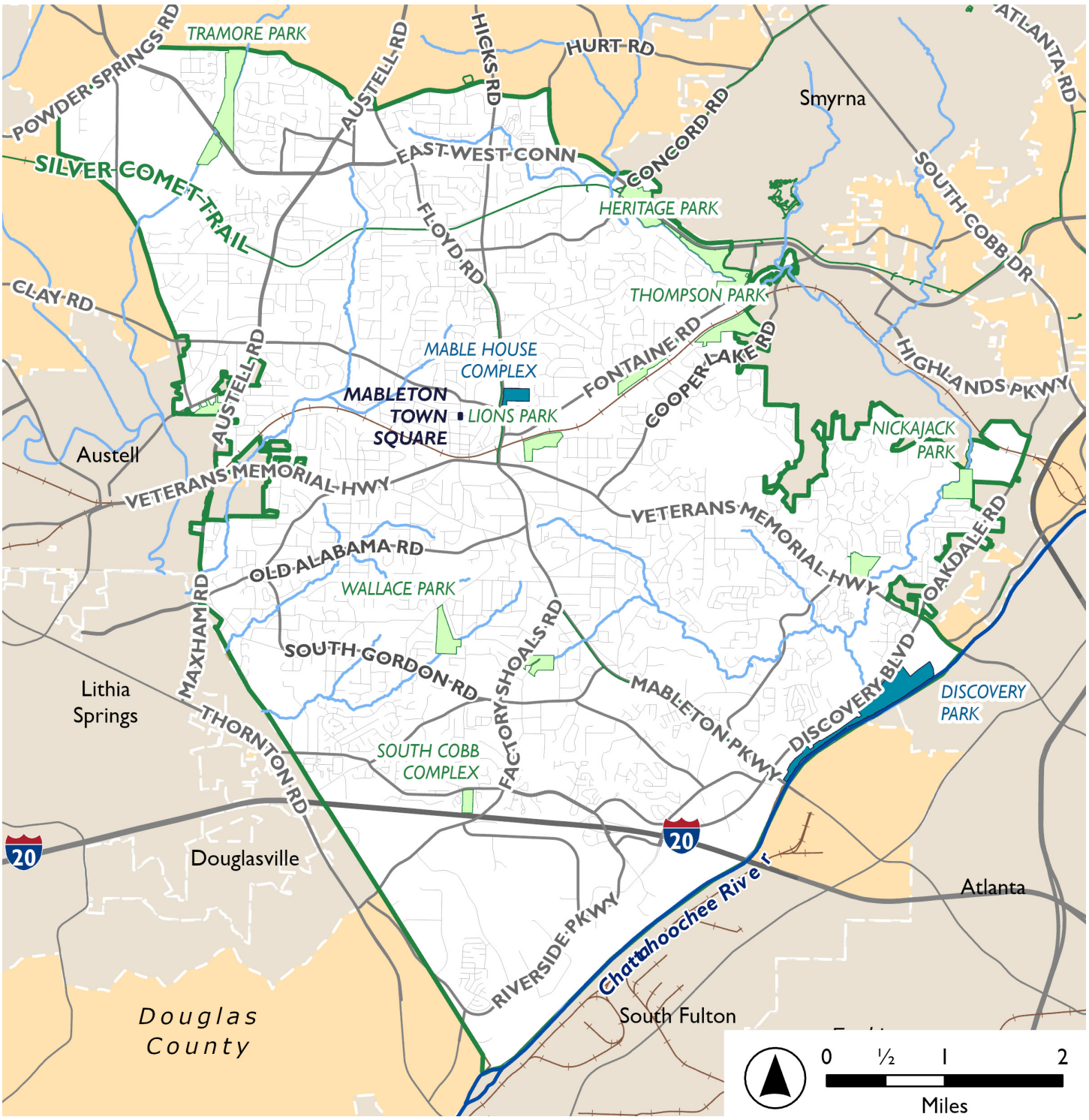
Conclusion & Call to Action

Mableton 2045 is an aspirational yet pragmatic blueprint. It balances the community's desire to preserve neighborhood character with the realities of growth, changing household needs, and climate risk. The Mableton 2045 Plan's success depends on three things:

1. Political will and leadership to adopt code changes, dedicate funding, and form partnerships.
2. Sustained community engagement so residents shape, own, and benefit from implementation.
3. Measured, accountable action with clear metrics, regular reporting, and flexible course corrections.

By implementing the strategies in Mableton 2045, the City of Mableton can foster an inclusive local economy, ensure safe and affordable homes, create healthy neighborhoods connected by people-centered streets, and protect its natural systems — positioning Mableton as a resilient, prosperous community well into the mid-21st century.

Figure 1-1:The City of Mableton



A NEW DAY FOR MABLETON

The City of Mableton stands at a pivotal moment in its history.

Officially incorporated in 2023, Mableton is embarking on the development of its first-ever Comprehensive Plan—a long-term visioning and policy framework that will guide the city's growth, development, and preservation efforts through the year 2045. This Mableton 2045 inaugural plan is more than a state-mandated planning requirement; it is an opportunity for residents, businesses, civic organizations, and regional partners to shape the future of Mableton in a way that honors its past, addresses its current needs, and positions the community for a vibrant, resilient future.

As the first significant planning effort of the new city, the Mableton 2045 Comprehensive Plan will set the tone for governance, land use, infrastructure investment, economic development, housing, transportation, environmental stewardship, and quality-of-life initiatives over the next two decades. To build this long-term vision on a foundation of facts, data, and community input, the planning process begins with the Existing Conditions Assessment—a comprehensive review of where Mableton stands today.

The Existing Conditions Assessment is a baseline snapshot of the community's demographic, economic, environmental, housing, transportation, and land use characteristics. It identifies strengths to build upon, challenges to address, and trends that will influence the city policy maker's decision-making in the years ahead. This initial assessment will serve as the evidence base for future policy recommendations and strategic actions contained in the Mableton 2045 Comprehensive Plan.

Purpose of the Existing Conditions Assessment

The Existing Conditions Assessment serves three primary purposes:

1 *Establish a Baseline Understanding of the Community*

By documenting current conditions in areas such as population, employment, housing stock, infrastructure, mobility, parks and recreation, and environmental resources, the assessment creates a shared understanding of the facts. This ensures that all stakeholders—elected officials, city staff, community members, and external partners—are starting from the same foundation as they engage in the planning process.

2 *Identify Key Issues and Opportunities*

Mableton's incorporation presents both challenges and opportunities. The Existing Conditions Assessment highlights factors such as growth pressures, aging infrastructure, housing affordability, economic diversification, and transportation needs. It also identifies assets such as a strong sense of community identity, cultural and historic resources, and strategic location within the Atlanta metropolitan area. Recognizing these dynamics early in the process allows the city to proactively shape its future.

3 *Inform Goal Setting and Policy Development*

A clear, data-driven picture of current conditions provides the context necessary for developing realistic, actionable goals. The assessment helps ensure that the vision and strategies adopted in the Mableton 2045 Comprehensive Plan are grounded in reality, responsive to local needs, and aligned with regional and state planning frameworks.

Goals of Mableton 2045

The Mableton 2045 Comprehensive Plan aims to achieve the following overarching goals:

Create a Shared Vision for the Future

Engage residents, business owners, civic leaders, and regional partners in a collaborative process to define what Mableton should look and feel like in 2045.

Guide Responsible Growth and Development

Establish land use policies that balance new investment with the preservation of existing neighborhoods, cultural heritage, and natural resources.

Enhance Quality of Life

Ensure that all residents—regardless of age, income, or background—have access to quality housing, safe transportation options, green spaces, cultural amenities, and economic opportunities.

Promote Economic Vitality

Support a diversified local economy that provides stable employment, fosters entrepreneurship, and attracts strategic investment while maintaining the community's character.

Advance Environmental Stewardship

Protect natural resources, promote sustainable development practices, and increase resilience to climate and environmental changes.

Foster an Inclusive and Engaged Community

Build a culture of civic participation where all voices are heard and valued in decision-making.

Why This Plan Matters Now

Mableton's emergence as a new city presents a rare planning opportunity: to design policies, programs, and investment priorities from the ground up. Without decades of entrenched municipal structures, Mableton can be intentional about the kind of community it becomes—leveraging lessons from other cities, regional best practices, and the aspirations of its residents.

At the same time, Mableton must navigate complex challenges, including:

- Managing growth within the fast-developing Atlanta metro area.
- Preserving community identity amid regional development pressures.
- Addressing infrastructure needs inherited from pre-incorporation governance.
- Ensuring equitable access to housing, transportation, and economic opportunities.
- Maintaining fiscal sustainability as a new municipal government.

The Comprehensive Plan provides a framework for tackling these issues in a coordinated, strategic way—ensuring that short-term decisions align with long-term goals.

Guiding Principles

While the Mableton 2045 Comprehensive Plan will contain specific policies and actions, the entire process will be guided by the following principles:

- Data-Driven Decision-Making
- Equity and Inclusion
- Fiscal Responsibility
- Sustainability and Resilience
- Community-Driven Engagement
- Regional Collaboration

Structure of the Plan

The development of the Mableton 2045 Comprehensive Plan will follow a structured, phased approach ***(Figure 1-2)***:

Existing Conditions Assessment

The current phase, compiling baseline data and identifying issues and opportunities.

Visioning and Goal Setting

Engaging stakeholders to define the community's desired future.

Policy and Strategy Development

Crafting recommendations in land use, transportation, housing, economic development, parks, environmental sustainability, and other areas.

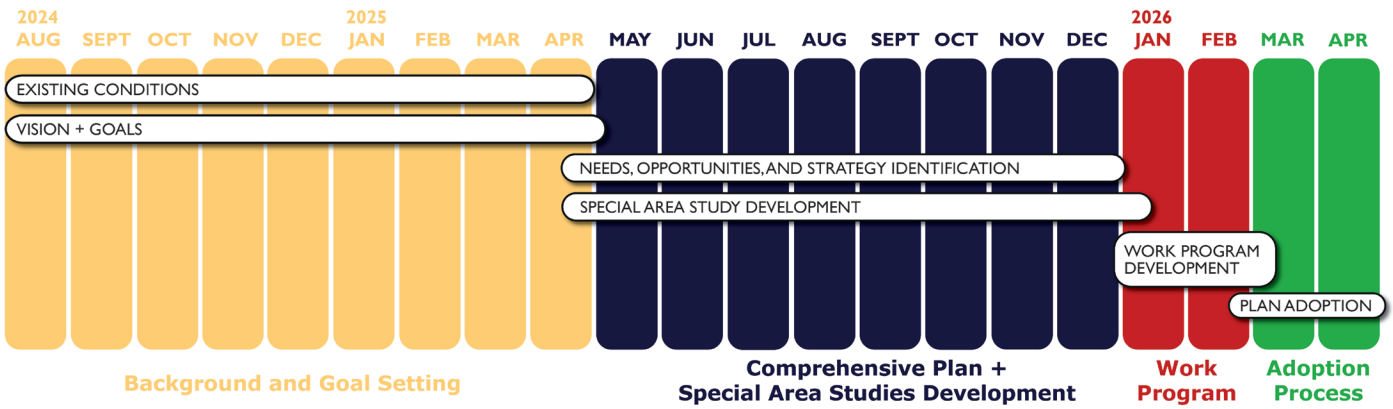
Implementation Plan

Establishing priorities, timelines, responsible parties, and funding strategies to bring the plan's vision to life.

Adoption and Monitoring

Formal adoption by the City Council and ongoing tracking of progress toward the plan's goals.

Figure 1-2: Mableton 2045 Schedule and Structure



COMMUNITY ENGAGEMENT TO DATE

It has been an honor and a joy to help shape the vision for Mableton's future.

Collaborating with the Grice Consulting Group team, the general public and fellow committee members brought valuable ideas and perspectives. I look forward to Mableton growing into a vibrant city filled with arts, entertainment, and opportunities that benefit the entire community.

- Donte Philpot, Chair | Mableton Planning Commission

Engagement Approach

The Mableton 2045 Comprehensive Plan is grounded in equity, inclusivity, and intentional outreach reflecting the City of Mableton's commitment to shaping its future through the voices of its people. From the beginning, the City and its planning partners prioritized a broad, community-centered engagement process, recognizing the importance of public input in the city's first-ever comprehensive plan.

Engagement is structured across fact finding, goal setting, subarea planning and implementation starting in fall of 2024 to fall of 2025, with opportunities for residents stakeholders to contribute through steering committee meetings, public meetings, focus groups, surveys, and pop-up events. Through a branding, communications and outreach approach historically underserved groups were targeted for awareness and participation centered around transparency.

Engagement Efforts to Date

Steering Committee Meetings

At the core of the Mableton 2045 Comprehensive Plan is a dedicated Steering Committee. This group is a cross-section of community leaders, city officials, and regional partners assembled to guide the planning process with local insight, accountability, and vision. The committee is not simply advisory in name; it was an active, consistent presence that shaped the plan's direction, grounded lofty goals in lived experience, and served as a bridge between planning professionals and the broader public.

To date, the committee met at key milestones throughout the planning process, beginning November 2024 and extending thru November 2025. These sessions were designed not only to inform committee members but to also actively engage them in dialogue and decision-making. Meetings included presentations on demographic trends, summaries of community feedback, previews of draft goals, and discussions of special focus areas across the city. Each meeting was structured to allow for open conversation, critical questioning, and strategic thinking. This allowed the committee to elevate ideas that might otherwise be overlooked and flag potential issues in engagement efforts before they emerged.

Steering Committee Meeting #1

Tuesday, November 12th, 2024; 11:00am-1:15pm at the South Cobb Regional Library Thompson Community Room; 12 participants

Key Take Aways:

- The Steering Committee suggested that the City of Mableton needs a cohesive community identity with investments into placemaking initiatives
- Tourism and community development could be increased by improving infrastructure connectivity and zoning standards to attract diverse businesses

Steering Committee Meeting #2

Thursday, May 15th, 2025; 9:00-11:00 am at the Mable House Art Center; 13 participants

Key Take Aways:

- Some roads are performing above their designed capacity. Functional classifications do not match current traffic patterns
- 70% of new residential construction in Mableton consists of townhomes, primarily due to affordability, while only 28% can afford a new townhome
- Mableton's hilly terrain offers scenic views and unique development potential,

Steering Committee Meeting #3

Wednesday, August 13th, 2025; 9:00 – 11:00 am at the South Cobb Recreation Center; 6 participants

Key Take Aways:

- Land Use and Character Areas will be used to determine policy.
- 11 Character Areas were identified and the participants identified the appropriate development for each during an interactive activity.
- Special emphasis placed on community feedback on character area visioning.

Steering Committee Meeting #4

Thursday, November 6, 2025; 9:00 – 11:00 am at Historic Mable House Art Center; 5 participants

Key Take Aways:

- Validation of goals
- Interactive session focused on determining types of development in each of the character areas and the level of appropriateness.

Focus Group Meetings

Focus Groups served as another way for the project team to focus on specific populations within the planning process. These focus groups were based around the school board, large employers in the community, homeowner associations, faith-based groups, and non-profits in the community. This series of six virtual sessions gave the team time to reflect on specific issues that each group was facing and plan for practical solutions to their issues.

Each session brought the project team together with key stakeholders dedicated to organizations that focus within each theme. The sessions invited candid dialogue in a small-group format of less than ten participants per session. This fostered the kind of open and honest conversation that's often difficult to achieve in large public forums, allowing the project team to quickly and easily understand the issues and concerns of each focus area. In addition, these stakeholders often extended the reach of the process, helping the project team connect with residents who might otherwise remain disengaged.

Focus Group Meetings At-a-Glance:

School Board Focus Group
Tuesday, April 22nd, 2025; Virtual Meeting;
Members of the Mableton School Board

Key Take Aways:

- Affordable housing is a key issue that needs to be addressed
- More parks and recreation activities need to be programmed for children after school hours

Large Employers Focus Group
Thursday, April 17th, 2025; Virtual Meeting;
Representatives from Six Flags, Yancey Brothers, WT Tools and Brooksbury

Key Take Aways:

- Hotel infrastructure as well as the absence of banks and grocery stores is hindering the area's growth
- Mixed-use commercial and residential projects can help the area lose the perception of being an industrial area
- Improving public transportation accessibility and travel times are crucial for workforce development

Homeowners Association Focus Group
Tuesday, April 22nd, 2025; Virtual Meeting;
Participants with experience across 40 HOA's within Mableton

Key Take Aways:

- Improving schools and improving the economic development of the community will be vital for Mableton to remain a sustainable community
- Improvements to waste management are needed as littering and illegal dumping have been significant issues
- Supporting the growth of local businesses would showcase the diversity and talent existing within the community

Faith Based Organizations Focus Group
Tuesday, April 29th, 2025; Virtual Meeting;
Members of the Mableton Pastors Collective that represent eighteen churches served by twenty-five pastors in the city

Key Take Aways:

- Stability within the school system is needed for the community to thrive
- Supporting city-wide initiatives by organizing volunteer opportunities within the churches
- Redevelopment with a historical focus can be beneficial for preserving and celebrating the history of Mableton

Non-Profit Organizations Focus Group
Tuesday, April 22nd, 2025; Virtual Meeting; Members of the Mableton Improvement Coalition

Key Take Aways:

- A Community Improvement District (CID) could be established to standardize the look and feel of businesses along major thoroughfares
- Enhancing infrastructure around the existing attractions like Six Flags and Silver Comet Trail to improve and expand visitation

Public Meetings

Public meetings were the cornerstone of community engagement for the Mableton 2045 Comprehensive Plan, providing open, interactive spaces where residents could learn about the process, share their ideas, and help shape the city's long-term vision. These meetings were intentionally designed to be more than presentations; they were structured to foster two-way dialogue, community creativity, and a sense of shared ownership in Mableton's future.

The first public meeting, held in November 2024, served as the official kickoff for the comprehensive planning process. Over one hundred residents in attendance were introduced to the project team, learned about the purpose and scope of a comprehensive plan, and were invited to participate in visioning exercises. With a mix of presentations, breakout activities, and live polling, the meeting helped educate the community about the planning process while giving residents immediate ways to engage. Attendees mapped their hopes for the city, identified top community needs, and voiced both optimism and concern about Mableton's growth.

The second public meeting, hosted in June 2025 at the Riverside EpiCenter, built on the foundation of the first. This session focused on reviewing the citywide feedback gathered to date and presenting draft goals across key planning elements such as housing, transportation, land use, and economic development. More than sixty residents participated in person, with additional engagement offered online. Through interactive boards, live polling via Mentimeter, and small-group discussions, residents had the chance to react to emerging strategies and suggest refinements in real time. Feedback from this meeting confirmed strong public support for a walkable city center, more diverse retail and housing options, enhanced green space, and a cleaner, safer environment. Participants also raised critical questions about gentrification, stormwater management, cultural preservation, and the role of public-private partnerships. This feedback helped clarify priorities for the next stage of planning.

In November 2025, the third public meeting, hosted in June 2025 at the Riverside EpiCenter, focused on the Character Areas. The review of the goals and citywide feedback gathered to date laid the foundation for the future vision

The Mableton 2045 Comprehensive Plan represents our community's shared vision for a vibrant, resilient, and inclusive future.

Through collaboration and meaningful engagement, the plan serves as a roadmap that balances growth with sustainability, fosters economic opportunity, and preserves the unique character that makes Mableton a special place.

- Jason S. Gaines, AICP, Board Chair
Mableton Development Authority

for the 11 Character Areas in the city. Of the 63 in-person meeting attendees and 70 online, the team was able to gather good feedback on the types of development deemed appropriate for each of the character areas using interactive boards, live polling and facilitated discussions using an online facilitator.

What made these meetings especially impactful was their inclusiveness. Both were offered in accessible locations, with virtual options, multilingual materials, and interactive activities designed to meet residents where they are. The planning team emphasized transparency and responsiveness throughout, taking the time to answer questions, explain how input would be used, and committing to following up on any community concerns.

Public Meetings At-a-Glance:

Public Meeting #1
Tuesday, December 10th, 2024; 6:00 pm at the South Cobb Lions Club; 125 participants

Key Take Aways:

- Residents are concerned about the quality of education in Mableton
- There is an interest in how this plan will guide develop for the wider community around Mableton

Public Meeting #2
Thursday, June 12th, 2024; 6:30pm at the Riverside EpiCenter; 63 participants

Key Take Aways:

- The majority of participants strongly agreed that a focus on Economic Development, Cultural Resources, Land Use mapping and environmental sustainability will be needed in the Comprehensive Plan
- Residents wanted the city to implement measures to reduce traffic congestion and improve transportation flow throughout Mableton.

Public Meeting #3
Thursday, November 6th, 2025; 6:30pm at the Riverside EpiCenter; 63 in-person participants and 70 virtual participants

Key Take Aways:

- The comprehensive plan identifies actions and policies. The City will determine specific performance measures and monitoring methods during implementation.
- Design guidelines will encourage incorporating historic structures and materials into redevelopment, particularly in the proposed city center, to preserve Mableton's unique identity while allowing modern construction.
- Comments reflected a strong interest in creating vibrant, connected, and balanced districts that support local identity, economic opportunity, and quality of life. Key themes included improving transportation and walkability, preserving community character, expanding recreational and cultural amenities, and promoting thoughtful, well-scaled development across all areas of the city.

Mableton's 2045 Comprehensive Plan reflects the power of community, collaboration, and a shared vision.

Built through an inclusive, transparent process, it lays the foundation for smart growth, stronger neighborhoods, and a resilient Mableton poised to thrive.

- Jason S. Gaines, AICP, Board Chair
Mableton Development Authority

Pop-Up Events

In an effort to meet residents where they already live, work, and gather, the Mableton 2045 Comprehensive Plan included pop-up events in the community engagement effort. These informal, on-the-ground engagement

sessions are designed to bring the planning process directly into the community. These events ensure that all residents, especially those who may not attend formal public meetings, have opportunities to learn about the plan and share their voices.

The project's first pop-up was at the Taste of Mableton Event in May 2025. This event is geared towards celebrating the diversity of the Mableton community. Live music, performances and a parade accompany the many local artists and vendors at the event. Community members were able to participate in the Spin the Wheel game, view the project maps, participate in the project survey to share their opinions and speak one-on-one with members of the project team conveniently while enjoying the festival.

Pop Up At-a-Glance:

Taste of Mableton Event
Saturday, May 3rd, 2025; 10:00 am-4:00 pm at the Mableton House Complex; approximately 80 community members engaged

Key Take Aways:

- The high cost of housing remains a significant concern among residents
- Many citizens expressed frustration over increasing traffic and congestion, noting that the situation continues to worsen

Outreach & Awareness To Date

Branding and Merchandise

A strong and consistent visual identity was developed to distinguish the plan, create recognition across events and platforms, and signal to residents that this was a unified, city-led initiative that they were welcome to participate in.

The branding followed the City of Mableton's official style guide, incorporating familiar colors, fonts, and a project logo that felt both professional and welcoming. This was applied across every touchpoint of the engagement process through digital communications and in-person activations reinforcing the plan's identity and helping the community connect to each branded element including project merchandise (Table Cloth, Banner, Lip Balm, and Ink Pens).

Project Website

The Mableton 2045 project website, www.mableton2045.org, served as the central hub for public information and engagement throughout the planning process. Designed to be accessible, informative, and easy to navigate, the site allowed residents to stay connected to every stage of the comprehensive plan.

Visitors could find meeting announcements, project timelines, draft documents, and

summaries of community input, along with interactive tools like surveys and comment forms. The site also featured links to virtual meetings and digital versions of materials shared at in-person events. Information on the website was easily translated into different languages or formats to remain accessible to the broader community. By offering 24/7 access to planning updates, the website played a key role in expanding public participation, especially for those who couldn't attend events in person, and helped reinforce the plan's transparency, responsiveness, and inclusivity.

Printed Collateral (Post Cards & Yard Signs)

To support broad and visible outreach, the Mableton 2045 planning team developed a suite of printed collateral that brought the project directly into neighborhoods and community spaces. Eye-catching postcards were distributed at events and through eleven community partners including libraries, community centers, senior centers and recreation centers. This provided residents with quick, accessible information about upcoming meetings, how to get involved, and where to learn more in places that are frequently visited.

In addition, branded yard signs were placed at fourteen key locations across the city including parks, libraries, schools, and busy intersections, to raise awareness and direct people to the project's website. With simple messaging, bold design, and clear calls to action, these print materials helped reinforce the plan's presence in the community and ensured that residents encountered it not just online, but in their everyday environments.

The engagement and outreach activities described in this document only reflect the initial fact finding and goal setting phases for the Mableton 2045 Comprehensive Plan. More engaging activations regarding visioning and implementation are forthcoming in future phases of work that will continue evoke transparency, participation and feedback loops for residents and stakeholders within the Mableton city limits.

"This Mableton 2045 Comprehensive Plan planning process has dug deep into Mableton's assets and opportunities and provided the community with the tools to re-imagine the city we want it to be."

- Robin Meyer, Vice Chair
Mableton Planning Commission

CHAPTER 2

Land Use Element

Introduction

Mableton is entering a new chapter of its growth and development. For decades, Mableton's land use policy has been determined by Cobb County, which has the responsibility to plan for all unincorporated communities within its jurisdiction. While Mableton has long been recognized as a distinct community within Cobb County, the land use vision and policies guiding the city's development have not always fit well with community preferences. Now, as a new city, Mableton can make its own future by crafting a land use framework and policy agenda that better suit its needs.

Most of all, Mableton needs a land use framework that will encourage growth and change. The reality is that Mableton has seen significant planning with little progress. Previous plans for parts of Mableton—including the *Mableton Town Center LCI and Form-Based Code* and the *South Cobb Implementation Strategy*—have paired ambitious, innovative goals with action-oriented policies; yet these policies have not delivered the redevelopment or amenities that Mabletonians want. And while residents have welcomed targeted investments in mobility (the Silver Comet Trail) and greenspace (Discovery Park), there is untapped potential in these and similar investments that could spur greater change and community improvement.

This Land Use Element aims to do three primary things:

- Highlight Mableton's historical growth patterns and how it's changing today;
- Craft an inspirational—yet reality-based—vision that acknowledges physical and market realities; and
- Adopt progressive land use policy that better reflects the community's vision for Mableton in 2045.

Existing Conditions

Mableton evolved from a small, historic town along the Georgia Pacific Railway into a bedroom community west of the City of Atlanta. The area's proximity to downtown Atlanta, connected via major transportation corridors like Veterans Memorial Highway, made it very attractive for residential developers on the forefront of the suburban building boom in the 1960s and into the decades that followed.

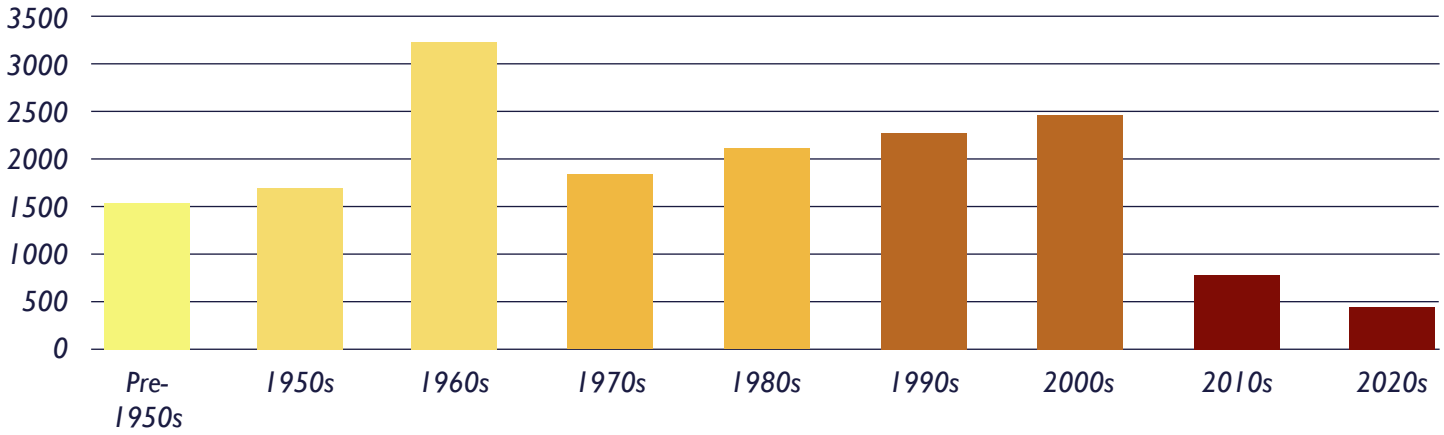
After the 2008 financial crisis, Mableton experienced the same decline in development as its peers. However, growth has been comparatively slow to return to Mableton, and there is a distinct lack of new mixed-use development now appearing with more frequency in other Atlanta metro cities—including Mableton's peer Cobb County cities, Smyrna and Marietta. Now incorporated as its own city, Mableton has an opportunity to assess its own land use and development patterns in order to understand where opportunities for future growth might lie.

Development Timeline

Mableton can trace its origins as a community back to the mid-1800s, but its first permanent structures began appearing in the 1880s through the first couple of decades of the 20th century. A small grid, approximately three by four blocks, anchors the city's "town center" today—which is located west of Floyd Road between Clay Road to the north and the Norfolk Southern rail line to the south.

Figure 2-1 shows the chronological buildout of Mableton's land. Growth accelerated during and after World War II; in Cobb County, the Bell Aircraft plant constructed in Marietta in the 1940s spurred a significant wave of suburban growth. Most of Mableton's development occurred in the 1960s and 1970s after the interstate system reached Cobb County—16 percent of Mableton's total 20,560 acres of land were developed during that decade alone. The area remained popular for new construction, mostly residential properties, throughout the 1990s and early 2000s before declining sharply in the 2010s.

Figure 2-1. Mableton Acres by Year of Development



Existing Land Use

Today, Mableton remains a mostly suburban residential community, interspersed with some nonresidential uses along its major corridors. It is also home to a very large industrial district mostly south of I-20. ***Figure 2-2*** shows the distribution of land uses across the city. These categories have been aggregated from the more specific land uses shown in ***Figure 2-3 (pg. 15)***; for example, all categories ending in "vacant" in Figure 2-3 are included in "undeveloped" in Figure 2-2.

Residential Land Use

Approximately 59 percent of Mableton's land is residential, with 55 percent of all land consisting of single-family development. Of Mableton's nearly 27,000 parcels, just under 22,000 of them (81 percent) are single-family lots.

Mableton does have a notable number of multifamily properties, many of which are clustered in either the far northern or far southern reaches of the city. Most of these multifamily properties consist of garden-style apartments, ranging from two to three stories, and either gated or arranged along winding roads set far back from the street. Due to their seclusion and lack of visibility, these properties—especially several on Riverside Parkway in south Mableton—have been subject to numerous code enforcement and safety issues over the years.

Figure 2-2. Existing Land Use by Area

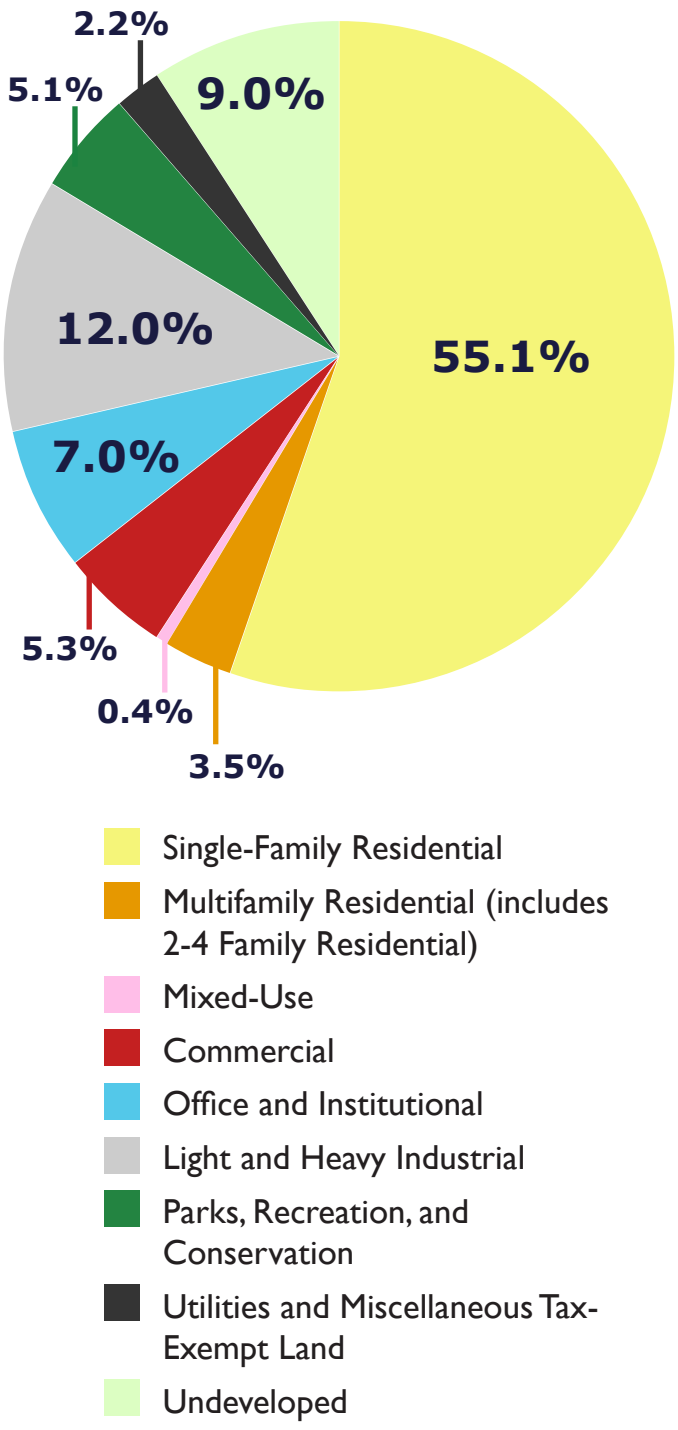
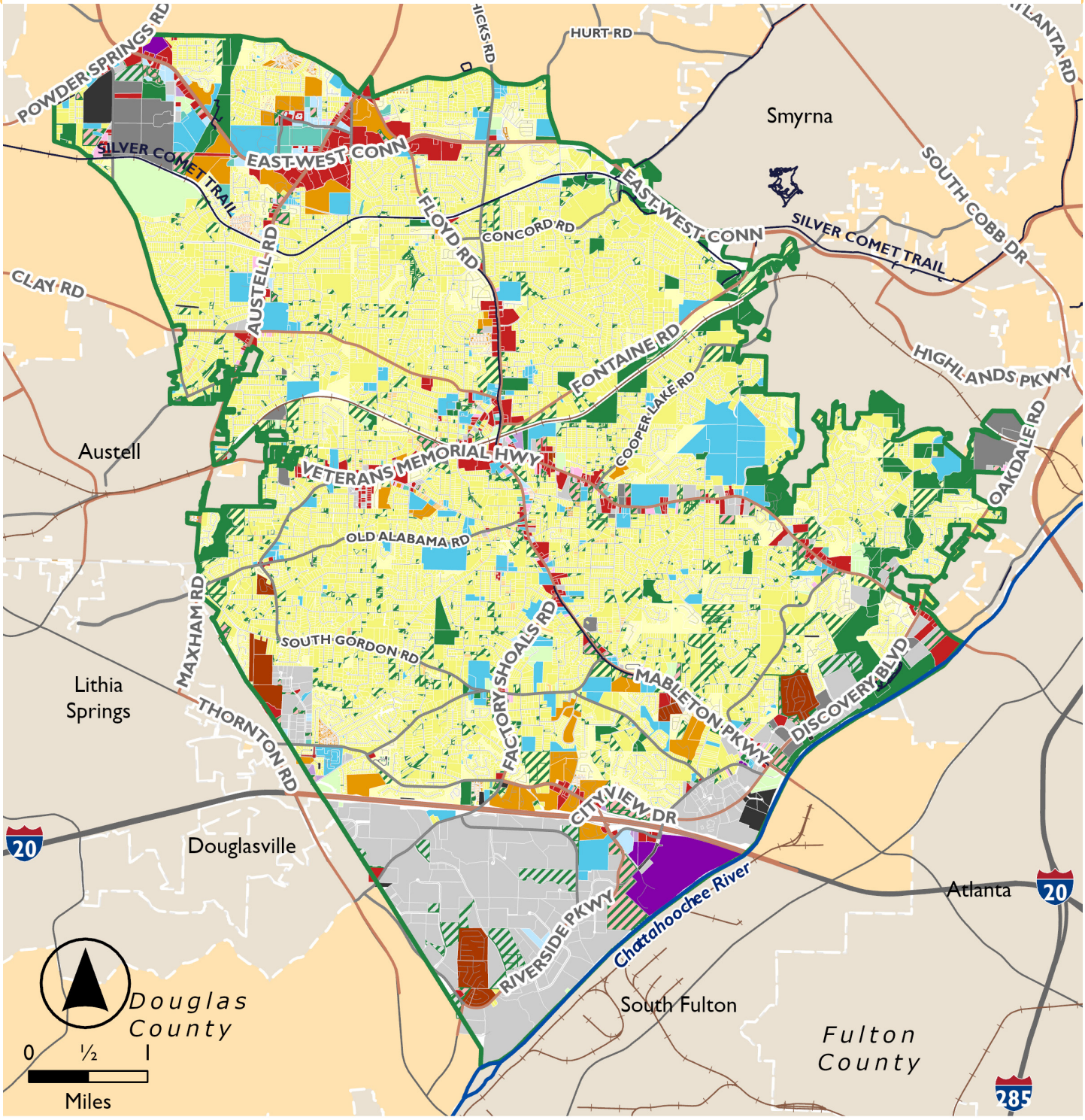


Figure 2-3: Existing Land Use



LEGEND

- Residential Vacant
- Residential (General)
- Single-Family Residential
- 2-4 Family Residential
- Mixed Use
- Multifamily Residential
- Mobile Home Park
- Commercial Vacant
- Commercial
- Entertainment
- Hotel/Motel
- Office/Flex
- Institutional
- Medical
- Tax-Exempt Land
- Industrial Vacant
- Light Industrial
- Heavy Industrial
- Greenspace, Recreation, and Conservation
- Utilities/Rights-of-Way
- Mableton City Limits
- Surrounding Cities
- Surrounding Counties

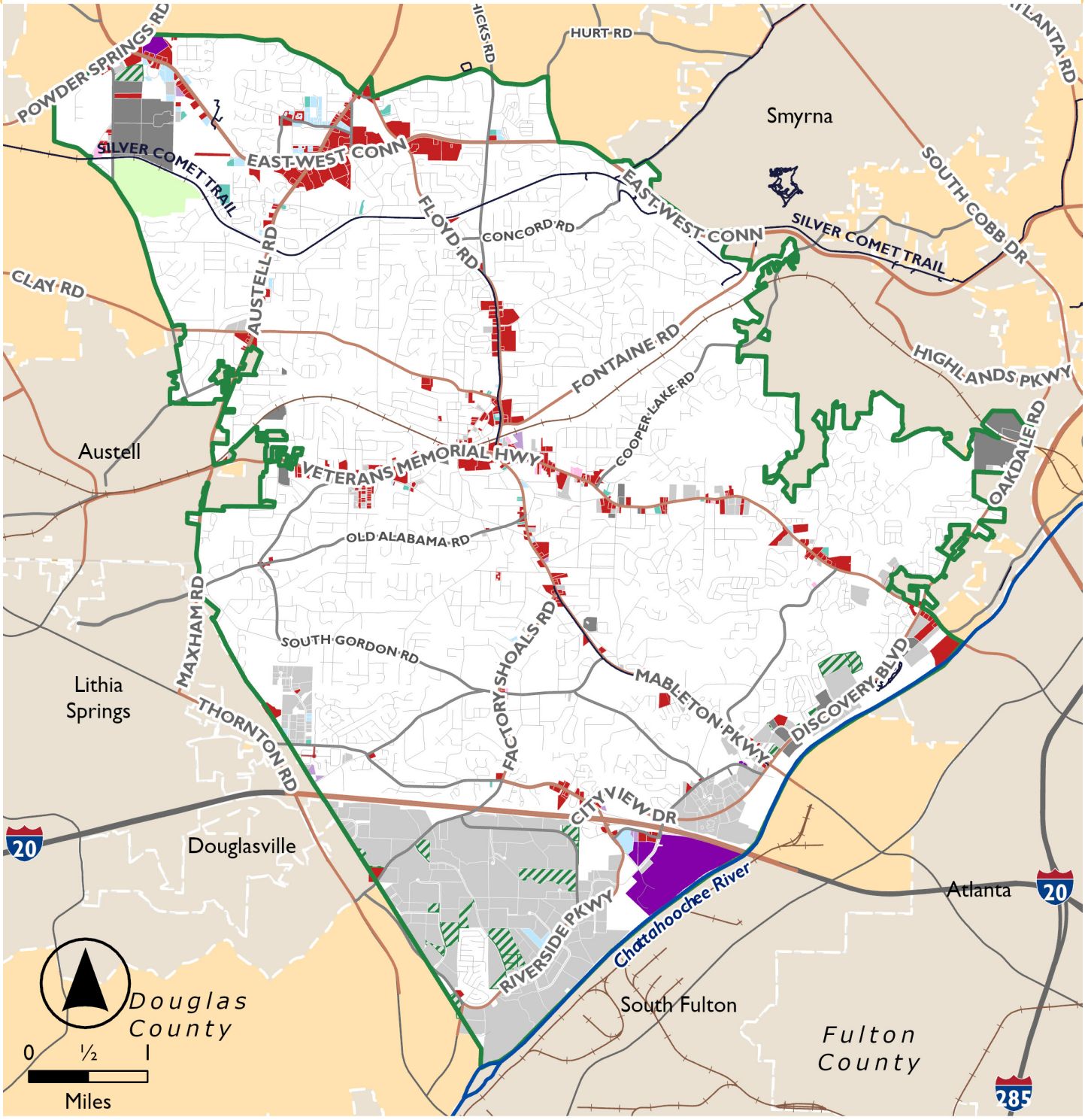
Non-Residential Land Use

One of Mableton's most distinguishing characteristics is its large industrial district located south of I-20. This district mirrors the Fulton Industrial area across the Chattahoochee River. Main industries include logistics, shipping, and warehousing, although manufacturing plants have a strong presence in the area too. Mableton's industrial land uses extend north of I-20 as well, following Six Flags Parkway up through Discovery Boulevard. Colonial Pipeline also has a large facility in Mableton's northwest corner.

Approximately 5 percent of Mableton's land is used for commercial purposes, mostly following three major transportation corridors: Veterans Memorial Highway, Mableton Parkway, and the East-West Connector. ***Figure 2-4 (pg. 17)*** shows how non-residential uses are mostly either directly adjacent or within a short distance from one of these corridors. One of Mableton's most notable commercial and entertainment land uses is Six Flags Over Georgia, an amusement park and recreation destination popular throughout the Atlanta metro area. Six Flags is highly visible and accessible from I-20; with some investment, it could serve as a catalytic economic engine for redevelopment under the right circumstances.

Credit: Alliance Industrial Company

Figure 2-4: Non-Residential Land Use



Mixed Use	Medical	Mableton City Limits	Interstates
Commercial	Tax-Exempt Land	Surrounding Cities	Arterials
Entertainment	Industrial Vacant	Surrounding Counties	Other Roads
Hotel/Motel	Light Industrial		Railroads
Office/Flex	Heavy Industrial		

Other Land Uses

About 14.4 percent of Mableton's land is used for civic, institutional, and recreational resources—including schools, libraries, parks, places of religious assembly, county-owned property, and nonprofits with large land holdings. Medical uses have been included in these figures as well. ***Figure 2-5 (pg. 19)*** shows their distribution across Mableton. One notable nonprofit in Mableton is Girl Scouts, which owns eight tracts totaling 205 acres just north of Veterans Memorial Highway in central-east Mableton.

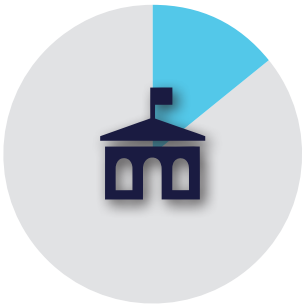
Undeveloped Land

Approximately 9 percent of Mableton's land is undeveloped, shown in ***Figure 2-6 (pg. 20)***. This figure does not include land set aside during the development of single-family subdivisions, nor does it include land set aside for conservation. Still, a significant portion of these properties (20 percent) has significant floodplain coverage from Mableton's creeks, reducing the amount of developable land within the city.

Recent Development

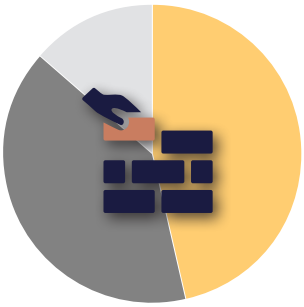
Between the lack of large tracts of developable land and the local market's slow recovery after 2008, recent development in Mableton has been slow. Tax records show that approximately 503 acres of land were developed between 2019 and 2024. Single-family residential development was the most prevalent form, totaling nearly 234 acres, with industrial development following closely behind at approximately 196 acres of new development.

Figure 2-7 (pg. 21) shows these throughout the city, along with eight projects currently in the development pipeline. Although most of the development from 2019 to 2024 took place in north Mableton, especially in the Floyd Road corridor, new developments are appearing in central and south Mableton. The benefit of visibility from major transportation corridors is still evident, based on these developments' locations along Mableton Parkway, Veterans Memorial Highway, and Riverside Parkway.



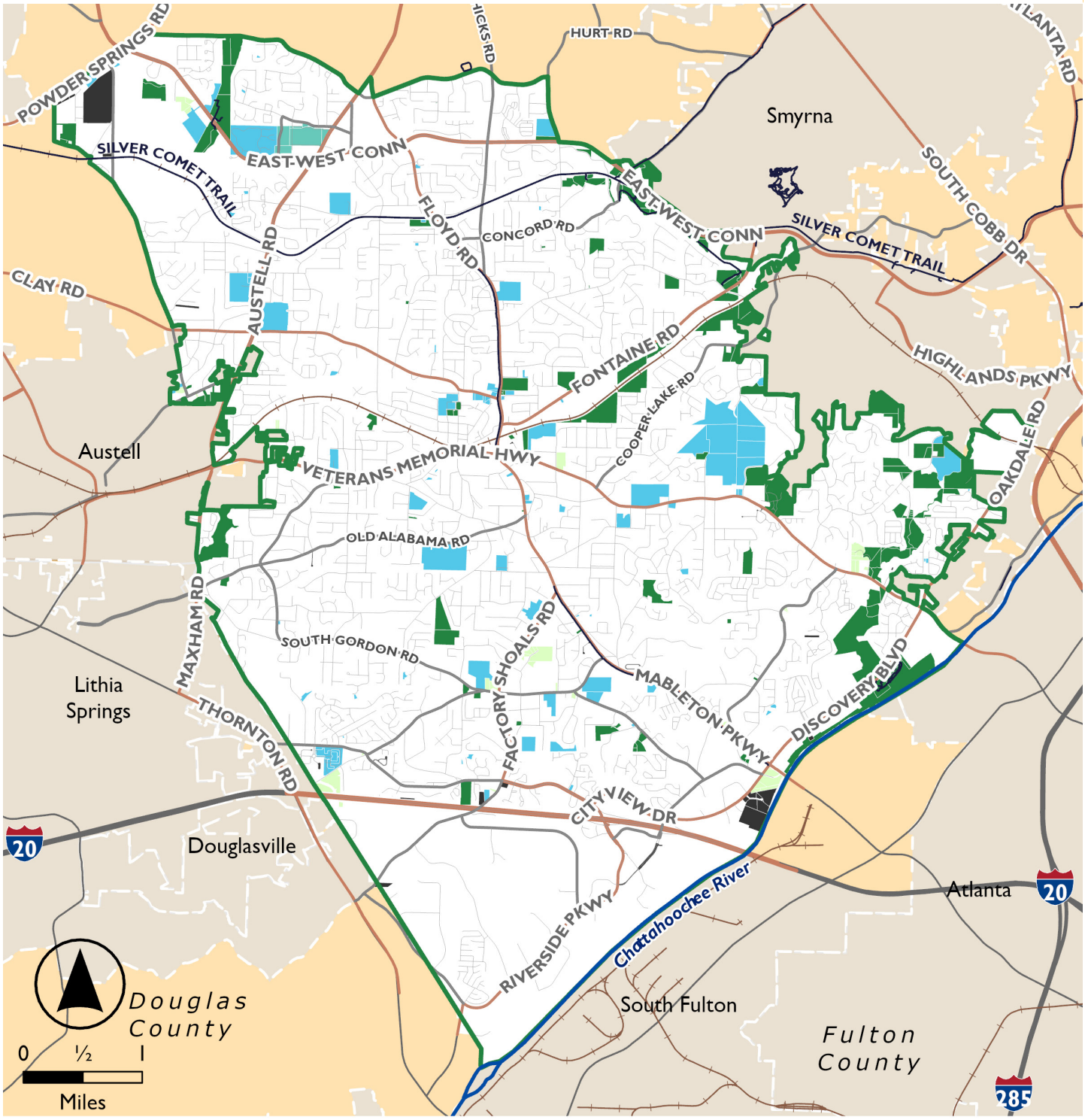
14.4%
civic and institutional uses

8.9%
undeveloped land



84.5%
of recent development was industrial or residential

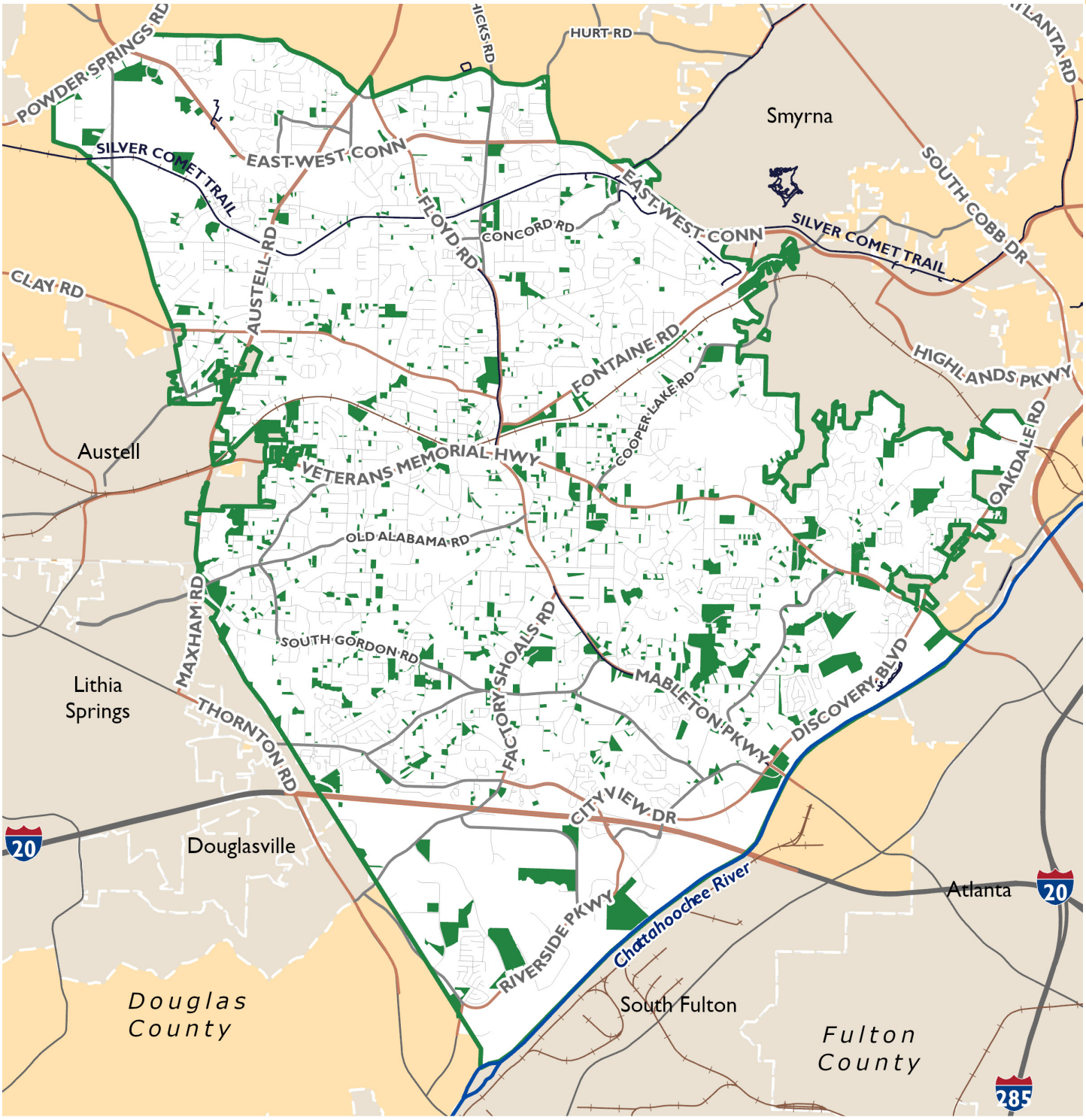
Figure 2-5: Other Land Uses



LEGEND

- Institutional
- Medical
- Tax-Exempt Land
- Greenspace, Recreation, and Conservation
- Utilities/Rights-of-Way
- Mableton City Limits
- Surrounding Cities
- Surrounding Counties
- Interstates
- Arterials
- Other Roads
- Railroads

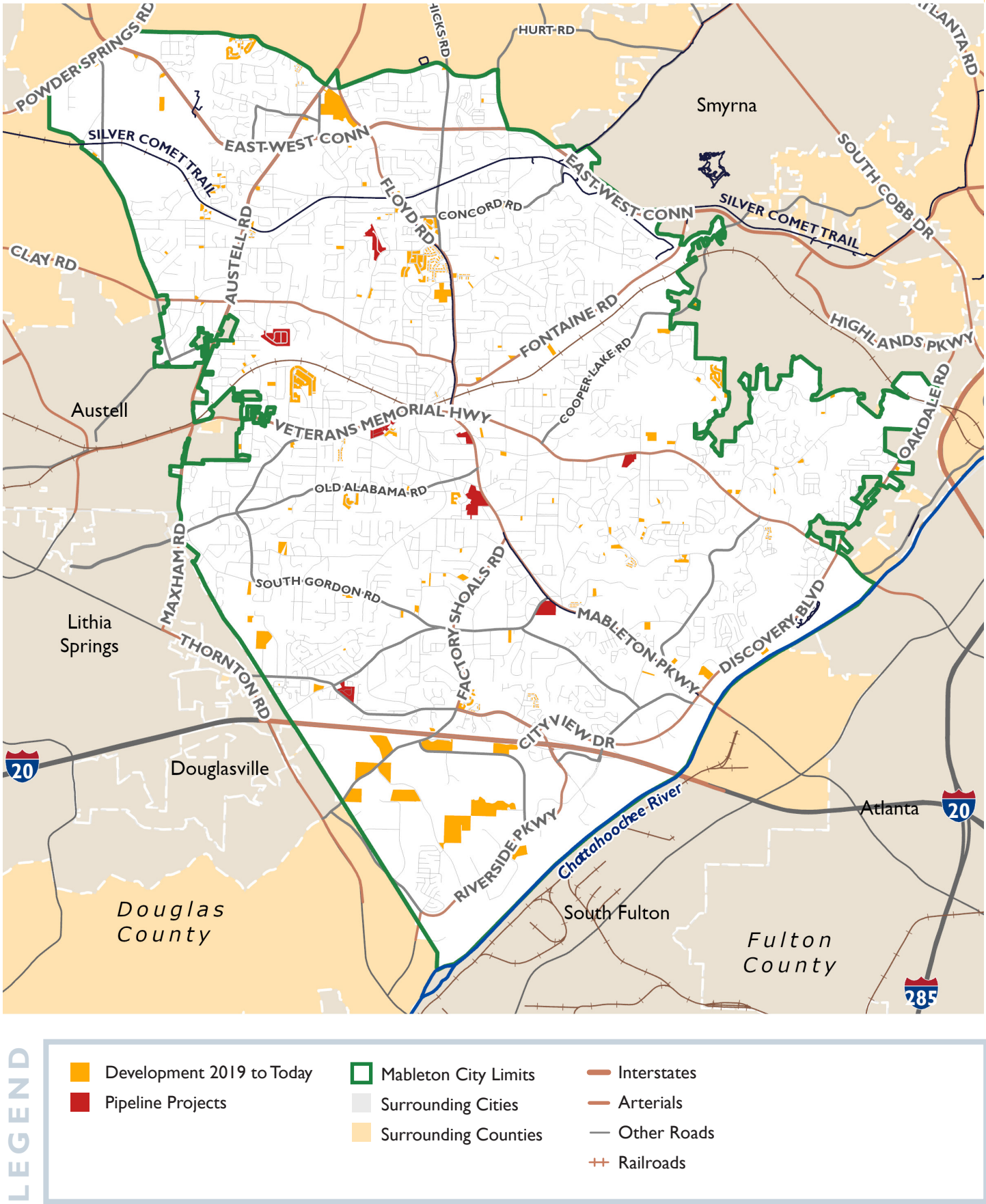
Figure 2-6: Undeveloped Land



LEGEND

- Undeveloped Land
- Mableton City Limits
- Surrounding Cities
- Surrounding Counties
- Interstates
- Arterials
- Other Roads
- Railroads

Figure 2-7: Recent Development and Projects Currently Underway (2025)



LEGEND

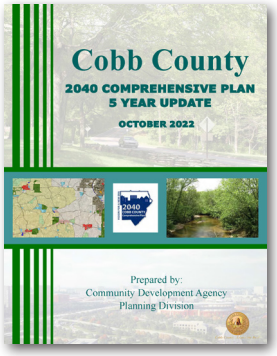
- Development 2019 to Today
- Pipeline Projects
- Mableton City Limits
- Surrounding Cities
- Surrounding Counties
- Interstates
- Arterials
- Other Roads
- Railroads

Previous Plans

Though Mableton is a brand-new city, it is no stranger to visionary plans with innovative, big ideas for Mableton's transformation. Yet, some of these ideas—despite being carried forward in policy documents and later planning efforts—have struggled to take off. In the past 15 years, several plans have governed or proposed recommendations for Mableton's land use, including:

- Cobb County Comprehensive Development Plan (2018)
- South Cobb Town Center – Mableton Lifelong Communities Study (2010)
- Mableton TAP (2012)
- Chattahoochee RiverLands (2022)
- City of Mableton Urban Redevelopment Plan (2024)

Cobb County 2040 Comprehensive Plan 5-Year Update (2022)



Cobb County's Comprehensive Plan is its foundational planning document governing land use, transportation, economic development, and more for the entire unincorporated area of the county. Broadly, the plan acknowledges Cobb County's "counterclockwise" growth pattern, starting with Mableton and Smyrna in the 1950s and 1960s and circling up north to Marietta before returning to Smyrna via The Battery and Cobb Galleria. The land use element puts forth four primary land use strategies:

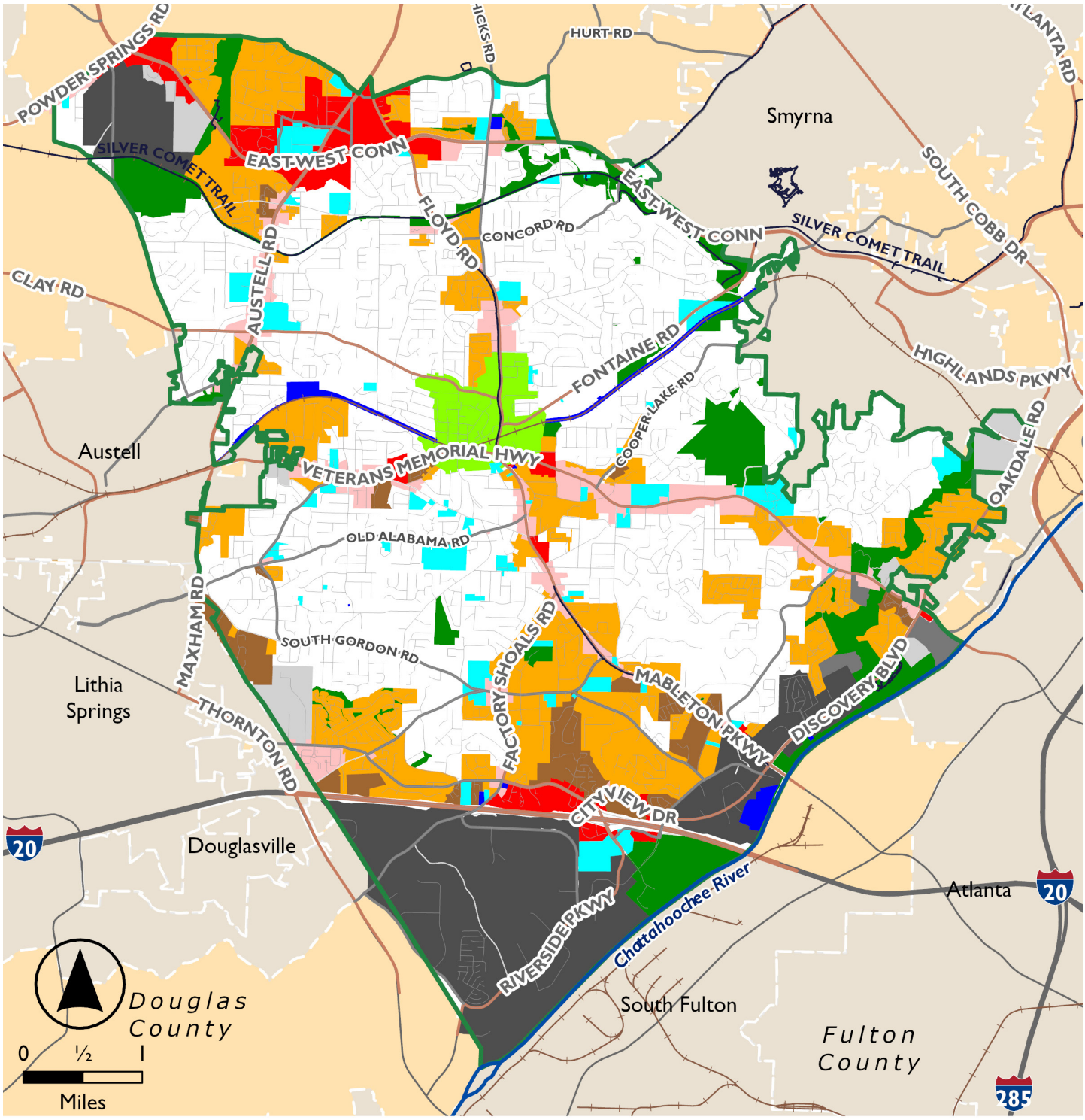
- Grow responsibly
- Protect existing communities
- Redevelop
- Build safe and active communities

These strategies, when combined, focus growth in areas with access to transportation infrastructure and services—which, in Mableton's case, consist mostly of existing commercial areas between residential subdivisions. In the Future Land Use map for Mableton ***(Figure 2-8, pg. 23)***, these areas resemble their existing uses very closely, with large areas set aside for low-density residential and corridors lined with "activity centers" of varied scales—all of which are recommended for non-residential uses only.

Two future land use categories are specific to Mableton: the Mableton Town Center and the Priority Industrial Area. The Mableton Town Center is intended to implement the South Cobb Town Center study, which envisioned the area of central Mableton around Floyd Road and Veterans Memorial as a walkable, mixed-use neighborhood (see pg. 24).

The Priority Industrial Area category focuses on policies and strategies for maintaining Cobb County's industrial base, specifically through discouraging rezoning attempts from industrial to other uses.

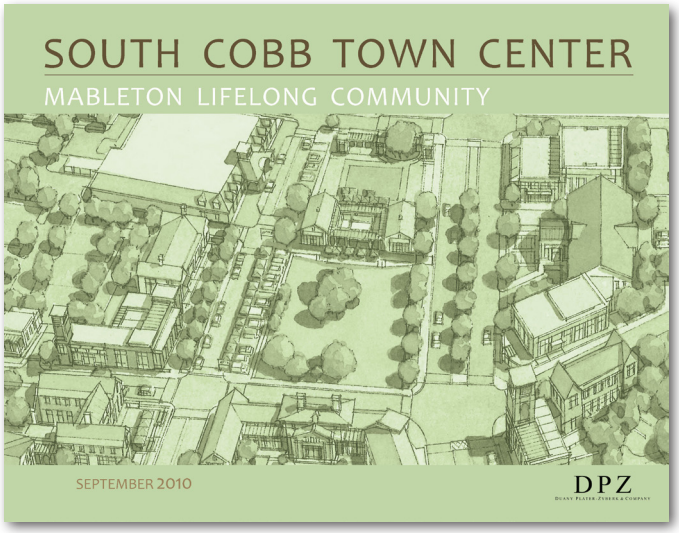
Figure 2-8: Future Land Use Map, Cobb County 2040 Comprehensive Plan



LEGEND

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mableton Town Center
- Neighborhood Activity Center
- Community Activity Center
- Industrial
- Industrial Compatible
- Priority Industrial Area
- Transportation / Communication / Utilities
- Park / Recreation / Conservation
- Public Institutional
- Mableton City Limits
- Surrounding Cities
- Surrounding Counties

South Cobb Town Center – Mableton Lifelong Communities Study (2010)



The Mableton Lifelong Communities Study provides an ambitious redevelopment vision for the Mableton Town Center. It has had a lasting impact on the community's land use policy—Cobb County's Future Land Use Map includes the Mableton Town Center as its own category, and a Form-Based Code written to match the plan's recommendations was passed in 2013 and still regulates development in the study area today. In theory, these two policies combined could steer incremental redevelopment to match the plan's vision. However, their impact on private development has been minimal.

The study focuses on four emerging nodes, including the "Town Center" near the post office; Mable House; Mableton Elementary School; and a "Special Area Site" consisting of 23.5 acres of undeveloped land. In between these nodes, however, the study imagines incremental infill and redevelopment. Very little of Mableton's current built form and building stock is preserved. The study proposes three main strategies for advancing the vision:

- stitching the transportation network together through new streets and alleys, transit, and greenways;
- focusing catalytic development in the nodes; and
- promoting incremental development through the Form-Based Code.

The result is a redevelopment concept for the entire study area ***(Figure 2-9)*** that envisions a community accessible to all ages that promotes walkability, housing choice, and new community amenities including a town square and additional greenspaces.

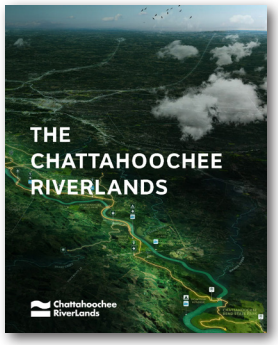
Figure 2-9: Mableton Lifelong Communities Study Redevelopment Concept

Unfortunately, very few of the concept's components have been implemented. Mableton Elementary School and the new Mableton Town Square, both public investments, were completed in 2012 and 2016, respectively. No other infrastructure projects, such as converting Floyd Road into a boulevard or realigning its intersection with Veterans Memorial Highway, have advanced. Additionally, private redevelopment in the study area has been scarce.

Mableton TAP (2012)

The Urban Land Institute's (ULI) Technical Assistance Program (TAP) led a study on Mableton in 2012, while the Mableton Form-Based Code was still in development. The document catalogs Mableton's existing strengths and challenges related to growth and development, while also providing information on relevant development tools for leadership to consider. Perhaps due to the recency of the Lifelong Communities Study and Form-Based Code, the document recommends leveraging those as marketing tools for Mableton's development. However, the plan also recommends focusing on courting private development in strategic locations—such as a retail anchor for Floyd Road and the new Town Square, or private development along the Silver Comet Trail—and letting those catalytic developments drive additional growth.

Chattahoochee RiverLands (2022)



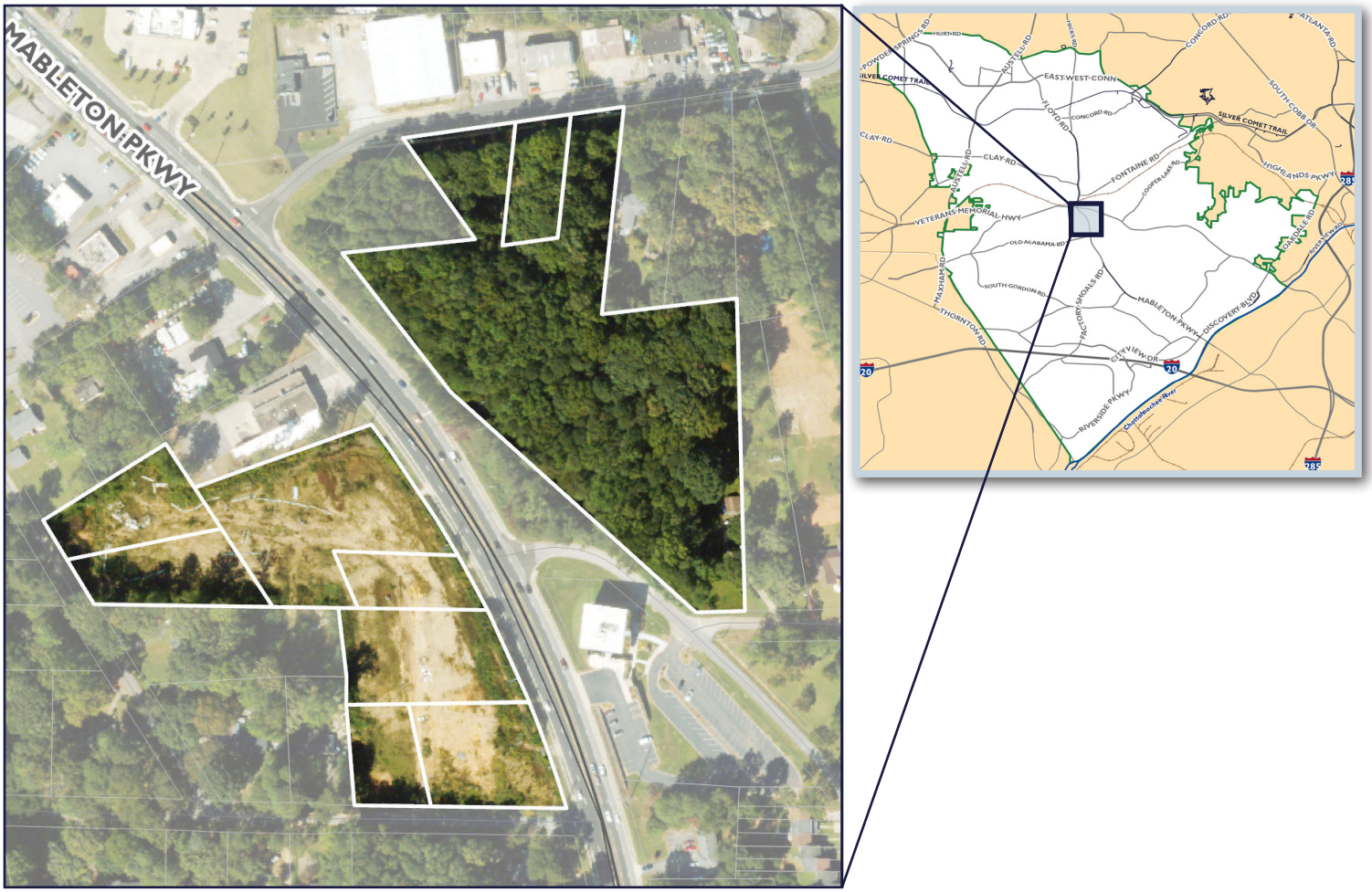
The Chattahoochee RiverLands is an ambitious project that aims to create a 125-mile network of greenways, trails, blueways, and parks along the Chattahoochee River from Lake Lanier down to Chattahoochee Hills. Several projects are proposed within the City of Mableton's boundaries, including two trailheads, a boat launch and a kayak ramp, and greater connectivity to a potential trail system throughout the city. Discovery Park was selected by RiverLands (under a different name) for a pilot project to demonstrate the RiverLands vision.

This plan only briefly touches on land use. Mableton falls into Subarea 2 of the RiverLands concept, which is referred to as "Urban Core." This area is characterized by industrial districts and urban development that has turned its back on the river, limiting access. The plan stops short of making recommendations related to land use.

Mableton Urban Redevelopment Plan (2024)

One of the first acts of the new Mableton city government was to create an Urban Redevelopment Plan, creating the legal framework for the City to be involved actively in redevelopment projects. The Plan establishes an initial Urban Redevelopment Area consisting of approximately nine parcels along Mableton Parkway, near Puckett Drive, Old Gordon Road, and Wood Valley Road (***Figure 2-10***); all nine of these parcels are undeveloped. For this first area, the City is interested in redeveloping these parcels, mostly vacant and overgrown, into mixed use. It also provides a long list of definitions for what could be considered blight, opening the opportunity for expanding the Redevelopment Area in the future.

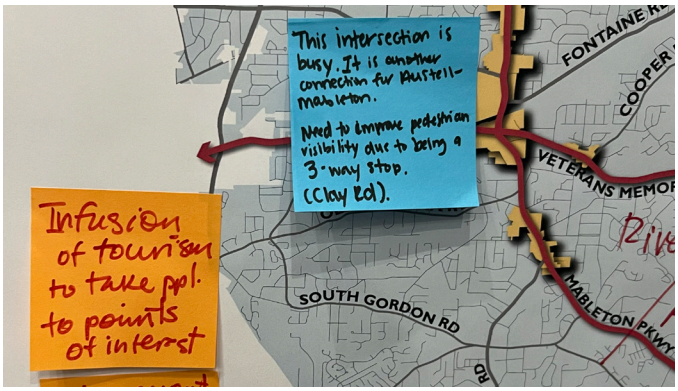
Figure 2-10: Mableton Urban Redevelopment Area, as of January 2025.



Community Engagement

Throughout the Mableton 2045 engagement process, residents have been aligned on several key points related to the city's land use. Survey results have highlighted that Mableton needs a greater variety of retail, entertainment establishments, and gathering places. Some other highlights from community engagement activities include:

- Residents want new development, specifically non-residential or mixed-use development.
- There is a strong appetite for Mableton to add hospitality and entertainment uses close to some of its main attractions (Six Flags, Mable House Amphitheater).
- Residents crave walkability and urbanism, based on their experiences elsewhere.
- Generally, residents feel that Mableton has significant potential as a destination—and they recognize that offering more diversity of opportunity (retail, housing, community connections, public spaces) is the way to get there.
- Residents have commented that existing land use patterns and the saturation of auto-oriented commercial do not reflect the diversity and creativity that Mableton has to offer.



Needs and Opportunities

Mableton residents and leaders are hungry for change and ready for progress. Based on the existing conditions analysis, stakeholder interviews, and engagement with residents, the team identified needs and opportunities for Mableton's land use policy—all of which are intended to help Mableton progress into 2045.

Needs

N1 A TRUE DOWNTOWN

Although Mableton started as a small railroad town, its downtown and main street have not remained the center of Mableton like they have in other Georgia cities. Developing a true downtown, either near Mableton's historic main street or elsewhere, can help anchor the city, focusing redevelopment to a specific area and creating a vibrant place in the process.

N2 TRANSFORMATIVE INVESTMENTS THAT LEAD TO QUALITY DEVELOPMENT THROUGHOUT MABLETON

Individual projects that show Mableton's transformative potential could lead to additional development that meets community goals. Investment in Mableton has been uneven, with north Mableton receiving the lion's share of amenities (such as grocery stores and restaurants) and, more recently, new development. Finding specific locations for new, high-quality development in other parts of the city is needed.

N3 MORE DIVERSE NON-RESIDENTIAL USES

Mableton residents want more places to go and things to do closer to home. They see the success of peer communities like Smyrna, Kennesaw, or—on a smaller scale—Powder Springs, and want that success for Mableton as well.

Aside from its strong industrial sector, there are very few non-retail commercial uses in Mableton; the office market is particularly lacking. Non-residential and mixed-use development could begin to grow this sector as well, helping Mableton become a more complete community as opposed to a primarily residential one.

As it grows, Mableton needs to diversify its non-residential uses without damaging its strong existing sectors. For example, the auto-oriented commercial uses along Veterans Memorial are a large revenue generator for the city but many consider them an eyesore. This balancing act will help keep the city financially strong while laying a more sustainable foundation for non-residential markets going forward.

N4 A MORE WALKABLE BUILT ENVIRONMENT

Mableton developed as a mostly residential suburb, and its street network still prioritizes car trips overall. Redevelopment should showcase what more walkable neighborhoods or retail districts could look like.

Opportunities

O1 EXCITING PUBLIC AMENITIES TO BUILD AROUND

Mableton has several amenities—including the Silver Comet trail, Discovery Park, and Mable House Barnes Amphitheater—that could spur redevelopment under the right land use and market conditions. The Silver Comet Trail provides a very strong opportunity for context-sensitive development that can help create a destination for residents and visitors.

Development that directly relates to these amenities in its form, function, or marketing could help plant the seeds for future growth.

O2 HIGHLY VISIBLE ENTERTAINMENT DESTINATIONS, ESPECIALLY SIX FLAGS

People are already visiting Mableton for entertainment. Six Flags, in particular, is an incredibly popular destination. The city's main challenge is providing additional amenities to stay for. Supporting these destinations, like Six Flags or the Silver Comet Trail, through compatible development can encourage people to stay a while and spend their money in Mableton. That revenue can be reinvested in arts, culture, and entertainment—or other built environment improvements.

O3 RECENT, CLUSTERED DEVELOPMENT ON FLOYD ROAD

Mableton has seen renewed development interest, especially in large mixed-housing neighborhoods along major corridors. The city could capitalize on that, advocating for mixed-use development that delivers new housing as well as retail and entertainment.

O4 POCKETS OF REDEVELOPMENT POTENTIAL

Though private development in Mableton has been sporadic, there are pockets of land that could be attractive to developers—especially for the type of redevelopment residents want.

Clusters of parcels along Veterans Memorial, East West Connector, and Discovery Boulevard located near existing assets (such as the Silver Comet Trail, Chattahoochee River, or Six Flags) could be good candidates, provided there is market demand and adequate public infrastructure ***(Figure 2-11, pg. 31)***.

05 NEW, FRESH CITY INSTITUTIONS

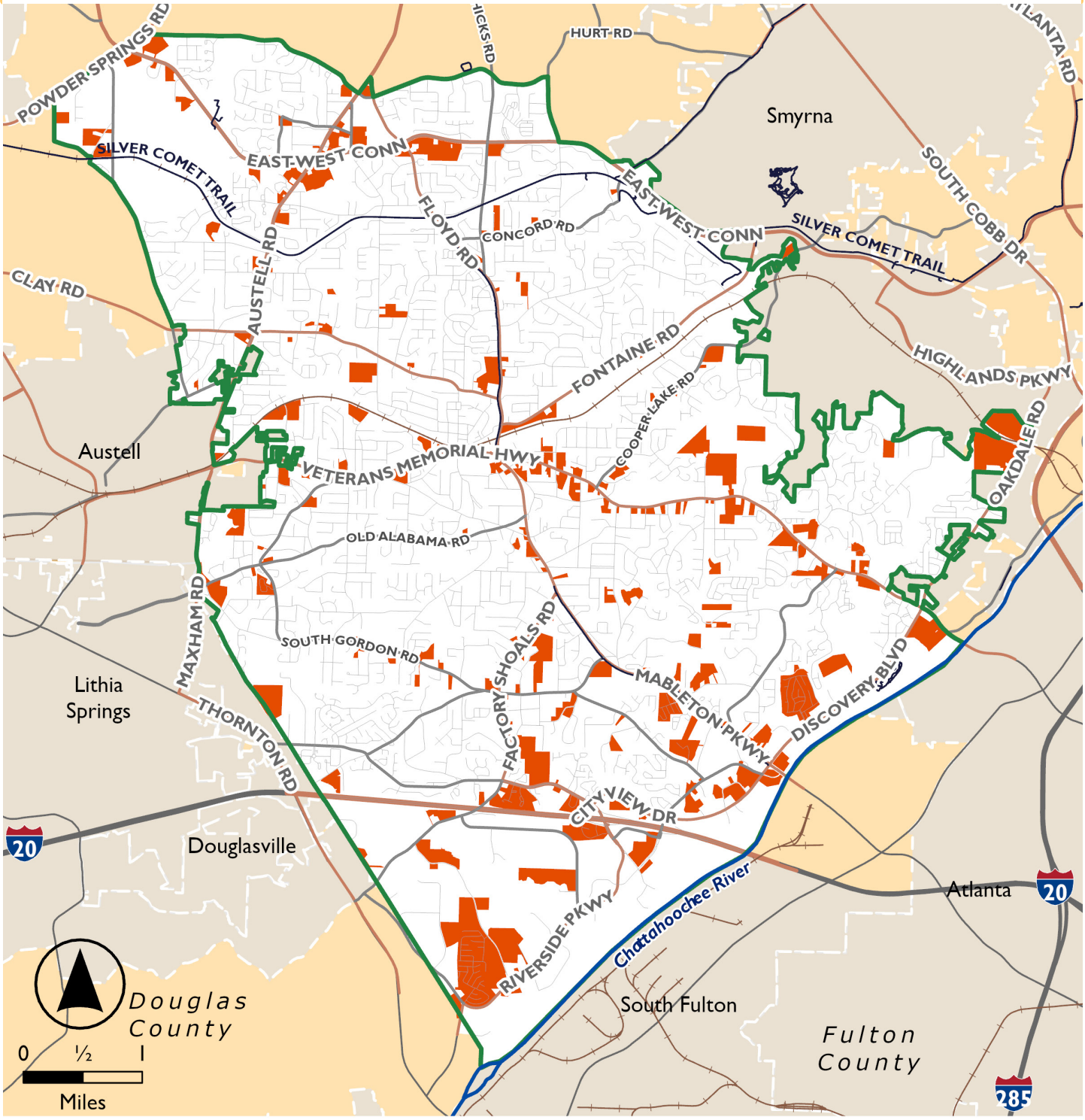
A new city has a lot to do to get started. But under its own leadership, and with new city institutions (like the Urban Redevelopment Agency) created for the purpose of advancing these goals, the city has new momentum and energy to move forward.

06 STRONG COMMUNITY SUPPORT

Redevelopment and placemaking are more successful when community members are supportive. Although not a monolith, there is general support among Mabletonians for community improvements—in whatever form they take, as long as they are high quality.

Credit: Riverside EpiCenter

Figure 2-11: Analysis of Development and Redevelopment Potential



LEGEND

- Parcels with Redevelopment Potential
- Mableton City Limits
- Surrounding Cities
- Surrounding Counties
- Interstates
- Arterials
- Other Roads
- Railroads

Goals, Policies, and Key Actions

Through Mableton 2045, a few high-level land use goals have emerged as the most important—and the most opportune—for City staff to work toward. These goals and associated policies and actions focus on how Mableton can create destinations, take advantage of existing assets, and set up the City for success as it grows and changes. Importantly, these goals should not be apply universally throughout the City. Rather, several of these policies and actions will apply to different areas of the city, which are explored in greater detail in the Future Development strategy on pages ##-##.

1 *Create a True City Center*

Mableton's evolution from small town to suburban community in the early 19#0s has drawn attention away from the city's historic downtown and has dispersed development along major corridors like East-West Connector, Veterans Memorial Highway, and Mableton Parkway. Now, the City has an opportunity to retrofit a true downtown in central Mableton, taking advantage of nearby residential projects by concentrating new development close to major destinations like Mable House Barnes Amphitheater and the South Cobb Regional Library.

Action	Needs and Opportunities Met
POLICY 1.A: Promote "town center" development near Veterans Memorial Highway, Floyd Road, and Mableton Parkway.	
Create a master development plan for the area under jurisdiction of the Urban Redevelopment Authority.	N1, O3, O4
Create a marquee public space within a master planned development that can serve as a central gathering space for cultural events and programming	N1, N4
Reevaluate the form-based code to reduce barriers for improvement or development, but maintain the qualities most important to preserving the scale and design of Historic Downtown.	O1, O5
POLICY 1.B: Improve walkability through redevelopment.	
Require streetscape improvements for redevelopment projects with frontage on major roads.	N1, N4
Ensure future access points are provided through easements or stub streets.	N1, N4

2 *Establish a Transparent Process for Land Use Decisions*

Being a new city, Mableton's greatest opportunity is to build its land use decision-making processes from the ground up. Mableton 2045 is the first step. Following that, the City should begin the process to create its own zoning code, complete with development and administrative standards that can help the city grow according to Mableton 2045's vision.

Action	Needs and Opportunities Met
POLICY 2.A: Revisit existing zoning standards.	
Create a Mableton-specific zoning code, establishing a series of districts that align with Mableton 2045's future development strategy.	O5
Ensure new zoning districts allow for a diverse range of non-residential uses, and that those districts set clear standards for the site design of auto-oriented commercial uses.	N3, O5
Provide clear, flexible standards that prioritize walkable design and allow for a mix of housing types and land uses.	N4, O5
POLICY 2.B: Partner with residents to ensure regulations match the community's vision.	
Lead an educational campaign about land use decision-making processes.	O5, O6
Convene and support citizen advocacy groups that can serve as ambassadors for Mableton planning initiatives.	O5, O6

3 *Kickstart Transformative Development in Key Locations*

There are other redevelopment opportunities in Mableton outside of a new city center. Some are motivated by nearby assets, while others would be driven by the desire to convert less desirable land uses into more appealing mixed-use neighborhoods. Historically, the market for private development has been challenged to provide the type of development residents want (page ##), but that is changing. As support for redevelopment builds, the City can channel development interest and energy to key locations, such as major intersections or areas around existing assets. Focusing development energy in this way also can help protect Mableton's existing neighborhoods while also giving residents in those neighborhoods the chance to enjoy newly developed spaces close to where they live.

Action	Needs and Opportunities Met
POLICY 3.A: Leverage unique destinations to spark investment.	
Coordinate with key partners (Six Flags, Trust for Public Land, Cobb County Parks and Recreation) to understand long-term goals near destinations.	N2, O1, O2
Coordinate with property owners of existing businesses to build support for potential redevelopment projects.	N2, O1, O2
Expand the jurisdiction of the Urban Redevelopment Authority as appropriate.	N2, O4, O5
POLICY 3.B: Protect the scale and quality of Mableton's neighborhoods.	
Establish single-family and mixed housing zoning districts that uphold the form and scale of existing neighborhoods.	N2, O4
Explore funding opportunities to help homeowners make improvements or renovations to their houses.	N2, O5, O6

Future Land Use vs. Zoning

Comprehensive plans are all about the future. Each element of Mableton 2045 ties in to the Mableton community's vision for how the city should improve, setting goals and a policy agenda for economic development, transportation, housing, and more.

Future land use policy is one of the most important parts of any comprehensive plan because it guides how properties change and develop. This policy applies to both physical development and how properties are used. Setting preferences for future land use allows the City to influence the design of new development, the general use (whether it's single-family residential, mixed-use, commercial, or something else), and more. Like its name suggests, future land use reflects the aspirational vision for how the city should look and feel years from now, once the plan's goals are achieved.

Zoning, on the other hand, is a regulatory tool that sets standards for the design and use of properties today. These standards vary between jurisdictions, but typically include things like permitted and prohibited uses and design elements like setbacks and maximum height. These standards must be followed; any deviation requires going through a formal rezoning or variance process.

This is where future land use policy kicks in. If a property owner requests a rezoning, Mableton decision-makers can check to make sure the request matches the future land use vision. If it doesn't, they can deny the rezoning or request a resubmittal with changes. If it does, then they can grant the rezoning and the land use policy is working as intended! Given that Mableton is a new city, planning officials and decision-makers have a golden opportunity to make sure zoning and future land use policy are aligned from the start.

Future Land Use Policy	Zoning
Sets a vision for ***future*** use of a property	Establishes regulations for ***current*** use of property
Recommends property use and some design considerations	***Regulates*** property use and design considerations
Becomes enforceable by elected/appointed officials during a rezoning	Enforceable by City staff
Typically higher-level, allows for flexibility	Typically more granular and specific

FUTURE LAND USE

Character Area Strategies

A **character area** is a defined geographical area within a city or county where the type and style of development has a similar look and feel. Character areas are often drawn along existing neighborhood or district lines, but they can also demarcate areas where future development can build a cohesive neighborhood or district.

Why Character Areas?

Character areas establish a set of land use types and policies that will govern how each area grows, redevelops, or stays the same. Rather than assign a specific land use to each parcel in Mableton, this approach allows the City and its partners to be more flexible as development opportunities arise or other improvement projects start.

Adopting a character area strategy will also be beneficial once Mableton creates and adopts its own zoning ordinance. Providing several options for which types are appropriate within each area provides clear but more flexible guidance for decision-makers in charge of granting rezonings—and with this character area strategy in place, the City can ensure the new zoning standards are in sync with the future land use policies.

The following 12 character areas each have an overall development vision, a targeted range for scale, a table of appropriate land uses, and policies that can ensure the successful implmentation of each vision.

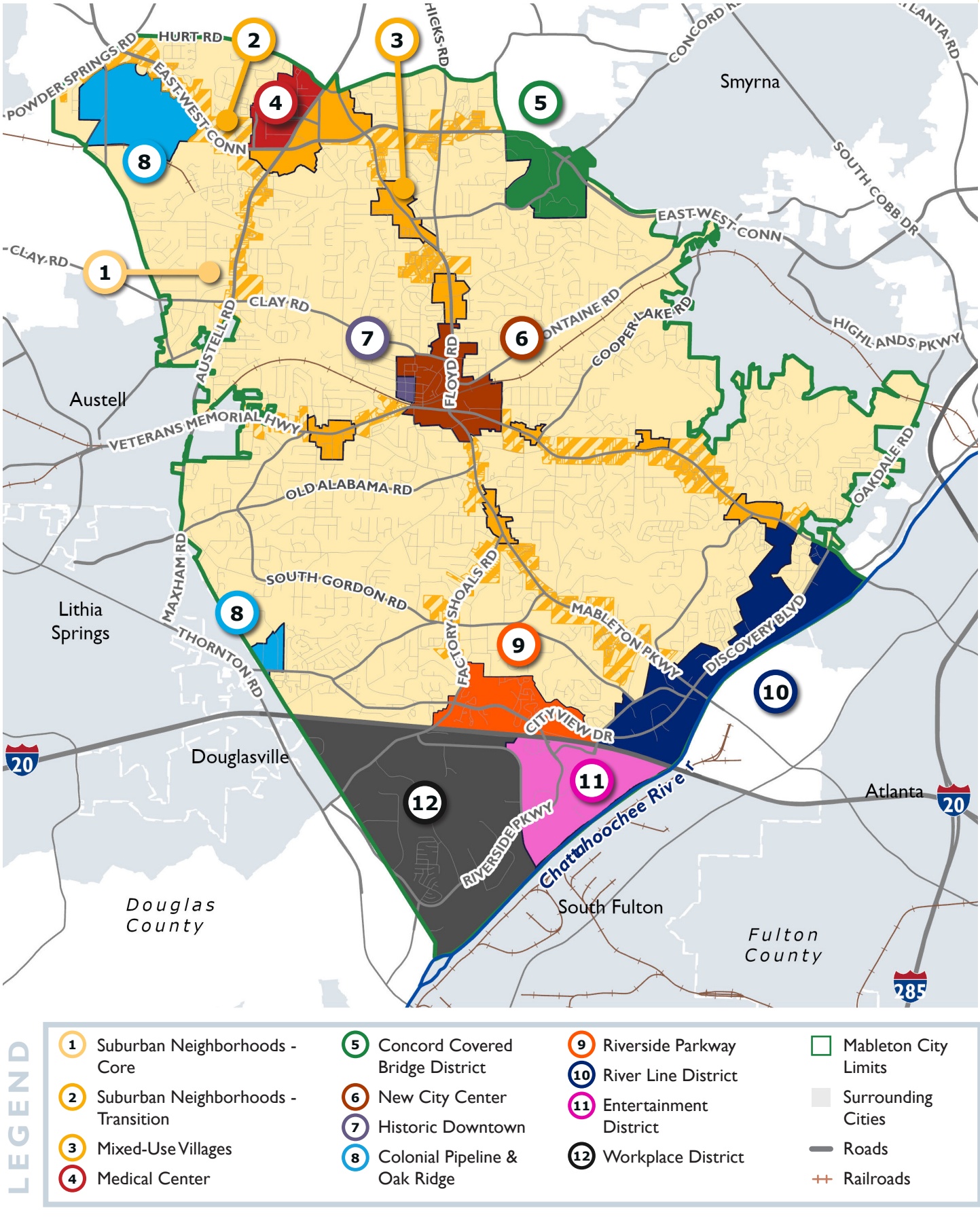
Land Uses

Starting on page 36, the Land Use Table shows a series of land use types that are appropriate in one or more character areas within Mableton. Some land uses are appropriate in several character areas, while others are restricted to specific zones where they make the most sense. Each land use type includes a definition, an example image, and a list of where they are deemed appropriate or appropriate with considerations. Importantly, these land uses are not tied to specific scales or densities; rather, those recommendations are set per character area.

Stoplight Chart

Each character area profile features a "stoplight" chart that distinguishes between appropriate land uses (green), inappropriate land uses (red), and land uses that are appropriate given certain considerations (yellow). These considerations can range from additional guidance on design and aesthetics to location requirements, such as being adjacent to a major amenity or a neighboring character area. It is important to remember that these stoplight charts are not legal standards. Instead, they reflect the community's vision for how each character area should develop and provide recommendations for how decision-makers can adjudicate development decisions.

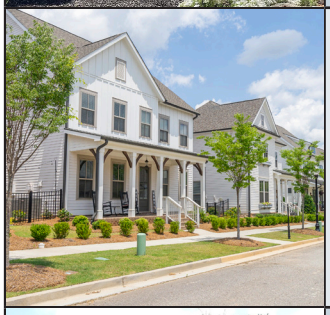
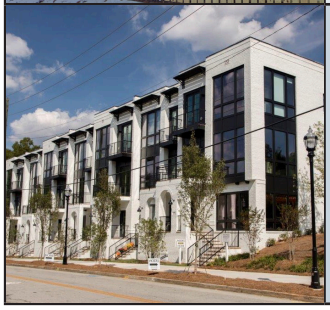
Figure 2-12: Character Areas for Mableton



LEGEND

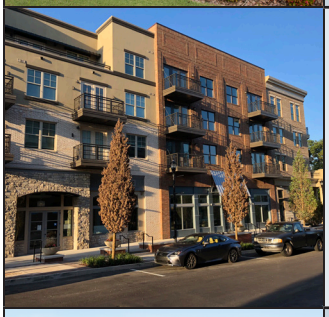
- 1 Suburban Neighborhoods - Core
- 2 Suburban Neighborhoods - Transition
- 3 Mixed-Use Villages
- 4 Medical Center
- 5 Concord Covered Bridge District
- 6 New City Center
- 7 Historic Downtown
- 8 Colonial Pipeline & Oak Ridge
- 9 Riverside Parkway
- 10 River Line District
- 11 Entertainment District
- 12 Workplace District
- Mableton City Limits
- Surrounding Cities
- Roads
- Railroads

Future Land Use Table

Image	*Land Use*	*Description*	*Character Areas**
	Large-Lot Residential	Single-unit residential houses on lots generally at least 0.25 acres but typically larger.	Suburban Neighborhoods (Core and Transition); Covered Bridge Historic District; Historic Downtown
	**Small-Lot Residential**	Single-unit residential houses on lots that are generally less than 0.25 acres.	Suburban Neighborhoods (Core and Transition); Covered Bridge Historic District; Historic Downtown; Riverside Parkway; River Line District
	Cottage Court	Single-unit, small houses on a single site usually oriented around a common space.	Suburban Neighborhoods (Core and Transition); Covered Bridge Historic District; Historic Downtown; Riverside Parkway; River Line District
	2-4 Unit Residential	A building divided in up to four housing units; can be oriented either horizontally or vertically and often appears as a single large house.	Suburban Neighborhoods (*Core* and Transition); *Mixed-Use Villages*; *New City Center*; Historic Downtown; *Riverside Parkway*; River Line District; *Entertainment District*
	**Townhouses**	A series of attached single-unit houses with individual entrances and often small private yards.	Suburban Neighborhoods (*Core* and Transition); *Mixed-Use Villages*; *New City Center*; *Riverside Parkway*; River Line District; *Entertainment District*

**Italics indicate Appropriate with Considerations*

Future Land Use Table (continued)

Image	*Land Use*	*Description*	*Character Areas*
	Multi-unit	Buildings with multiple floors of housing units, which can be rental or condominiums.	Suburban Neighborhoods (Transition); *Mixed-Use Villages*; *Medical Center*; New City Center; Riverside Parkway; River Line District; Entertainment District
	Senior Living	Multi-unit housing with age restrictions, sometimes providing assisted living services.	Suburban Neighborhoods (Transition); *Mixed-Use Villages*; Medical Center; New City Center; *Historic Downtown*; Riverside Parkway; River Line District; Entertainment District
	**Mixed Use**	A vertical mixture of uses in the same building (e.g. commercial on the ground floor with residential above). Can range in height from small-scale (2-3 stories) to mid-rise (4-6 stories) and taller.	Suburban Neighborhoods (Transition); Mixed-Use Villages; Medical Center; New City Center; *Historic Downtown*; Riverside Parkway; River Line District; Entertainment District
	Neighborhood Commercial	Pedestrian-oriented commercial uses with a "light" footprint, such as local restaurants, retail, and offices.	Suburban Neighborhoods (*Core* and Transition); Mixed-Use Villages; Medical Center; *Covered Bridge Historic District*; New City Center; *Historic Downtown*; Riverside Parkway; River Line District; Entertainment District
	Suburban Shopping Center	Local commercial uses organized into shopping centers, served by more parking.	*Mixed-Use Villages*; *Riverside Parkway*;

**Italics indicate Appropriate with Considerations*

Future Land Use Table (continued)

Image	*Land Use*	*Description*	*Character Areas*
	Heavy Commercial	Commercial uses that are typically auto-oriented such as storage facilities, auto repair shops, and car washes.	*Suburban Neighborhoods (Transition)*; *Mixed-Use Villages*; *Medical Center*; Colonial Pipeline and Oak Ridge; *Riverside Parkway*; Workplace District
	Destination Commercial	Larger scaled retail with a customer base that extends beyond the Mableton area, usually including a mix of local and national businesses, office, and entertainment uses.	*Suburban Neighborhoods (Transition)*; *Mixed-Use Villages*; *Medical Center*; Colonial Pipeline and Oak Ridge; *Riverside Parkway*; Workplace District
	Hotels	Multi-story commercial uses that provide temporary lodging for visitors.	Mixed-Use Villages; Medical Center; New City Center; River Line District; Entertainment District
	Heavy Industrial	Large-footprint industrial uses focused on manufacturing, warehousing and logistics, or other "intense" activities that should be separated from residential uses.	Colonial Pipeline and Oak Ridge; Workplace District
	Craft Industrial	Industrial uses that focus on small-scale production of goods, services, and some entertainment uses.	*New City Center*; Colonial Pipeline and Oak Ridge; *River Line District*; Entertainment District; *Workplace District*

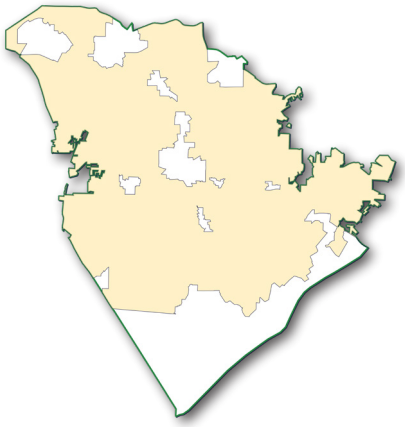
**Italics indicate Appropriate with Considerations*

Future Land Use Table (continued)

Image	*Land Use*	*Description*	*Character Areas*
	Civic	Government uses at all levels, and Institutional land uses. Government uses include City buildings, police and fire stations, libraries, post offices, schools, and more. Examples of institutional land uses include colleges, churches, cemeteries, and more.	Suburban Neighborhoods (Core and Transition); Mixed-Use Villages; Medical Center; *Covered Bridge Historic District*; New City Center; Historic Downtown; *Colonial Pipeline and Oak Ridge*; Riverside Parkway; River Line District; Entertainment District; *Workplace District*
	Medical Office	Small-scale office buildings focused on the delivery of medical care and other medical services, but excluding pharmacies.	Suburban Neighborhoods (Transition); Mixed-Use Villages; Medical Center; New City Center; Colonial Pipeline and Oak Ridge; Riverside Parkway; River Line District; Entertainment District; Workplace District
	Parks and Open Space	Land dedicated to active or passive recreational uses such as playgrounds, public parks, and nature centers.	All
	Utilities and Transportation	Major transportation routes, public transit stations, power generation plants, water/ wastewater plants, railroad facilities, cell towers, or other similar uses.	All

**Italics indicate Appropriate with Considerations*

1 Suburban Neighborhoods - Core

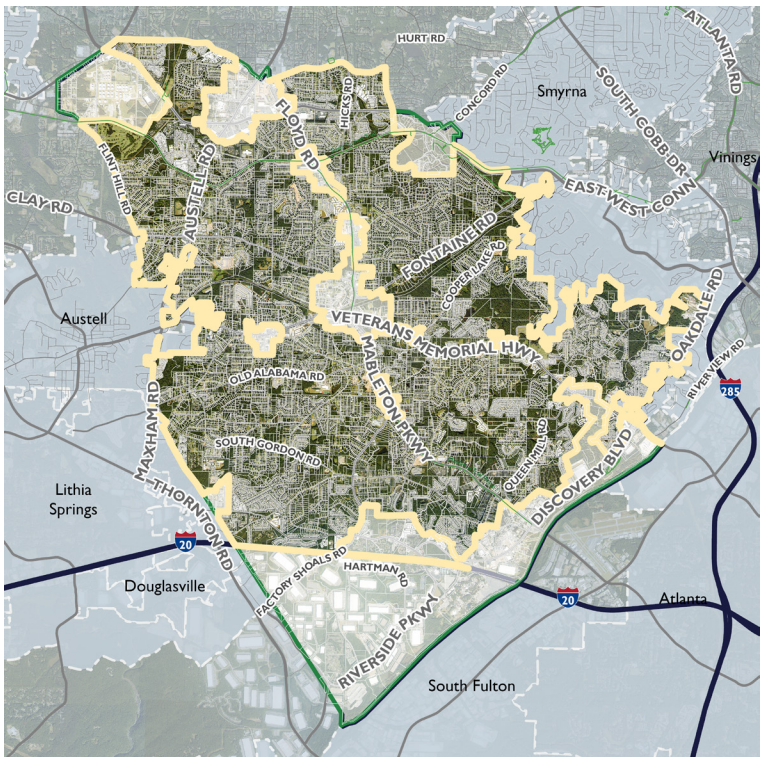


Forming the vast majority of the city, the Suburban Neighborhoods character area includes Mableton's single-family subdivisions and some non-residential uses mostly concentrated where those subdivisions emerge onto major corridors. It also includes green spaces, some institutional and religious uses, and schools. These neighborhoods lend Mableton its suburban character; they are a significant draw for new residents and a source of pride for established residents.

Overall, Mableton's neighborhoods are stable and do not include many opportunities for redevelopment, except in the transition zone.

Vision

The Suburban Neighborhoods – Core character area will continue to be a primarily residential haven with high-quality residences and community resources. The character of these neighborhoods will be protected and enhanced, particularly in terms of scale of buildings, walkability, and access to green/ open space.



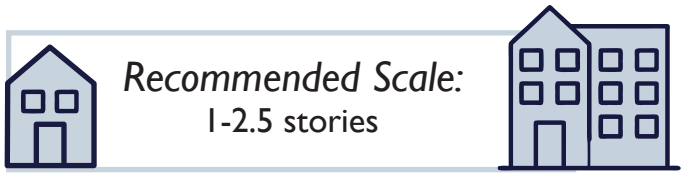
Typical Character

Appropriate Land Uses

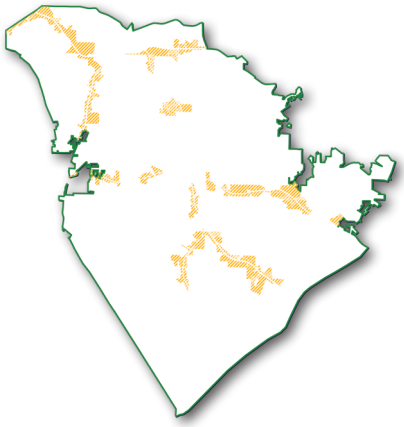
Stoplight	Land Uses	Considerations
Appropriate	Large-Lot Residential Small-Lot Residential Cottage Courts Civic Parks and Open Space Utilities and Transportation	
Appropriate with Considerations	2-4 Unit Residential Townhouses	Only allowed as part of master-planned developments
	Neighborhood Commercial	Allowed if adjacent to Silver Comet Trail
Not Appropriate	Multi-Unit Senior Living Mixed Use Suburban Shopping Center Heavy Commercial Destination Commercial Heavy Industrial Craft Industrial Medical Office Hotels	

Policies + Actions

- For new subdivisions, encourage designs that incorporate a mix of housing types
- Establish a special zoning process for master planned developments that incorporate attached housing products (2-4 Unit Residential or Townhouses)
- Ensure new developments include open space
- Encourage tree planting and maintenance of existing canopy
- Prioritize pedestrian connectivity between neighborhoods
- Focus on streetscape improvements and landscaping along major roadways



2 Suburban Neighborhoods - Transition



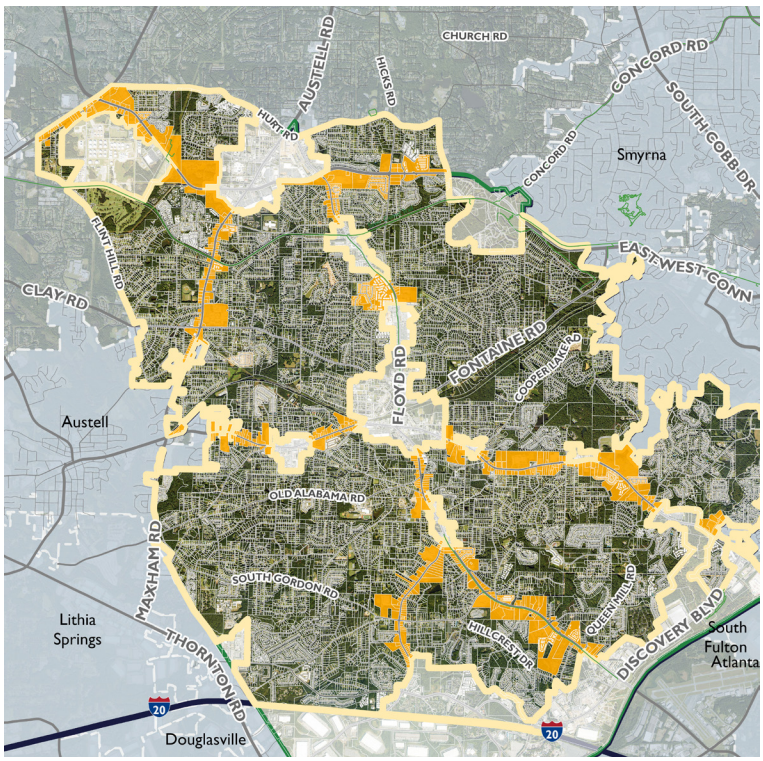
The Transition includes parcels within the Suburban Neighborhoods character area with direct frontage onto major roadways or as part of non-residential plazas with access to major roadways. The transition zone excludes single-family lots whose backs face these major roadways.

These major roadways consist of, in alphabetical order:

- Austell Road
- East-West Connector
- Factory Shoals Road
- Floyd Road
- Mableton Parkway
- Powder Springs Road
- Veterans Memorial Highway

Vision

Along major corridors, allow for gradual conversion of commercial uses (especially auto-oriented commercial) to redevelop into residential or neighborhood-serving commercial uses that create a gentler transition between areas of high activity and interior residential areas. Local commercial uses will provide easy access to goods, services, and leisure close to neighborhood entrances.



Typical Character

Image Source: Red Rock International

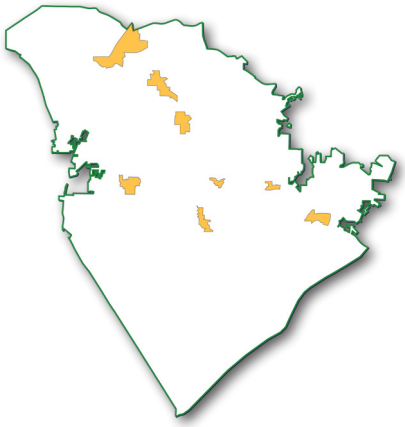
Appropriate Land Uses

Stoplight	Land Uses	Considerations
Appropriate	Large-Lot Residential Small-Lot Residential Cottage Courts Neighborhood Commercial Civic Medical Office Parks and Open Space Utilities and Transportation	
	2-4 Unit Residential Townhouses Multi-Unit Senior Living Mixed Use	Only allowed as part of master-planned developments; 3 or fewer stories
Appropriate with Considerations	Suburban Shopping Center	OK if within 100 feet of a Mixed-Use Village; Must have vegetated buffers and landscaping; parking lots must include planted areas; shared access/curb cuts strongly encouraged
	Heavy Commercial	Must have vegetated buffers and landscaping; parking lots must include planted areas; shared access/curb cuts strongly encouraged
Not Appropriate	Destination Commercial Hotels Heavy Industrial Craft Industrial	

Policies + Actions

- Implement a special zoning permission process to allow neighborhood-serving commercial uses on the sites that meet the above qualifications.
- Ensure new mixed-use or neighborhood commercial include landscaping and on-site stormwater management services.
- For each major roadway listed on the preceding page, conduct an integrated land use and mobility plan that can guide the long-term future of the corridor

3 Mixed-Use Villages



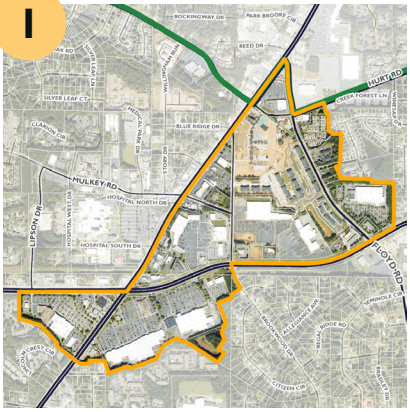
The Mixed-Use Villages character area includes eight different areas of Mableton, mostly concentrated around major intersections, that could support redevelopment into small-scale mixed-use neighborhoods. (See map on page ##.)

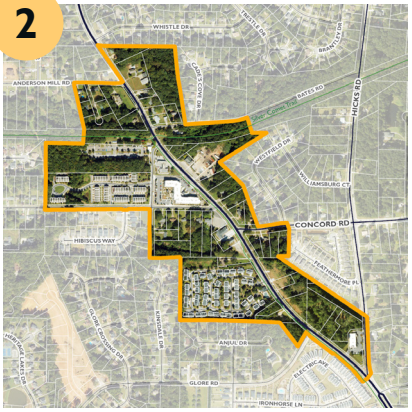
Currently, these areas feature a mix of suburban and heavy commercial uses. Auto-oriented businesses—including automotive care and drive-through restaurants—are very common, especially within the clusters along Veterans Memorial Highway. While these provide a solid tax base for the City of Mableton, redevelopment of these parcels into higher-density villages could help achieve several city-wide goals, such as providing more diverse retail and other non-residential uses and creating vibrant, walkable destinations.

Vision

Mableton's Mixed-Use Villages will be highly walkable, neighborhood mixed-use districts that will be comprised of a mix of commercial, residential, and public space. Commercial uses are envisioned to be mostly local businesses, although some destination retail could be appropriate if kept at a neighborhood village scale. Over time, redevelopment will reduce the amount of commercial uses along major roadways and concentrate them into well-designed commercial centers and villages that support a variety of lifestyles and activities.

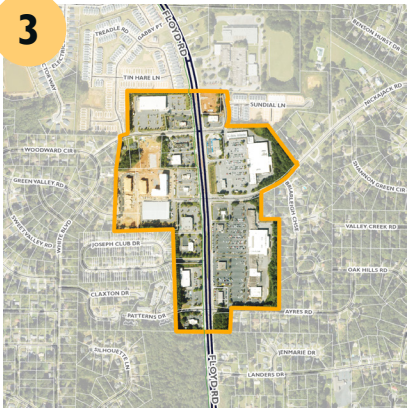
Typical Character

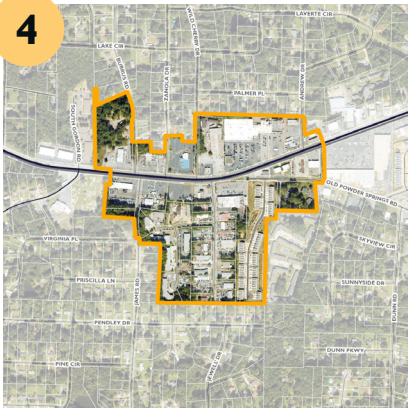




1. Austell Road, East-West Connector, and Floyd Road

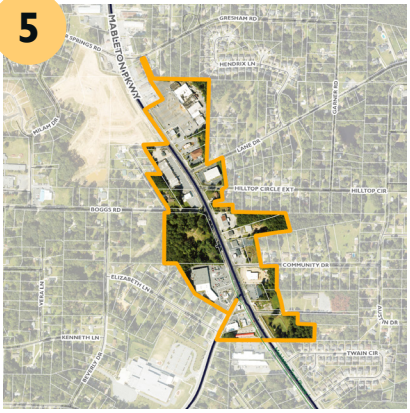
2. Floyd Road and the Silver Comet Trail

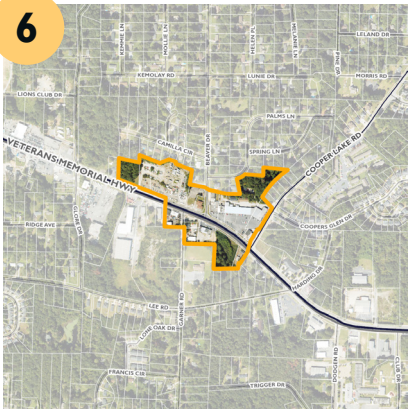




3. Floyd Road and Nickajack Road

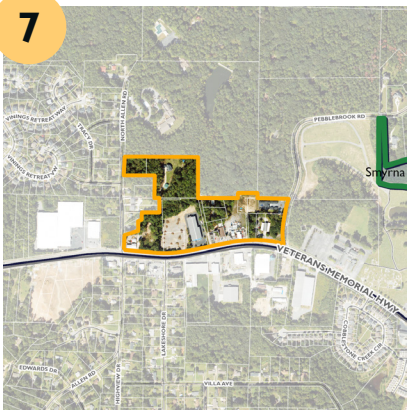
4. Veterans Memorial Highway and Powell Drive

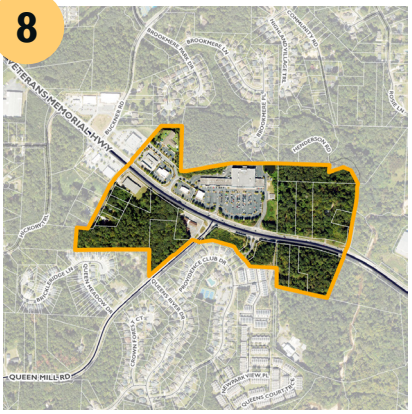




5. Mableton Parkway, Lane Road, and Factory Shoals Road

6. Veterans Memorial Highway, Garner Road, and Beaver Drive





7. Veterans Memorial Highway between North Allen Road and Pebblebrook Road

8. Veterans Memorial Highway and Queen Mill Road

3 Mixed-Use Villages

Appropriate Land Uses

Stoplight	*Land Uses*	*Considerations*
Appropriate	Mixed-Use	If located adjacent to single-family, must have an appropriate transitional height
	Neighborhood Commercial Hotels Civic Medical Office Parks and Open Space Utilities and Transportation	
Appropriate with Considerations	Small-Lot Residential Cottage Courts 2-4 Unit Residential Townhouses	Appropriate if master-planned along with commercial space
	Multi-Unit Senior Living	Appropriate if master-planned along with commercial space; if located adjacent to single-family, must have an appropriate transitional height
	Suburban Shopping Center Heavy Commercial	Must require vegetated buffers and screening along major roadways; parking lots must include planting areas; shared access/reduced curb cuts strongly encouraged
Not Appropriate	Large-Lot Residential Destination Commercial Heavy Industrial Craft Industrial	

Policies + Actions

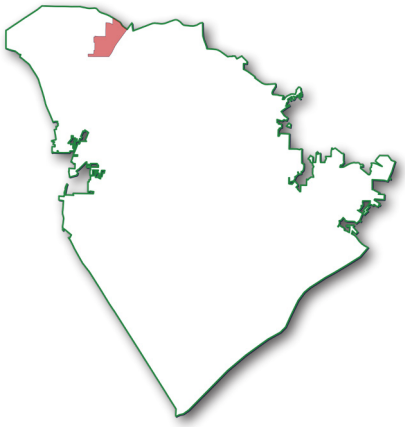
- Strongly encourage local/community-level retail and office uses into these locations to create stronger areas with "critical mass"
- Update zoning code to allow mixed use at this scale, but be flexible in ground-floor requirements
- Develop special area studies for each Mixed-Use Village

Recommended Scale:
1-3 stories

What would a Mixed-Use Village look like?

Mixed-use villages can have a range of looks but in general are places that people want to gather in and enjoy. Things like outdoor dining, attractive landscapes, and multiple things to see and do are important components. Concentrating these uses and activities into specific centers is the key!

4 Medical Center



The Medical Center character area is located northwest of the intersection of Austell Road and East-West Connector, anchored by the Wellstar Cobb Medical Center. The area includes a mix of suburban and heavy commercial and medical uses, as well as some new and legacy residential properties north of Mulkey Road.

While opportunities for redevelopment are more challenging due to small parcel sizes, high occupancy rates, and well-kept properties, new investment could support the expansion of other forms of mobility, such as walking, biking, and transit. Future redevelopment of a potential Mixed-Use Village across Austell Road also offers opportunities for Wellstar Cobb and other medical offices to be more integrated into the surrounding area.

Vision

The Medical Center character area will support Wellstar Cobb as a hub for public health and employment by promoting greater mobility through pedestrian and bike facilities, enhanced landscaping, and placemaking. Redevelopment will focus on adding non-residential uses, including medical offices, hotels, and other uses that provide daily goods and services to residents and visitors.

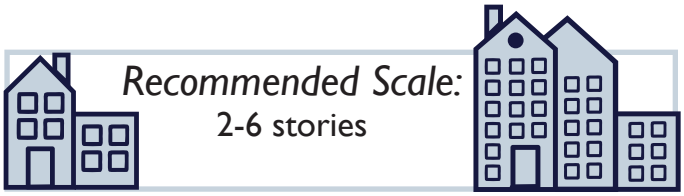
Typical Character

Appropriate Land Uses

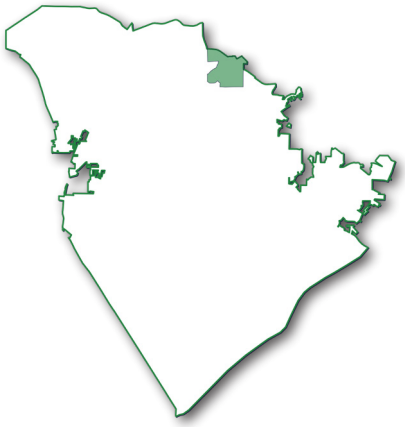
Stoplight	Land Uses	Considerations
Appropriate	Senior Living Mixed-Use Neighborhood Commercial Hotels Civic Medical Office Parks and Open Space Utilities and Transportation	
Appropriate with Considerations	Multi-Unit	Must have frontage along Austell Road or East-West Connector
	Heavy Commercial	Must require vegetated buffers and landscaping; parking lots must include planted areas; alternative access must be provided if another access point directly onto a major roadway is located within 100 feet of the property
Not Appropriate	Large-Lot Residential Small-Lot Residential Cottage Courts 2-4 Unit Residential Townhouses Suburban Shopping Center Destination Commercial Heavy Industrial Craft Industrial	

Policies + Actions

- Allow for a variety of housing types that include high-quality affordable housing for medical center employees
- Consider a local shuttle that operates separately from CobbLinc, expanding transit service throughout the Medical Center and across Austell Road and East-West Connector to existing commercial centers
- Develop relationships with medical and employment leaders and promote job opportunities to residents
- Prioritize public art, placemaking, and wayfinding in this area



5 Covered Bridge Historic District



The Covered Bridge Historic District is located in the northeast corner of the city, bounded by the East-West Connector and the City of Smyrna and extending south to encompass the Concord Covered Bridge Historic Area. The area consists of historic resources, including several mill buildings and the titular Covered Bridge, and undeveloped land along Nickajack Creek. Floodplains cover the majority of these undeveloped and forested tracts. This character area is unique within the City of Mableton, both due to its historic nature and the lack of development that has encroached upon the surrounding area. Development is recommended on a limited basis, with requirements to abide by design guidelines and an overall master plan for the district.

Vision

The Covered Bridge Historic District will remain a lush, historic area of Mableton that celebrates the history of some of the earliest settlements in Mableton. Development should be limited to no- or low-impact projects that will enable the preservation and protection of the area's unique historical and natural resources.

Typical Character

Appropriate Land Uses

Stoplight	Land Uses	Considerations
Appropriate	Large-Lot Residential Small-Lot Residential Cottage Courts	Must abide by design guidelines
	Parks and Open Space	
	Utilities and Transportation	Should have operational reason/requirement to be located in Covered Bridge Historic District
Appropriate with Considerations	Neighborhood Commercial	Must abide by design guidelines
	Civic	Should have operational reason/requirement to be located in Covered Bridge Historic District
Not Appropriate	2-4 Unit Residential Townhouses Multi-Unit Senior Living Mixed-Use Suburban Shopping Center Heavy Commercial Destination Commercial Hotels Heavy Industrial Craft Industrial Medical Office	

Policies + Actions

- Explore options for a local historic district, including meeting with the community to determine their level of support
- Identify potential ownership arrangements, grants and partnerships to support restoration of key structures
- Establish design guidelines for new development projects
- Add interpretive signage and other educational resources where appropriate
- Develop a plan to comprehensively address ongoing conflicts at the Concord Covered Bridge, including multiple alternatives and order-of-magnitude costs

6 New City Center

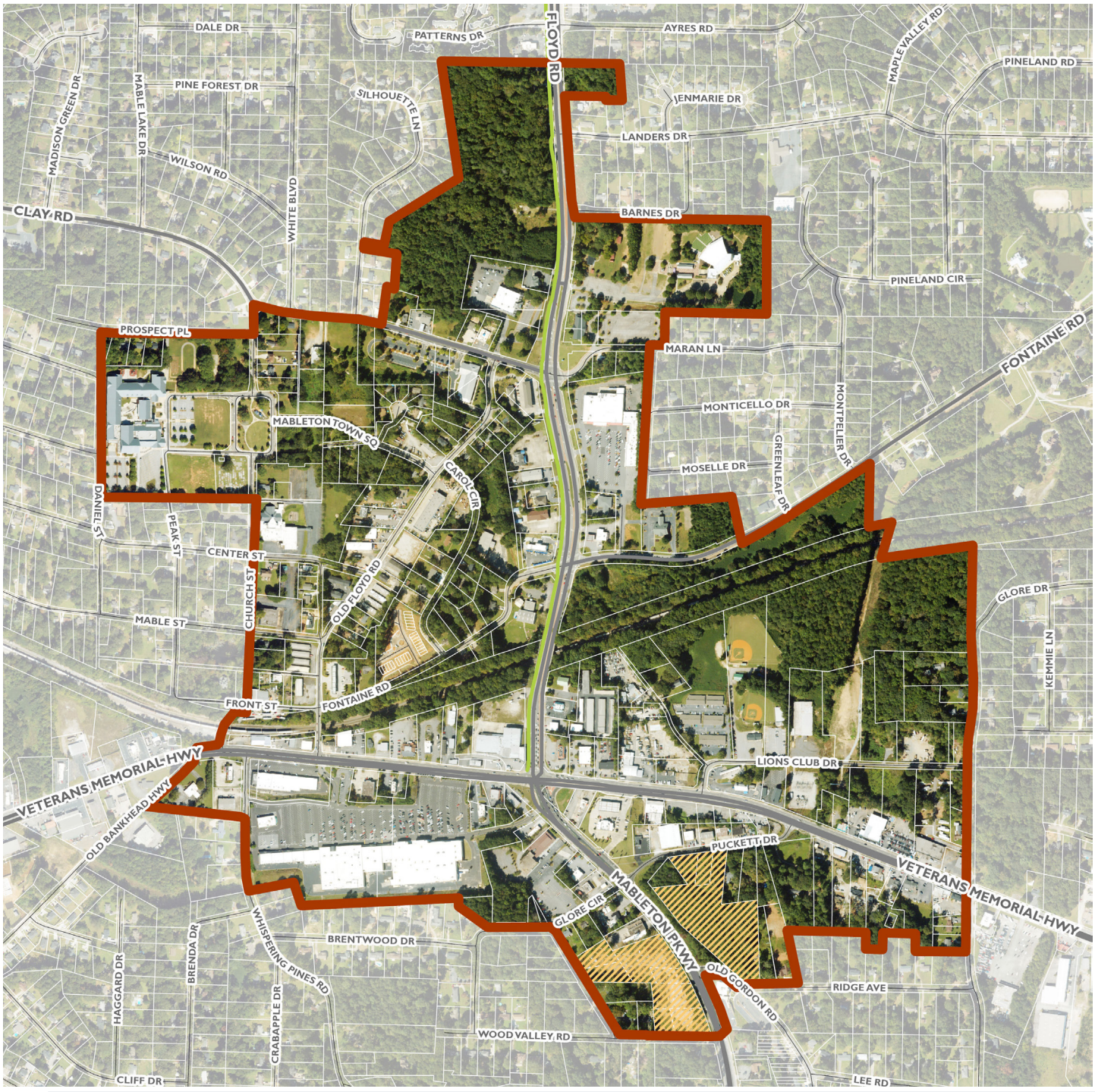
The New City Center character area is intended to spur redevelopment of existing non-residential uses, creating a new downtown district for Mableton. The area's focal point is the intersection of Veterans Memorial Highway, Floyd Road, and Mableton Parkway, and stretches from Old Bankhead Highway in the west to Glore Road in the east. The character area also extends across the railroad tracks to include properties facing Old Floyd Road, past the historic Mable House and nearly reaching Ayres Circle. Auto-oriented commercial and other low-rise retail uses, such as convenience stores and fast-service restaurants, are prevalent. Many of these are located on their own parcels, each with their own driveway and curb cut.

This area has been considered for redevelopment for a long time, though the small parcel sizes and occupancy rate of businesses present challenges. Recent infill residential nearby suggests that development momentum is headed toward Veterans Memorial Highway. Several undeveloped areas, including a set of undeveloped properties managed by the City's Urban Redevelopment Authority, could kickstart further transformation into a premier, mixed-use district.

Vision

The New City Center will become Mableton's central, walkable district. Recent development can encourage more housing and mixed-use, while improving walkability and public space. The area should have a strong connection to but not encroach upon Historic Downtown. Wherever possible, streetscape improvements and beautification through placemaking should be prioritized.

Typical Character



LEGEND

- New City Center Character Area
- Urban Redevelopment Authority Properties
- Roads
- Trails

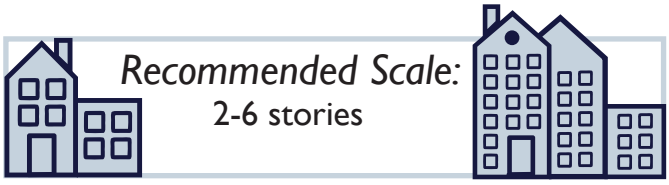
6 New City Center

Appropriate Land Uses

Stoplight	Land Uses	Considerations
Appropriate	Multi-Unit Senior Living Mixed-Use Neighborhood Commercial Destination Commercial Hotels Civic Medical Office Parks and Open Space	
	Utilities and Transportation	Should have operational reason/requirement to be located in New City Center
Appropriate with Considerations	Townhouses 2-4 Unit Residential	Appropriate if part of master-planned developments
	Craft Industrial	Design guidelines for semi-permanent uses
Not Appropriate	Large-Lot Residential Small-Lot Residential Cottage Court Suburban Shopping Center Heavy Commercial	

Policies + Actions

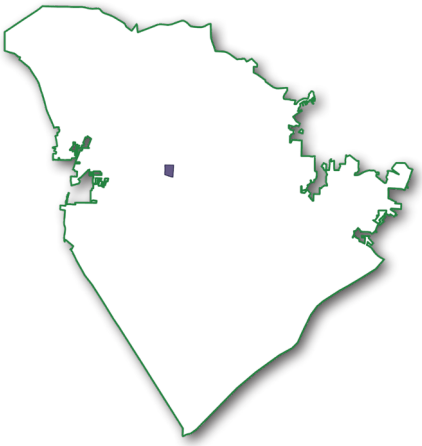
- Create a master development plan for the area under jurisdiction of the Urban Redevelopment Authority
- Identify locations for enhanced connectivity along Floyd Road, especially connecting historic Mable House with Old Floyd Road and the South Cobb Regional Library
- Complete Phase II of the Mableton Parkway / Floyd Road multi-use trail
- Explore opportunities for streetscape improvements along Veterans Memorial Highway
- Create a marquee public space within a master planned development that can serve as a central gathering space for cultural events and programming



What would New City Center look like?

A new city center should be a destination for all of Mableton, with places to live, gather, and work. The vision is for a very clear heart for the community where there is a high level of activity, but at a comfortable scale with appropriate character.

7 Historic Downtown



The Historic Downtown character area encompasses several blocks where the original downtown grid for Mableton was laid out. It extends from Clay Road in the north to the railroad tracks in the south, and is bounded by Daniel Street to the west. The boundary extends to the back of parcels that front Old Floyd Road. This area includes several historic residential structures, especially along Mable Street. A few institutional uses are found in Historic Downtown as well, including Mableton Town Square, Mableton Elementary, Mableton Memorial Gardens Cemetery, and First Baptist Church of Mableton.

There are few redevelopment opportunities in this area, though several historic structures could benefit from rehabilitation. Any development on vacant parcels should focus on adding residential and neighborhood commercial uses that keep the historic character and scale of the original downtown.

Vision

Historic Downtown will become a civic and historic destination at the backdoor of the new City Center. Remaining historic structures should be preserved, and properties in between historic structures should be developed with infill and streetscape improvements at a similar scale and style to create a vibrant, walkable destination in Mableton.

Typical Character

Image Source: New Georgia Encyclopedia

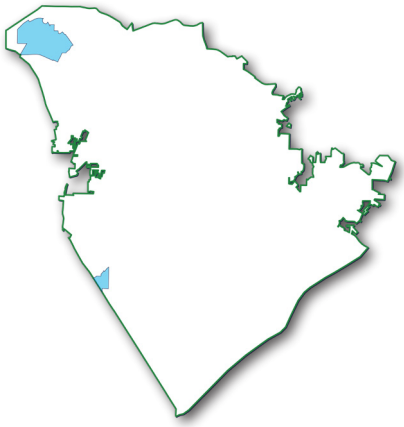
Appropriate Land Uses

Stoplight	Land Uses	Considerations
Appropriate	Large-Lot Residential Small-Lot Residential Cottage Courts 2-4 Unit Residential	Must abide by design guidelines
	Civic Parks and Open Space	
	Utilities and Transportation	Should have operational reason/requirement to be located in Covered Bridge Historic District
Appropriate with Considerations	Senior Living Mixed-Use	Must abide by design guidelines; limited to 2 stories
	Neighborhood Commercial	Must abide by design guidelines; allow conversion of single-family to commercial uses
Not Appropriate	Townhouses Multi-Unit Suburban Shopping Center Heavy Commercial Destination Commercial Hotels Heavy Industrial Craft Industrial Medical Office	

Policies + Actions

- Preserve historic properties throughout historic downtown
- Reevaluate the form-based code to reduce barriers for improvement or development, but maintain the qualities most important to preserving the scale and design of the area
- Develop an incentive program for façade improvements and other home renovation and rehabilitation projects
- Ensure connectivity to redevelopment projects along Old Floyd Road in the New City Center character area
- Prioritize public art, placemaking, and wayfinding in this area that highlights historic resources

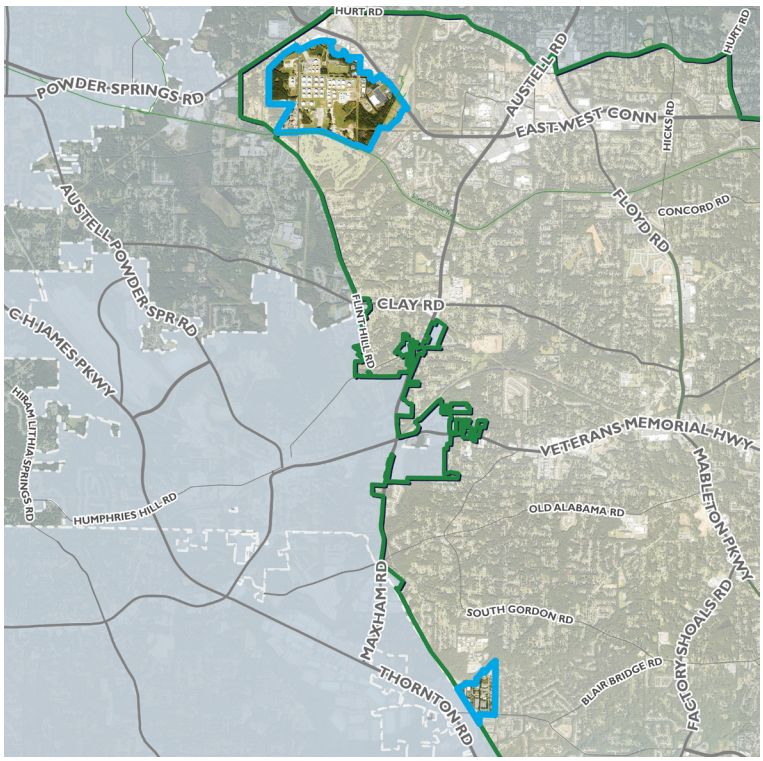
8 Colonial Pipeline and Oak Ridge



The Colonial Pipeline and Oak Ridge character area will support regionally important industrial uses and utilities, focusing less on land use change over time and more on public improvements such as streetscapes, landscaping, and safety measures. New development at the edges of this character area could provide new opportunities for craft industrial, heavy commercial, or industrial offices for existing companies or to promote business development.

Vision

The Colonial Pipeline and Oak Ridge character area will support regionally important industrial uses and utilities, focusing less on land use change over time and more on public improvements such as streetscapes, landscaping, and safety measures. New development at the edges of this character area could provide new opportunities for craft industrial, heavy commercial, or industrial offices for existing companies or to promote business development.



Typical Character

Image Source: Fujifilm, Inc.

Image Source: Colliers

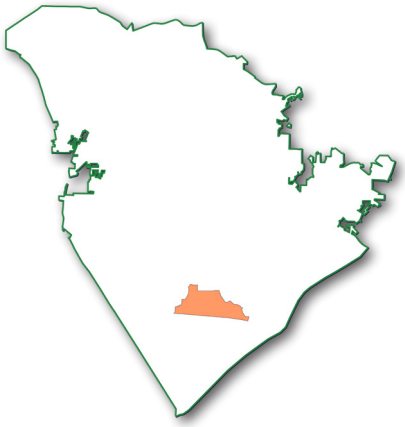
Appropriate Land Uses

Stoplight	Land Uses	Considerations
Appropriate	Heavy Commercial Heavy Industrial Craft Industrial Medical Office Parks and Open Space Utilities and Transportation	
Appropriate with Considerations	Civic	Should have operational reason/requirement to be located in Colonial Pipeline and Oak Ridge
Not Appropriate	Large-Lot Residential Small-Lot Residential Cottage Courts 2-4 Residential Townhouses Multi-Unit Senior Living Mixed-Use Neighborhood Commercial Suburban Shopping Center Destination Commercial Hotels	

Policies + Actions

- Require new developments to have multiple access points to major roadways, adjoining parcels, or both
- Where possible, explore opportunities to create small-scale maker-spaces

9 Riverside Parkway

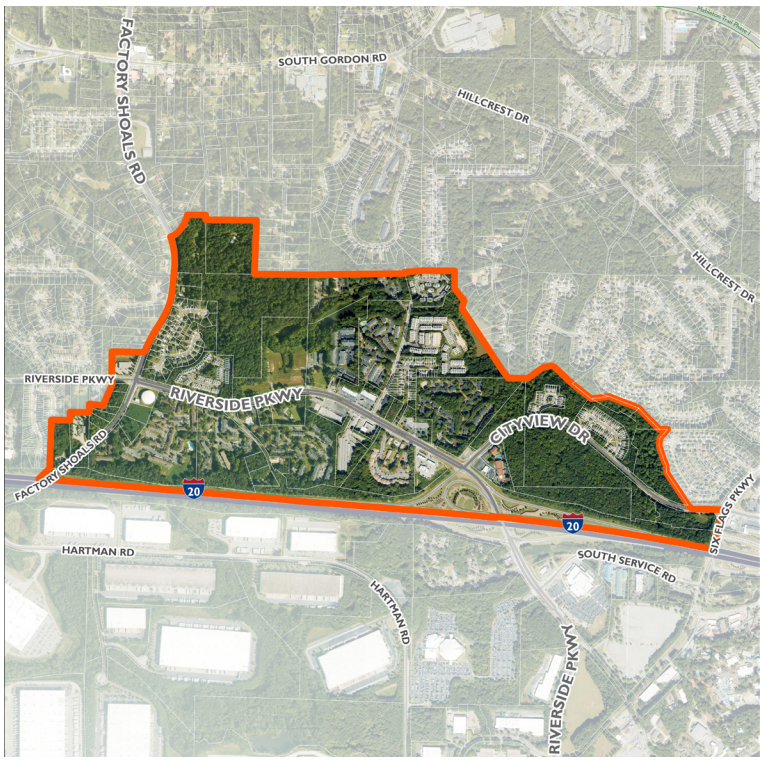


This character area follows the corridor formed by Riverside Parkway and City View Drive. The area mostly consists of older garden apartment complexes, which were popular at the time of construction and which could be designed around the area's challenging topography. Over time, these apartment complexes have deteriorated in quality. Some non-residential uses can be found at major intersections and range from auto-oriented commercial to local restaurants and entertainment. This area also features a few undeveloped properties, including the site of the former Magnolia Crossing development which was demolished in 2017.

There are many opportunities in this area for revitalization, especially through redevelopment of aging units. Over time, Riverside Parkway could flourish as a collection of high-quality multifamily neighborhoods anchored by local commercial uses.

Vision

Riverside Parkway will become a vibrant residential area with well-maintained, safe housing units suitable for a variety of household types. New investment in this area will prioritize affordability, gradually transforming the area into a mixed-use neighborhood with easy access to goods, services, and leisure, both within Riverside Parkway and within nearby entertainment and workplace hubs.



Typical Character

Appropriate Land Uses

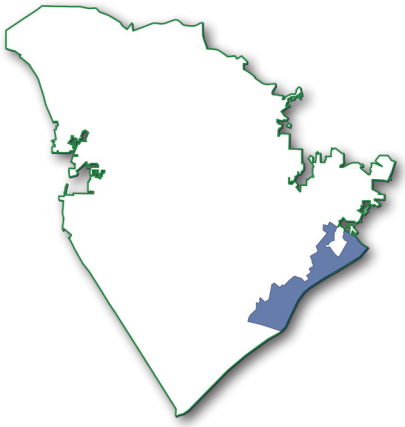
Stoplight	Land Uses	Considerations
Appropriate	Small-Lot Residential Cottage Courts Multi-Unit Senior Living Mixed-Use Neighborhood Commercial Civic Medical Office Parks and Open Space Utilities and Transportation	
Appropriate with Considerations	2-4 Unit Residential Townhouses	Appropriate if part of master-planned developments
	Suburban Shopping Center Heavy Commercial	Must require vegetated buffers and landscaping; parking lots must include planted areas; alternative access must be provided if another access point directly onto a major roadway is located within 100 feet of the property
Not Appropriate	Large-Lot Residential Destination Commercial Hotels Heavy Industrial Craft Industrial	

Policies + Actions

- Conduct a Special Area Study focused on strategies to improve housing quality, safety, and access to goods and services
- Identify high-priority sites for catalytic redevelopment projects
- Consider extending the jurisdiction of the Urban Redevelopment Authority to this area
- Develop master plan for site of former Magnolia Crossing development
- Prioritize pedestrian connectivity and safety at key intersections and along major roadways
- Consider offering density bonuses in exchange for affordability provisions
- Ensure new developments incorporate open space and provides connections to nearby retail and entertainment districts

Recommended Scale:
2-4 stories, up to 6 with bonuses

10 River Line District



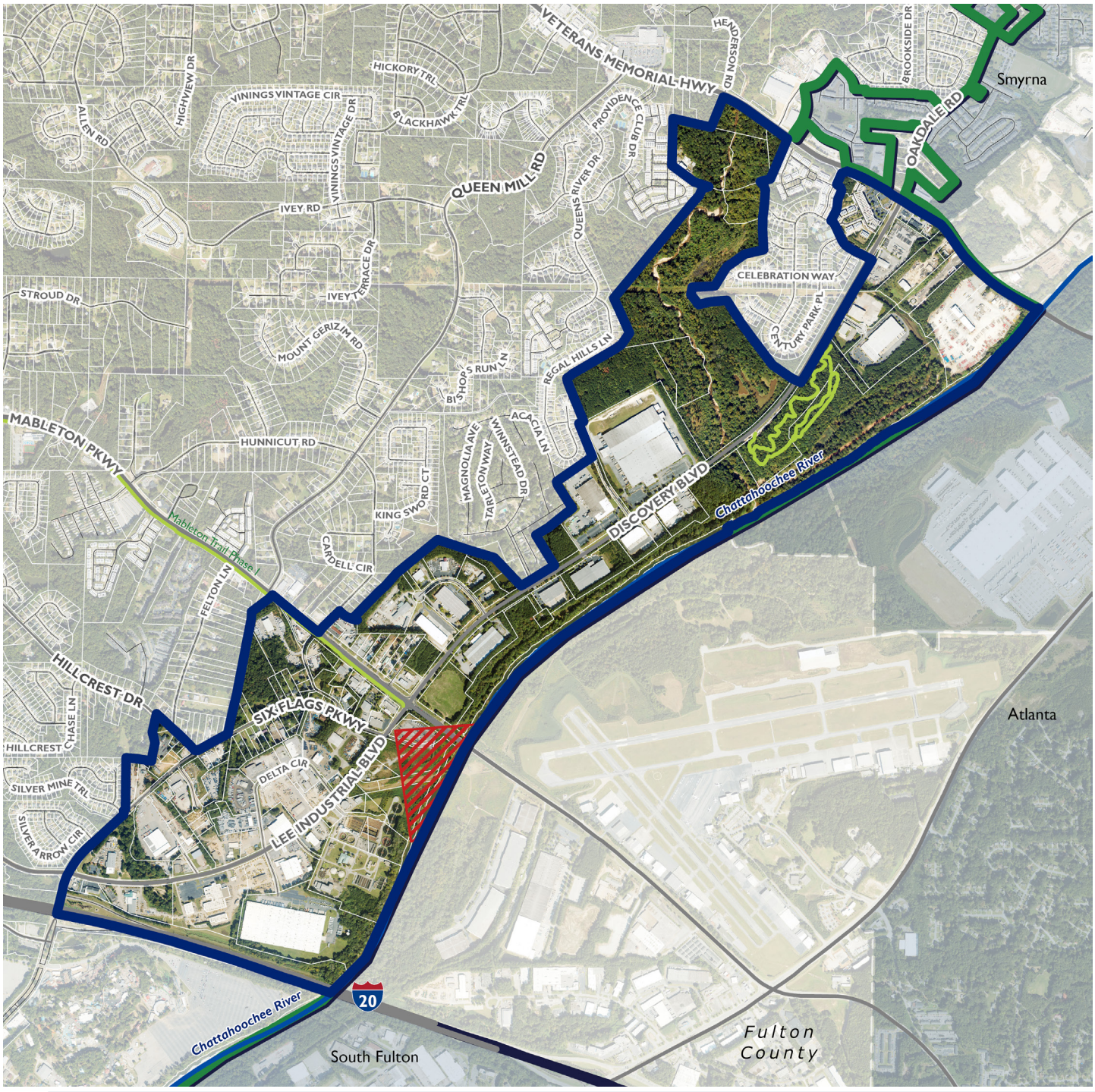
Located between two major gateways into the City of Mableton, the River Line District is a unique area of the city known for its rich history and lush natural resources. Discovery Boulevard is the central spine of the area, which extends between Mableton Parkway in the southwest and Veterans Memorial Highway in the northeast. The area mostly consists of light industrial and heavy commercial uses, especially at each "pole," although recent mixed-use and residential development has been completed where Discovery Boulevard meets Veterans Memorial Highway. In between these two poles lies Discovery Park, which contains historical artifacts from the Civil War and served as one of the Chattahoochee Riverlands' pilot projects.

This area could evolve into an eco-tourism destination in Mableton by leveraging what makes it special: its history, natural resources, and connection to the river. Its prominent location between two main entrances to the city also make it very attractive for creative redevelopment. Converting light industrial areas at the edges into new retail, entertainment, and rooftops can bring residents closer to the park and Nickajack Creek. The scale of redevelopment would be less intense than other areas, mirroring nearby developments that have been successful.

Vision

The River Line District will become a unique eco-tourism district that celebrates the Chattahoochee River and its associated resources as the major amenities they are. New mixed-use development, high-quality residential neighborhoods, craft industrial that supports entertainment, and retail at the edges of the district would be linked by greenways, large open spaces, and access to nature.

Typical Character



LEGEND

- River Line District Character Area
- Runway Protection Zone for Fulton County Airport
- Mableton City Limits
- Surrounding Cities
- Roads
- Trails

10 River Line District

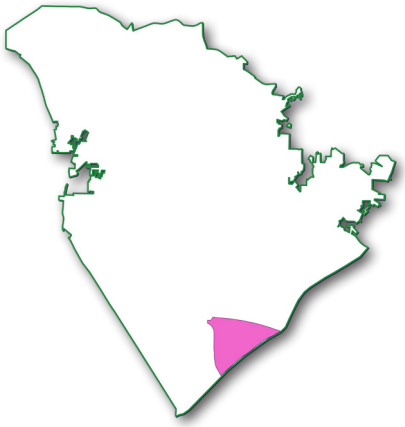
Appropriate Land Uses

Stoplight	Land Uses	Considerations
Appropriate	Small-Lot Residential Cottage Courts 2-4 Unit Residential Townhouses Multi-Unit Senior Living Mixed-Use Neighborhood Commercial Hotels Civic Medical Office Parks and Open Space Utilities and Transportation	
Appropriate with Considerations	Craft Industrial	Must have minimal impact on natural resources
Not Appropriate	Large-Lot Residential Suburban Shopping Center Heavy Commercial Destination Commercial Heavy Industrial	

Policies + Actions

- Expand walkability through new development and create new connections to Discovery Park
- Work towards implementation of the River Line Historic Area Master Plan's recommendations for trails and greenspace along Nickajack Creek
- Enhance the pedestrian experience along Discovery Boulevard, either through improved sidewalks and landscaping or a multi-use trail
- Install green infrastructure in floodplains and low-lying areas
- Coordinate with the Atlanta Regional Commission and Trust for Public Land to implement recommendations for the Chattahoochee RiverLands initiative
- Add interpretive signage and other educational resources where appropriate
- Identify locations to expand access to the Chattahoochee River

11 Entertainment District



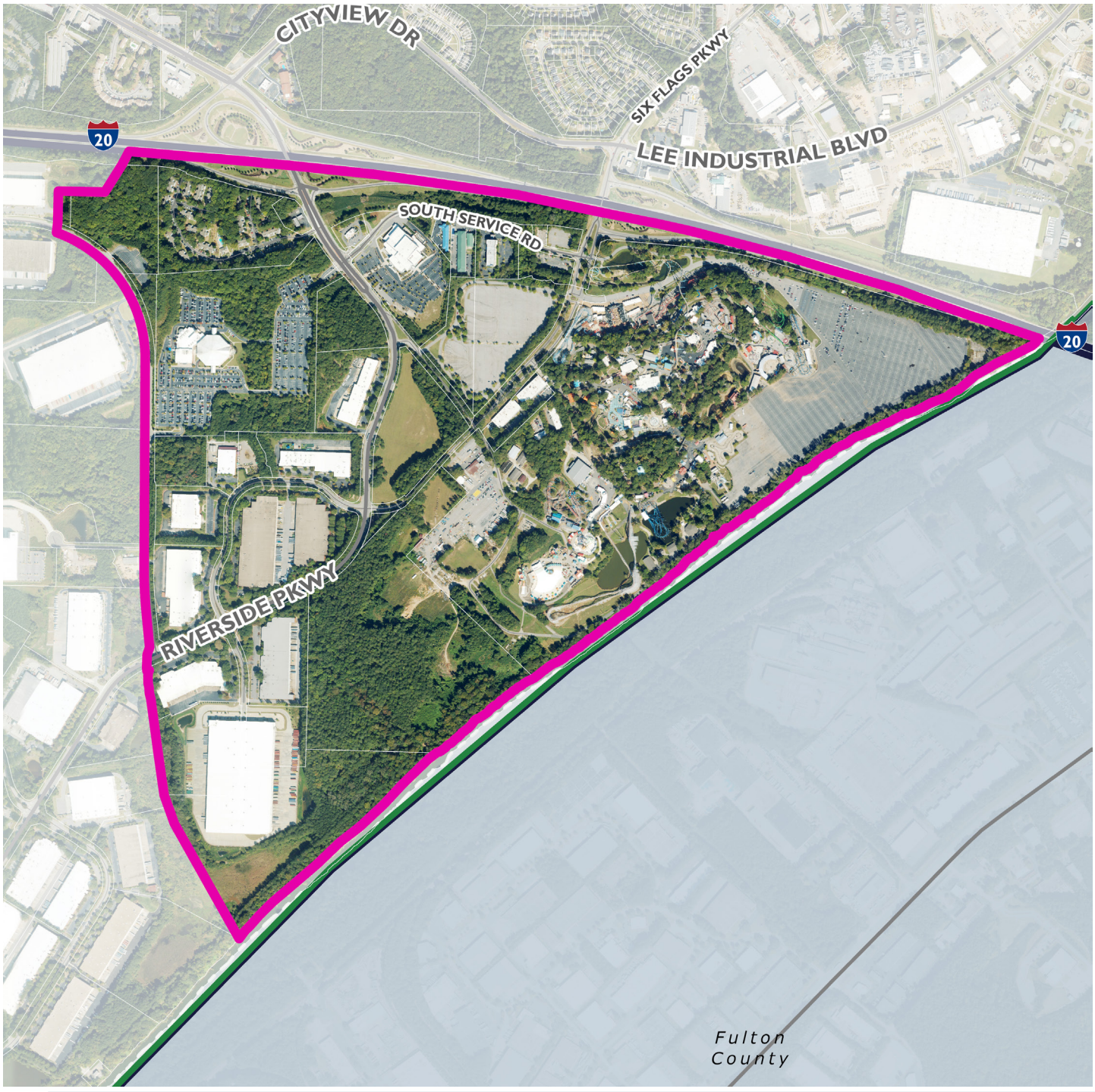
Located at Mableton's southern tip along I-20, the Entertainment District would serve as a primary gateway to Mableton for anyone traveling from downtown Atlanta, Hartsfield-Jackson International Airport, or elsewhere east of Mableton. This area is bounded by I-20 to the north, the Chattahoochee River to the south and east, and Hartman Road to the west. Currently, the area is anchored by Six Flags Over Georgia, which draws thousands of people per year from across the region and beyond. Around Six Flags, there is a notable lack of retail or other supportive entertainment uses that would encourage people to stay in Mableton.

The opening of Riverside EpiCenter, a multi-use entertainment and office complex owned by Word of Faith Church, has started to build momentum for redevelopment of this area into an entertainment hub for Mabletonians and visitors. Specific redevelopment opportunities—including the extended-stay hotels on South Service Road—and infill opportunities along streets with good visibility could further support this transformation. Working with Word of Faith, as one of the largest landowners in this area, could also lead to future infill and improvement opportunities.

Vision

The Entertainment District will build on the regional attraction of Six Flags, as well as local attractions like Riverside EpiCenter, to incrementally create a district that offers a complete entertainment experience. This would include high-quality dining, retail, and hotels and other accommodations for visitors, along with well-designed mixed-use development in strategic locations to expand the local customer base for businesses and entertainment.

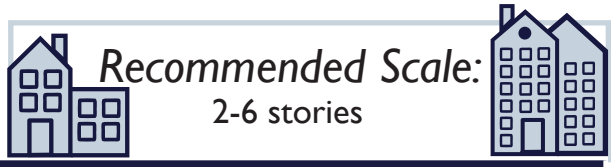
Typical Character



LEGEND

- Entertainment District Character Area
- Mableton City Limits
- Surrounding Counties
- Roads

11 Entertainment District



Appropriate Land Uses

Stoplight	Land Uses	Considerations
Appropriate	Multi-Unit Senior Living Mixed-Use Neighborhood Commercial Destination Commercial Hotels Civic Craft Industrial Medical Office Parks and Open Space Utilities and Transportation	
Appropriate with Considerations	2-4 Unit Residential Townhouses	Appropriate if part of master planned development
Not Appropriate	Large-Lot Residential Small-Lot Residential Cottage Courts Suburban Shopping Center Heavy Commercial Heavy Industrial	

Policies + Actions

- Explore how shared parking can serve new development, reducing overall asphalt but ensuring adequate parking for nearby entertainment uses
- Identify locations for enhanced connectivity between Six Flags Parkway, South Service Road, and Riverside Parkway
- Consider a local shuttle that operates separately from MARTA/CobbLinc, expanding transit service throughout Mableton Entertainment District and adjacent workplace district
- Explore opportunities for streetscape improvements along Six Flags Parkway and South Service Road
- Identify locations to expand access to the Chattahoochee River

What could the Entertainment District look like?

Mableton's southern gateway is made unique by the presence of assets like Six Flags, Riverside EpiCenter, and the Chattahoochee River. The concept below shows a vision of an Entertainment District that leverages that uniqueness: across from Six Flags could be a large destination retail complex that ties in to the amusement park, creating a "downtown Six Flags" similar to Universal's CityWalk. Across a new street could be a mixed-use district including a hotel, multi-unit residential, and additional retail. More rooftops to support this new retail could be built on an undeveloped parcel bordering the Chattahoochee, with a waterfront restaurant space providing an opportunity to connect with the river. Throughout, streetscape improvements and new connections would allow people to move between locations with ease, whereas today connectivity is very limited.

12 Workplace District

Mableton's Workplace District is one of the largest and most successful industrial hubs in the metro Atlanta region. It is bounded by I-20 to the north, Douglas County to the south and west, and the Chattahoochee River and Hartman Road to the south and east. Most of the industrial uses in this area are large-footprint facilities serving warehousing, logistics, and some manufacturing companies. Smaller industrial buildings are organized into office parks, such as The Bluffs. The main non-industrial land use in this area is The Village at Six Flags, a large, manufactured homes neighborhood located in the southern part of the district.

There is little undeveloped land in the Workplace District, limiting opportunities for new industrial facilities. Given its location and the fact that it is mostly self-contained south of I-20, this area can become even stronger with additional public investment and business development strategies.

Vision

The Workplace District will continue to be a successful place for business and industry, providing both job opportunities and an enhanced tax base for Mableton. Investment will improve access to this area from other parts of Mableton, promoting economic mobility and opportunity for residents, and ensure the area remains competitive for industry over the long term.

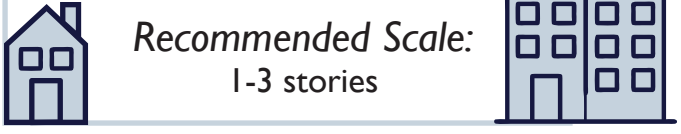
Typical Character

Appropriate Land Uses

Stoplight	Land Uses	Considerations
Appropriate	Heavy Commercial Heavy Industrial Medical Office Parks and Open Space Utilities and Transportation	
Appropriate with Considerations	Craft Industrial	Must be within 1/2-mile of Entertainment District
	Civic	Should have operational reason/requirement to be located in Workplace District
Not Appropriate	Large-Lot Residential Small-Lot Residential Cottage Court 2-4 Unit Residential Townhouses Multi-Unit Senior Living Mixed-Use Neighborhood Commercial Destination Commercial Hotels Suburban Shopping Center	

Policies + Actions

- Determine a long-term future for the residents and the land of The Villages at Six Flags manufactured home park
- Ensure new industrial development includes high-quality landscaping and abides by open space requirements
- Consider a local shuttle that operates separately from MARTA/CobbLinc, expanding transit service throughout Workplace District and to/from surrounding areas, such as Mableton Entertainment District
- Where possible, explore opportunities to create small-scale maker-spaces
- Develop relationships with industrial leaders and promote job opportunities to residents
- The focus of this area should be to support robust industrial uses; other uses, while compatible, should be secondary



CHAPTER 3

Economic Development Element

Introduction

With the incorporation of Mableton as a city, opportunities emerge to focus more economic and housing efforts locally, beyond that which Cobb County could provide at a more regional level. Indeed Mableton is in a fortunate position; an inner suburb of Atlanta that has strong access to regional job cores and cultural amenities, and one seeing infill development occurring. With these positives are some challenges as well, as few greenfield development opportunities exist in the city and thus redevelopment becomes more of a focus for the city. This adds costs and complexity to ongoing development and often results in higher housing costs and the need for placemaking and value creation become a more significant need. That said, these needs indeed dovetail with a civic need the city has today; the need to create a true downtown as well as other more walkable cores, areas that offer a greater sense of lifestyle that can complement the strong regional convenience the area provides.

This larger chapter provides an assessment of Mableton's economic and demographic profile today, its relationships to larger Metro Atlanta, and delves into the performance of its for-sale and rental housing markets, as well as its commercial markets, including office, retail, and industrial uses. Looking ahead, this chapter will examine near- and longer-term demand for each of these land uses as well as the potential opportunities for redevelopment in the area, focusing on the needs and opportunities to create more walkable and dynamic cores that function on a more local and regional basis. Within this will be an understanding of the potential challenges and needs the City will encounter going forward, and potential policies that can be undertaken to achieve goals the city has identified.

Credit: Brixmor

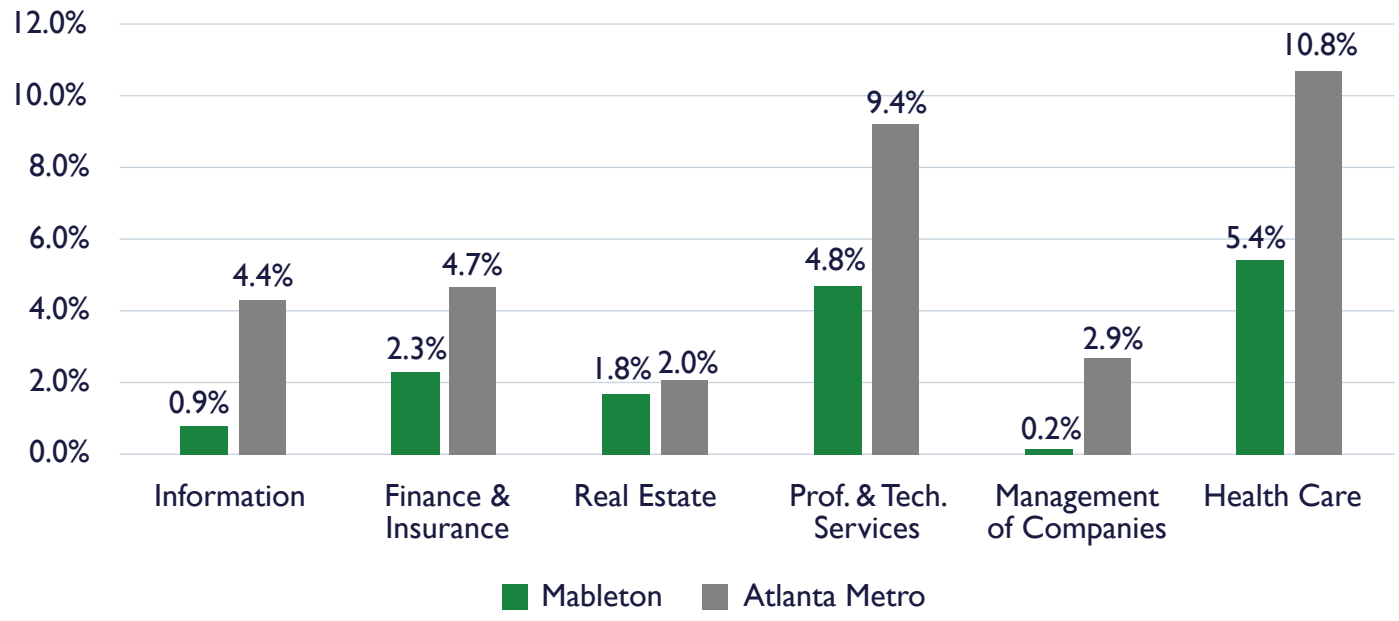
Existing Conditions

Economic Assessment

Mableton is strategically positioned in the Atlanta Metro, an inner suburb just beyond the Perimeter with strong access to Fulton Industrial, Cumberland-Galleria, Downtown/ Midtown, and the Airport area. Indeed there are more than 638,000 jobs within 15 miles of the center of Mableton that pay $40,000 and above (1.19M total jobs, including lower-paying jobs). Indeed, 38% of Mableton residents commute less than 10 miles to work (among those with jobs paying $40k and above) and around 87% commute less than 25 miles one way. Of note, only around 6% to 7% of Mableton residents in higher-paying positions live and work in the city, a number that could be higher.

That last factor can be clearly seen in Mableton's lack of jobs in higher-paying sector jobs ***(Figure 3-1)***. These high-paying jobs account for only around 15% of jobs in the city, a figure less than half that seen in the larger Atlanta Metro, where slightly more than one-third of jobs are found in sectors such as Professional Services, Finance/Insurance, Information, Management, and Health Care (a mixed-paying sector). While part of this is a factor of Mableton's location in the metro (higher-paying jobs following executive housing to the north), another piece of this can be attributed to Mableton's lack of lifestyle locations in the market; more walkable areas that can appeal to smaller offices and local-serving office use.

Figure 3-1. Sector Employment among Higher-Paying Industries



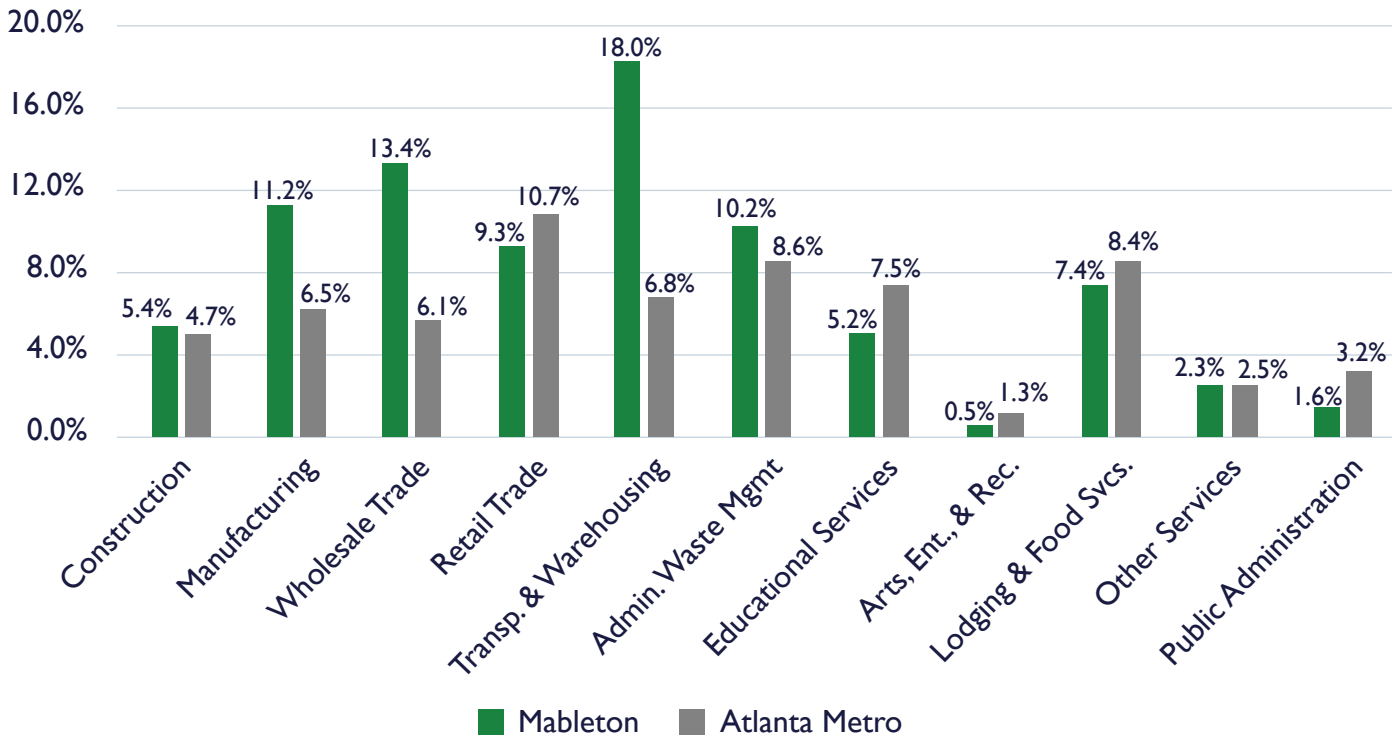
Economic Assessment (continued)

Inversely the Mableton economy is heavily focused in jobs with more moderate-paying salaries ***(Figure 3-2)***. These include Transportation and Warehousing (18% of all jobs), Wholesale Trade (13.4%), and Manufacturing (11.2%), and Administration & Waste Management (10.2%). These are all above that seen in the larger metro area, particularly warehousing and wholesale trade, which relate heavily to the industrial core straddling the Chattahoochee River around I-20.

Demographic Assessment

Within Mableton there are approximately 24,000 households in 2025, with households generally having a very similar distribution to that of the Atlanta Metro overall, with a few exceptions ***(Figure 3-3, pg. 35)***. Mableton has slightly more lower-income households (income $25,000-$50,000) and slightly fewer affluent households ($75,000- $150,000). Indeed Mableton's median income (in 2023 dollars) was only slightly below that of the larger Metro Atlanta ($84,662 versus $86,338).

Figure 3-2. Sector Employment among Low- to Moderate-Paying Industries



Create a New Downtown and Walkable Cores

Snellville - The Grove at Towne Center

Before

After

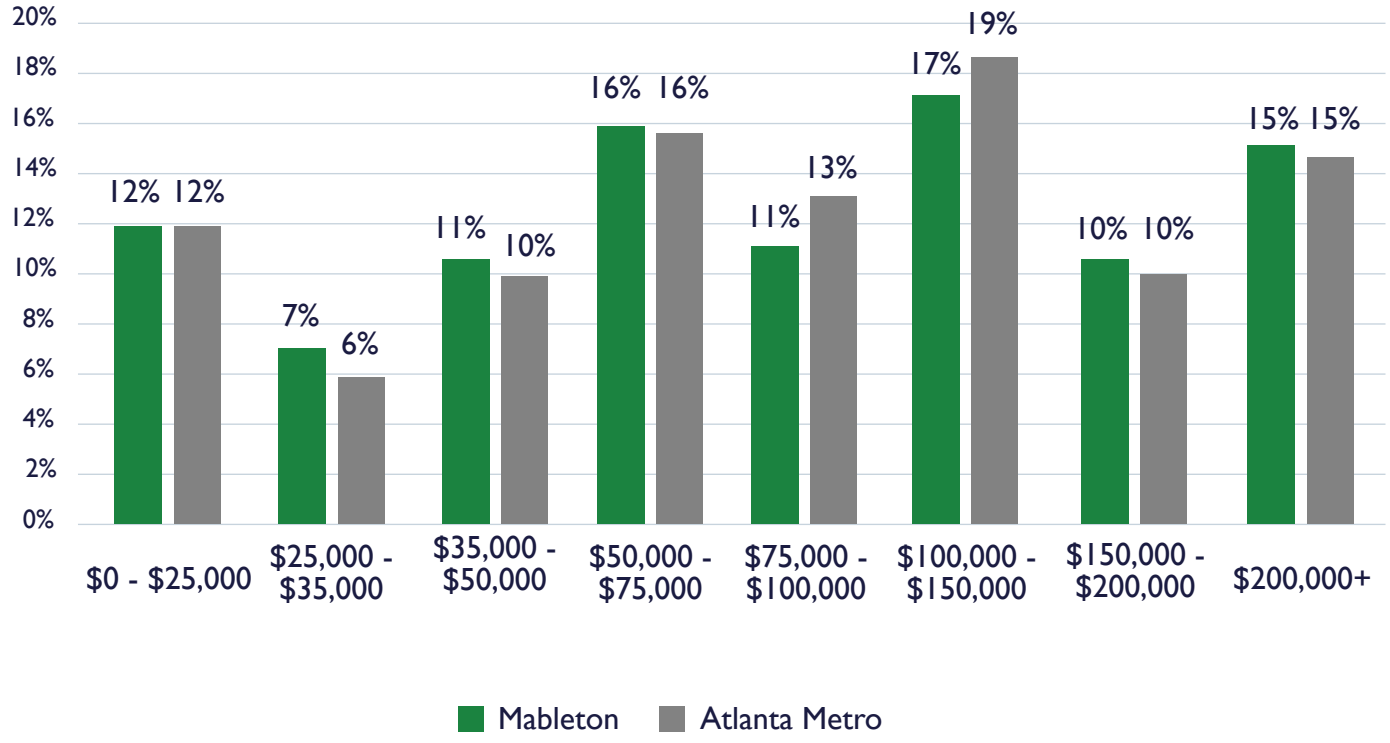
In the early 2020s the City of Snellville partnered with Gwinnett County, MidCity Real Estate Partners and CASTO to create "The Grove at Towne Center", a $140M public/private effort to give Snellville a more walkable core. The project includes a mix of a central green (The Grove), significant medical offices (Northside), 288 rental apartments, retail, coworking, and small offices, and sitting next to Snellville's City Hall and government offices. The total project (not including the City Hall and govt offices, comprises around 20 acres, with public assistance being provided via land assembly, public green space, new street networks, and a parking structure. Snellville helped pay for the parking deck with SPLOST funds being used for a library and trail systems.

Mableton is in need of a similar effort; one that creates a new downtown for the city, but also provides opportunities for more walkable housing, retail, and office uses mixed with civic uses and green spaces.

Over the last five years most of Mableton's growth has occurred in mature households above the age of 55, with much of that growth occurring from households aging in place. Indeed, from 2012 through 2022, Mableton's 55+ population grew by 930 basis points (from 17.1% of the population to 26.4% of the population in 2023) to account for more than one-quarter of all residents in the area. This growth has been far quicker than that seen in Cobb County (5.8% change) and may also be a reflection of the lack of new rental product in Mableton during that period, effectively constricting younger households from entering the market.

Indeed, the share of persons under 35 has dropped in Mableton during that period, from 49.4% of people in 2012 to 44.5% in 2023. This rate of decrease is faster than that of Cobb County overall (-3.0%) and the Atlanta Metro (-3.7%). Unsurprisingly the share of households with children under the age of 18 also dropped significantly in Mableton from 41% in 2012 to just 32% in 2023; a rate that places Mableton very much in line with areas such as Smyrna and Lithia Springs, as well as Cobb County overall. Villa Rica and Powder Springs, two further-out suburbs with somewhat stronger schools, have seen their share of families actually increased to 46% and 41%, respectively.

Figure 3-3. Household Income Comparison, Mableton vs. Atlanta Metro



Office Assessment

Office has been a challenging land use over the past five years, hit hard by COVID and the Work From Home (WFH) trend and firms paring back space to save on costs. Embedded in these trends is a flight to strong lifestyle locations where employees are more willing to return to work, with some suburban locations losing out.

As noted earlier, Mableton is not a significant office location, having only around 1.18M SF of office space to date. Much of this space is in older, freestanding buildings. This space is generally cheaper than that of other western suburbs in Atlanta (areas generally west of I-285 and I-75), and remains relatively well occupied, with vacancy rates hovering around 4.6%. Very little new space has been added to the area, with only around 282,000 SF being added since 2000, and only 28,000 SF being added since 2010. Unsurprisingly, absorption of space has been very low, averaging only around 7,525 SF annually, on average, since 2010. Newer space is generally performing better overall, with only around 2.6% of that space being vacant today.

Ongoing infill development should continue creating office opportunities in Mableton, particularly opportunities for office uses included in more walkable, lifestyle-driven cores. Creation of these locations in Mableton should create additional opportunities for office demand in Mableton.

Industrial Assessment

The Mableton industrial market has been quite strong over the last 15 years, with the area adding nearly 8.6M SF of new industrial space, mostly in warehouse and logistics centers along I-20 around Six Flags, an area that builds on Fulton Industrial across the river. Space added since 2010 accounts for 43% of Mableton's total industrial space, which is nearly 19.92M SF. As with the Atlanta market overall, vacancy rates have risen in the last few years after bottoming out in 2021, but are still considered to be relatively healthy.

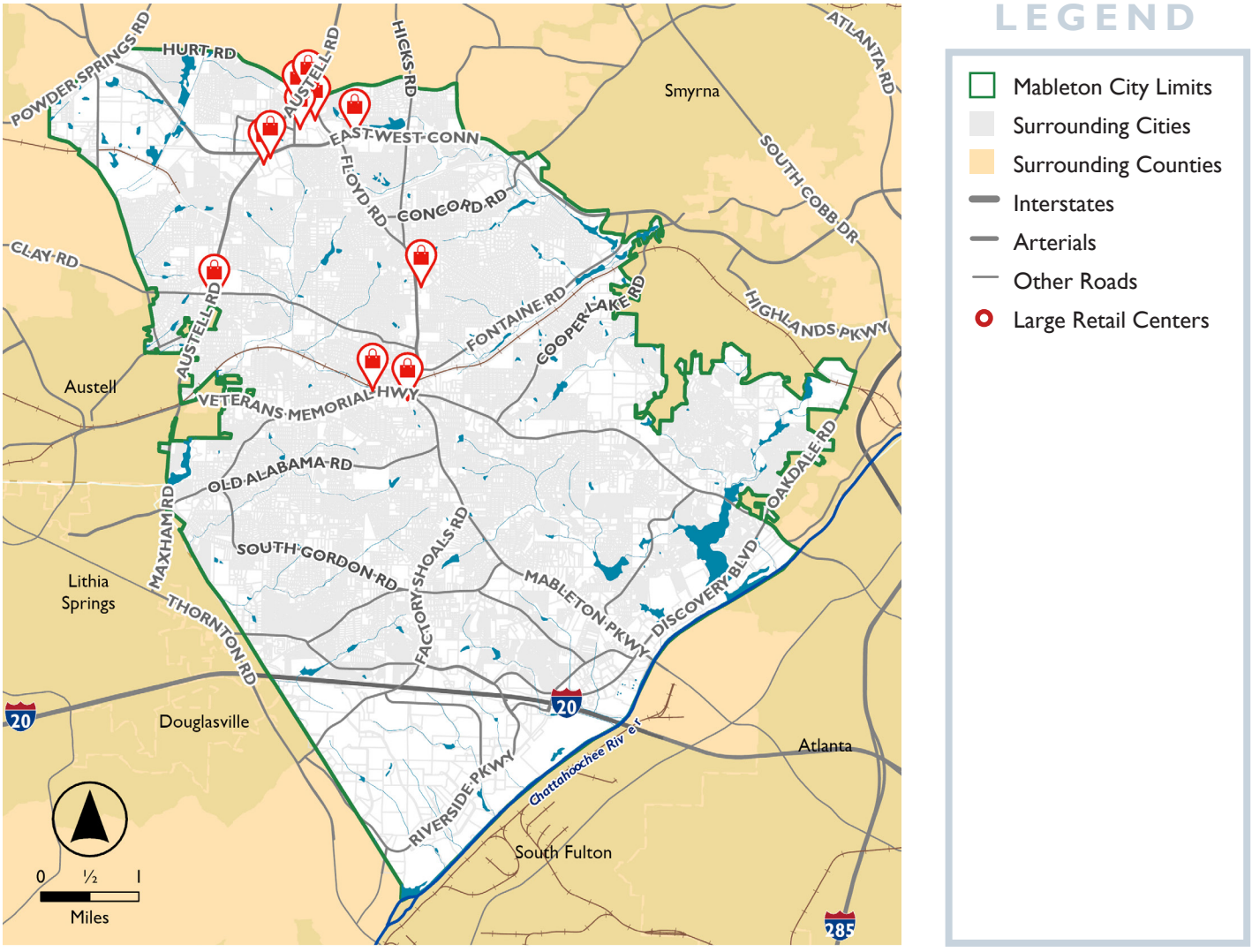
Looking ahead, industrial supply is likely to diminish significantly as available land along I-20 suitable for warehouse development tapers off. Some opportunities will still exist closer to the Chattahoochee River, but the larger blocks of space will be fewer in the market.

Retail Market

Mableton's retail market has been relatively robust over the past few years, with solid absorption and low vacancy rates. Overall there is around 5.9M SF of retail space within Mableton, of which only around 4.8% is vacant. Retail development in the market has dropped off significantly, with most space being delivered existing in smaller retail offerings averaging around 9,500 SF and can be found along the East-West Highway, Floyd Road, and scattered along Veterans Memorial Highway.

When looking at larger retail centers, those with more than 100,000 SF of space, a clear lack of quality retail in the southern half of the city becomes apparent, with most centers being located closer to the East-West Connector. Also of note is only one of these more sizable centers has been developed since 2000, pointing to a potential dearth of quality retail in the city.

Figure 3-4. Location of Large Retail Centers

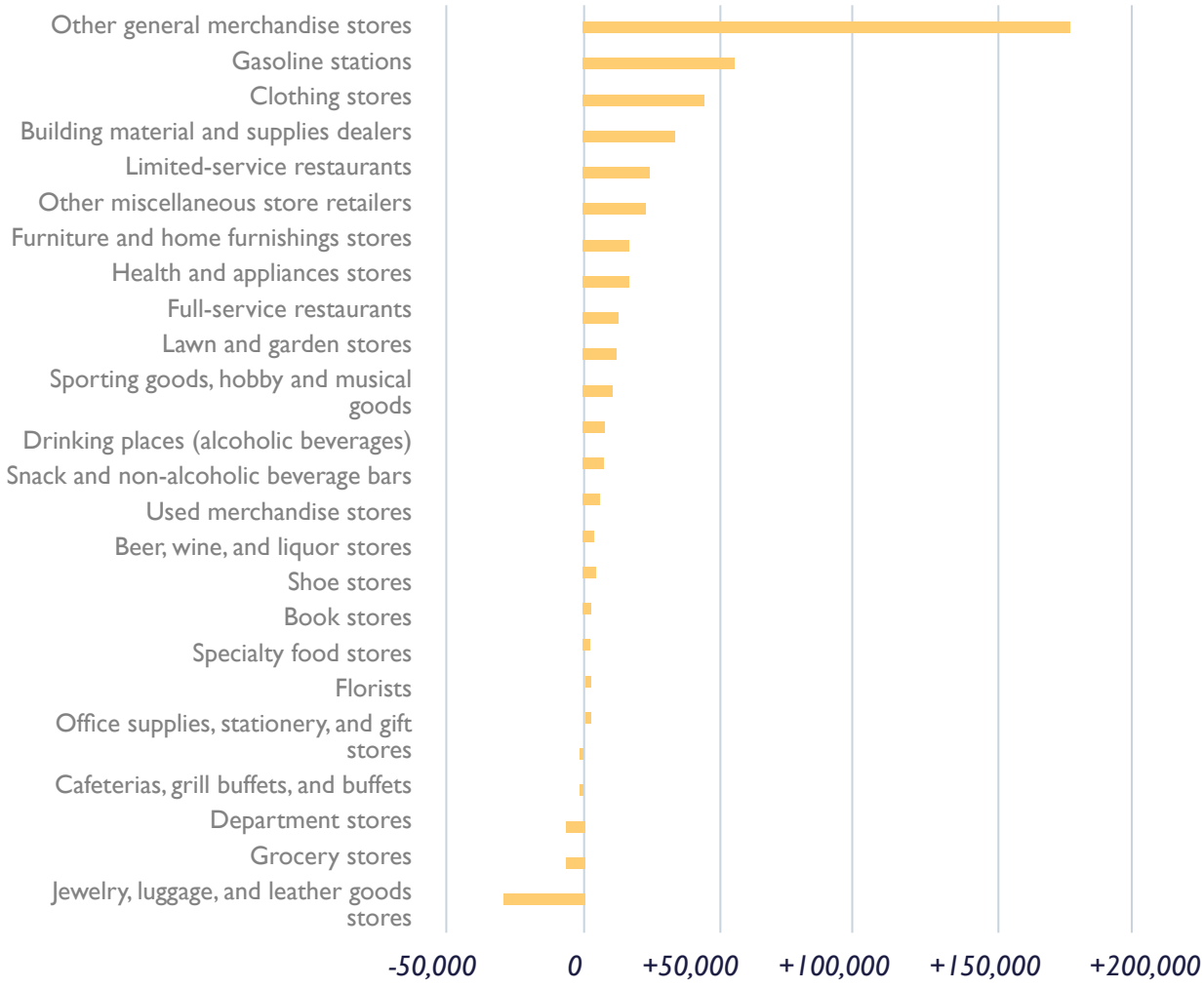


Retail Market (continued)

Unsurprisingly, there appears to be an overall under-supply of retail space actually in the city of Mableton, with most larger retail offerings being provided to the west in Douglasville, to the west around Hiram, and to the northeast around Cumberland-Galleria. When examining Mableton demand relative to supply, a lack of space within the city becomes more profound. Below are the Net Over/Under-Supply of retail expenditures by store type (in thousands of dollars), with significant under-supply (capture likely lost to adjacent areas) being seen in General Merchandise Stores (e.g. Target, Walmart), Clothing Stores, Limited-Service Restaurants, Building Supply Stores (e.g. Home Depot or Lowe's), Furniture, Drug Stores, and Full-Service (sit-down) Restaurants.

While retail demand is likely to vary significantly depending on the specifics of a site, this does point to fairly significant lost capture being seen in Mableton today, and to the opportunity to capture more retail in newer, more modern formats.

Figure 3-5. Net Over/Under Supply Levels (In $,000s)



Creation of a Town Center

The planning and creation of a civic and economic town center for Mableton has been a plan in a number of previous efforts by Cobb County and has been a stated goal of stakeholders in Mableton to date. Indeed, it is a good time to create such a center, as regional and national residents have expressed a strong interest in living in more walkable locations. To this a number of suburban towns in Atlanta have invested significant efforts and dollars in either creating a downtown where there wasn't one before, or by investing significantly in existing downtowns to further their appeal and economic impact.

While some of the most successful efforts have occurred in affluent north Atlanta suburbs such as Alpharetta, Roswell, and Suwanee, where affluence and the ability to capture higher rents, lease rates, and prices, have allowed for more dense development, other suburbs, including more middle-income suburbs, have successfully invested in their town centers. They include Lawrenceville and Snellville in Gwinnett County, Acworth and Kennesaw in northern Cobb County, Fayetteville in Fayette County and, on a smaller scale, Powder Springs nearer to Mableton.

The team looked at these towns, their demographic and economic dynamics, and quality of life factors as a comparison with Mableton to understand potential opportunities to create such a core. It is important to note some of these towns have already seen significant investment, bolstering their numbers, and we're comparing the whole of Mableton as opposed to a specific location, which may temper some numbers.

Downtown Alpharetta

Suwanee Town Green

The Block at Downtown Duluth

Thurman Springs Park, Powder Springs

Creation of a Town Center (continued)

Mableton compares fairly well to the averages of these other six communities (***Table 3-6***), with more people overall, a stronger contingent of affluent younger residents and near-average affluence in terms of higher-income households.

Where Mableton most markedly comes up short is its poor WalkScore (a citywide score versus downtown scores), challenging schools, and a lack of higher-paying jobs, all factors that should be a focus when planning for a downtown core.

Table 3-6. Demographic, Economic, and Quality of Life Comparison, Mableton vs. 6-Suburb Average

Within 5 miles of Downtown / Mableton CDP	*Average, Six Suburbs*	*Mableton CDP*
Number of Households	48,647	59,833
Median Household Income	$91,392	$75,720
Number of Jobs that Pay Greater than $40,000 per Year	21,076	14,425
New Home Average Sales Price	$544,187	$413,980
Percentage of Households Earning $100,000 or More	44%	40%
Percentage of Households 25-44 Earning $75,000 or More	19%	21%
Percentage of Households Aged 55 or Older	47%	39%
Percentage of Households Aged 55 or Older Earning $100,000 or More	18%	13%
WalkScore	62	15
Public Elementary School Score	5	2-6
Number of Yelp 4+ Rated Restaurants*	18%	13%

*Only restaurants within a 1-mile radius and with 100 or more reviews were included.

Recent Development

Non-residential development in Mableton has slowed significantly over the last five or so years, impacted not only by the changes related to, or exacerbated by, COVID (increased online shopping, more prevalent remote work), but from the area transitioning from a greenfield development area (development of previously natural properties) to more of an infill and redevelopment market; something more challenging and more expensive to undertake.

As noted, Mableton is not a significant regional office market, with office development focused on local-serving office uses, while retail has slowed dramatically, again, to more neighborhood-serving uses. Industrial, which is almost entirely located along and south of I-20, has remained a strong development opportunity, fueled by regional access and demand for logistics and warehousing space. This said, the availability of large tracts in the area will lead to a decline in development potential in this land use as well.

Land Use	*Square Feet Developed, 2010-2019*	*Square Feet Developed, 2020-2025*
Retail	48,647	59,833
Office	$91,392	$75,720
Industrial	21,076	14,425

Recent industrial development
Credit: Google Images

Previous Plans

While Mableton is a new city, a number of previous planning documents do provide recommendations relative to economic development in Mableton. These plans include:

- City of Mableton Urban Redevelopment Plan (2024)
- Mableton LCI Update (2009)
- South Cobb Implementation Strategy (2012)
- Cobb County Strategic Plan (2023)

City of Mableton Urban Redevelopment Plan (2024)

This plan provided for goals and policies to promote mixed-use, but lacked the tools needed to move these goals into reality. This goal is summed up as follows:

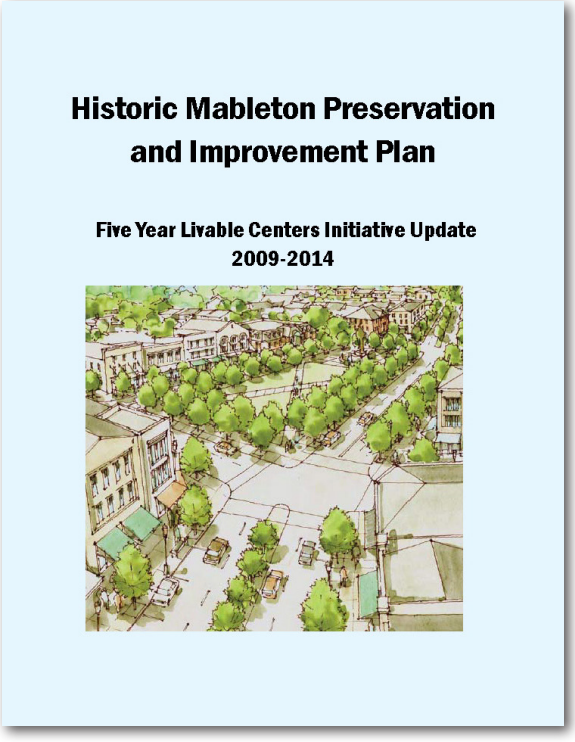
> *Create policies that promote mixed-use development and include commercial, residential, and affordable housing strategies.*

Indeed the need for more walkable, lifestyle-driven cores has been a need for Mableton, as it has largely lacked a true downtown area. This lack of walkability has indeed tempered the city's ability to tap into audiences driven by more lifestyle-driven locations, including younger singles and couples, mature move-down audiences, small office users serving local populations, and some types of retail and dining uses.

Historic Mableton Preservation and Improvement Plan—Mableton 5-Year LCI Update (2009)

True to ARC's Livable Communities Initiative (LCI), this plan promoted creation of locations that are less auto-dependent and more sustainable over time. Focusing on the Historic Mableton area, recommendations coming from this document include:

> *Expand development boundaries of the LCI area to match the South Cobb Development Authority Boundaries*
>
> *Identify barriers for public development within Carol Circle Redevelopment Area with a focus on increased higher residential density.*



South Cobb Implementation Strategy (2012)

Created in 2012, the South Cobb Implementation Strategy provided a series of economic development recommendations for areas that include Mableton. Some of these recommendations were provided given the lack of a municipal government in place to undertake infrastructure and economic improvements. They include:

> *Explore options to establish a Mableton Community Improvement District (CID).*
>
> *Explore potential benefits of a Tax Allocation District in Mableton.*
>
> *Recommend the issuing of bonds through the Cobb Development Authority to help with job creation in South Cobb.*
>
> *Identify locations for redevelopment by understanding new incentive opportunities.*

Cobb County Strategic Plan (2023)

This higher-level plan provided for broad goals that relate to both economic development and housing. They include:

> *Broad policies that encourage entrepreneurship in the county, encourage expansion of workforce pathway programs for youth and young adults, and the identification of partners for in-demand workforce skills.*
>
> *Strengthened partnership for assessing local infrastructure for infill development, and leading planning efforts to develop a county-wide vision for economic development.*
>
> *Inventorying and evaluating business needs throughout the county and leading planning efforts to ensure complimentary economic visions throughout the county*

Needs and Opportunities

In collaboration with the community, the team identified key needs for Mableton and the potential opportunities the community should pursue to address these needs.

Needs

N1 MAXIMIZE MABLETON'S CONVENIENCE

Mableton is well-situated within Metro Atlanta, being an inner suburb with easy access to I-20 and I-285 as well as many regional highways. This convenience has been a big factor in Mableton's ability to attract significant residential and industrial development. Maintaining that accessibility and convenience will become increasingly important to Mableton's ability to increase quality of life and new investment in the city.

N2 LACK OF A DOWNTOWN AREA AND WALKABLE CORES

While a successful and growing city, Mableton has lacked a significant downtown and more walkable core areas, proven factors in attracting new retail and office investment (the latter being largely missing in Mableton today), as well as attracting prospective households that are more lifestyle-driven, as opposed to purely convenience-driven.

N3 EXPAND MABLETON'S EMPLOYMENT BASE

Mableton lacks a significant office market, due to a series of key factors; some in the City's control, and others that are not. While retail jobs and industrial/logistics jobs and well-represented in Mableton, white-collar jobs are fairly limited relative to other areas of Metro Atlanta. Providing a more well-rounded employment base in Mableton will be important to the long-term success of the city.

N4 SUPPORT MABLETON'S INDUSTRIAL BASE

Mableton has seen significant development of its industrial base, particularly around and south of I-20. Identifying investments needed to solidify and potentially expand or intensify these cores and keep them viable in the years and decades to come are needed to maximize Mableton's broad economic base.

N5 IMPROVED SCHOOLS TO KEEP FAMILIES IN MABLETON

While portions of Mableton are serviced by some stronger schools, much of Mableton is zoned for schools considered average to poor in terms of test scores and quality of education. This tempers interest from families in relocating to Mableton or staying in Mableton as their children reach elementary, middle, or high school levels. Improving schools could allow more families to stay or relocate to Mableton and further stabilize the area.

N6 CREATE A STRONGER ENTERTAINMENT DISTRICT

Diversification and deepening of Mableton's economy also includes supporting the furthering of a regional entertainment district along I-20 around Six Flags. Such an entertainment district can function as an export industry, bringing money into Mableton from those that live beyond the area.

N7 ADDRESS VISUAL AND ECONOMIC IMAGE OF MABLETON

While Mableton is doing well overall, there are parts of the city that either appear underwhelming or are suffering from economic blight and significant deferred maintenance. Creating a stronger image and reality for key areas like Veterans Memorial Highway and Riverside Parkway will greatly enhance Mableton's perception in the market as a safe and vibrant location in which to live, work, and invest.

Opportunities

O1 IDENTIFY AND TARGET A LOCATION FOR A NEW DOWNTOWN

Like a number of other suburbs in Atlanta, Mableton lacks a true civic, cultural, and economic downtown area. To this Mableton should pursue development of such a downtown, anchored by key civic uses, green spaces, and opportunities for development and nearby redevelopment. To the extent possible, this downtown area should connect northern and southern areas of the city, which are largely bifurcated by Veterans Memorial and the adjacent rail line.

O2 CREATE OTHER SMALLER NEIGHBORHOOD CORES

Beyond this downtown area, other locations represent opportunities for the creation of smaller mixed-use cores with more limited commercial functions, yet acting as community cores of activity and creating a unique sense of location in the market. These areas tend to attract office and commercial uses, and residents driven by a stronger sense of lifestyle than convenience.

O3 AMENITIZE EMPLOYMENT CORES

Newly emerging cores (those referenced above) and existing industrial cores can be amenitized to encourage their competitiveness in the market and retain their attraction to employers as market dynamics change.

O4 CREATE IMPORT OPPORTUNITIES FOR NEW DOLLARS

The area around Six Flags represents the strongest opportunity for Mableton to capture outside dollars, including via entertainment, shopping, lodging, and dining. Creating a more stable and attractive environment in this area can help capture outside dollars in Mableton

O5 ENHANCE THE BRAND FOR MABLETON

Invest in areas suffering from deferred maintenance and areas with higher crime perceptions to enhance Mableton's perception in the greater Atlanta region. Particularly areas around Riverside Parkway and Six Flags have a strong negative perception in the market and should be a focus of Mableton as this area is the front door for Mableton from Atlanta's interstate system.

Goals, Policies, and Key Actions

While Mableton is performing relatively well economically, key investments and action items can significantly enhance the economic vitality of the city--many of which directly tie into Land Use goals, policies, and key actions. This is particularly true for items that both create opportunities to expand the city's economy and enhance its perception in the larger Atlanta market.

1 *Create a New Downtown and Walkable Cores*

As noted in the Land Use Element as well, Mableton lacks a true downtown and more walkable cores, tempering not only the quality of life in the city, but also diminishing opportunities for smaller office users (maybe some larger ones as well) that are more lifestyle-driven than purely convenience-driven.

Action	Needs and Opportunities Met
POLICY 1.A: Prioritize investment in a new downtown for Mableton that includes green space, a civic anchor, and opportunities for private development.	
Identify civic needs and opportunities to anchor this downtown area	N2, O1
Identify resources, funding mechanisms, site acquisition strategies, etc.	N2, O1
POLICY 1.B: Create smaller opportunities for mixed-use development in a more walkable format.	
Update the zoning code with a new district aligned with the guidance for Mixed-Use Villages (see Land Use Element)	N2, O2
Identify strategies to fund and develop small parks, greenway connections, river trails to create value to support more walkable development.	N2, O2

2 *Bolster the Entertainment Node at Six Flags*

The Six Flags amusement park is a major draw for Mableton, yet represents somewhat of an island, with many supporting functions and land uses being captured in nearby Douglas County. Mableton needs to bolster this core to capture lost dollars and create a stronger entertainment district on I-20.

Action	Needs and Opportunities Met
POLICY 2.A: Create opportunities for new lodging, dining and other supportive retail uses.	
Work with area property owners to facilitate opportunities for lodging, dining, and retail uses in the Riverside Parkway corridor.	N6, O4, O5
Identify targeted incentives and investments Mableton could make to enhance these opportunities along this corridor.	N6, O4, O5
POLICY 2.B: Pursue development of some type of regional-serving outlet center to bolster the sense of destination in this core and to bring more outside dollars into Mableton.	
Identify opportunities to assemble property, possibly utilizing some Six Flags property as a joint development strategy.	N6, O4,
Approach key outlet operators nationally and gauge their interest in this location and how that interest can be improved.	N6, O4,
POLICY 2.C: Stabilize Six Flags as an entertainment anchor.	
Identify means by which perceptions and realities of crime and safety can be better addressed.	N6, O5
Identify additional investments that can be provided to enhance Six Flags' access, visibility, perception, etc.	N6, O5

3 *Bolster Key Employment Cores*

Mableton has a significant base of employment along not only I-20 and Riverside Parkway but also along Veterans Memorial and the East-West Connector. Making investments to further the "livability" of these cores and keep these areas vibrant will be important in the long-term.

Action	Needs and Opportunities Met
POLICY 3.A: Invest in the quality of life in targeted areas within Mableton	
Identify opportunities for new sidewalks, parks and greenway connections to soften existing employment cores.	N4, O3
Create targeted opportunities for retail and business services uses in these cores to create greater convenience for area tenants and employers.	N4, O3
Identify needed infrastructure improvements (streets, traffic signals, water/sewer, etc.) that can address potential challenges in these areas.	N4, O3
POLICY 3.B: Pursue a corridor redevelopment strategy for Veterans Memorial Parkway.	
Create a plan for the Veterans Memorial Highway that addresses zoning, driveways, parking, and land uses.	N3, N7, O5
Invest in greenspace and greenways crossing the corridor and focus improvements on targeted intersections where more commercial development works best.	N3, N7, O5

4 *Enhance Mableton's Image*

Parts of Mableton, particularly the Veterans Memorial Corridor and areas along Riverside Parkway suffer from fairly significant negative perceptions due to a mix of unappealing visuals and the realities of crime and disinvestment. Cleaning up these areas will go a long ways toward enhancing Mableton's image in the market.

Action	Needs and Opportunities Met
POLICY 4.A: Enhance the image of Riverside Parkway.	
Work with law enforcement to focus on areas of Riverside Parkway, particularly north of I-20 to crack down on personal and property crime.	N7, O5
Work with Cobb County to target properties along Riverside Parkway and cross streets to ensure code enforcement, particularly on rental apartments in the corridor.	N7, O5
Identify potential funding mechanisms to help property owners clean up and address deferred maintenance in the corridor.	N7, O5
POLICY 4.B: Target key intersections along Veterans Memorial for enhancement and beautification.	
Identify key intersections where the City and State can invest funds for streetscaping, new sidewalks, cleanups and other beautification efforts in the corridor.	N7, O5
Create small parks and connect greenway trails in the corridor to break up the concrete and commercial feel that dominates much of the corridor.	N7, O5

5 *Maximize Convenience*

Among Mableton's greatest inherent strengths is its regional centrality and its convenience to Atlanta's major employment, entertainment, and shopping cores. Maintaining and maximizing that high level of convenience is important to maintain in tandem with efforts to bolster the city's lifestyle.

Action	Needs and Opportunities Met
POLICY 4.A: Invest in regional corridors and access points to maintain strong regional access.	
Via the Transportation component of this plan, identify key investments in regional thoroughfares and intersections by which capacity can be maintained while improving quality of life.	N1, O4
Target improvements on intersections and locations where traffic accidents, particularly involving pedestrians, are lessened.	N1, O4
POLICY 4.B: Broaden shopping and services offerings within Mableton	
Focus on the creation of a downtown and smaller mixed-use cores to enhance access to small office users such as insurance agents, financial entities, medical offices, attorneys, etc.—uses that serve the local population—as well as sit-down dining uses.	N1, O4
Pursue opportunities for development of regional (potential outlet retail) as well as neighborhood-serving retail closer to Riverside Parkway and I-20.	N1, O4

Create Greater Flexibility in Zoning Codes

Houston, Texas

In the late 1990s Houston realized significant challenges to housing affordability in its core neighborhoods. To battle this, the city reduced minimum lot sizes from 5,000 SF all the way down to as low as 1,400 SF. In 2013 this policy was extended to the entire city, creating greater opportunities for missing middle housing. As a result, duplex, triplex, and quadruplex construction increased from around 75 units in 2013 to more than 700 units in 2022, a nearly 10-fold increase in the delivery of these more affordable unit types.

In addition this ordinance allows smaller single-family detached homes to be built, with the homes below being 1,445 SF and selling for $245,000.

Provision of such ordinances in Mableton could create greater opportunities for more moderately-priced housing that could penetrate that missing middle market (households earning between 60% and 120% of Area Median Income—AMI) and help address significant challenges of affordability that are present not only in Mableton but throughout the Atlanta Metro and US overall.

CHAPTER 4

Housing Element

Introduction

Housing is becoming an increasingly challenging issue in Mableton, throughout Metro Atlanta, and throughout the US, as higher costs of construction, challenges in supply (particularly on the for-sale side), and long-term demographic challenges significantly impact product affordability and availability.

These challenges are further exacerbated by near-term Federal policies, which may lead to fewer support resources at the state and national levels, and will keep housing challenging in the coming decade and potentially beyond.

Credit: Apartments.com

Housing Demographics

Home ownership in Mableton is quite high today, with around 72% of all households owning their homes, with only 28% of households being renters. This is higher than that of the Atlanta Metro overall (65.8% owners) and Cobb County (67%) and reflects a lack of rental apartment development in the city over the past decade. The US Census shows that Mableton's stock of multifamily rental housing decreased slightly from 2012 to 2023, although its count of single-family rentals increased by nearly 300 units during the period. Overall, roughly 78% of the growth in housing in the city occurred in for-sale product.

Among homeowners in Mableton, 70% are 45 years of age and older, with only 30% being under 45 (***Figure 4-1***). These households are primarily couples (60.8%), with around 19% being single, and 17% being non-traditional families (single-parent or multi-generational households). Roughly 45% of Mableton's current homeowners earn above $100,000 annually (***Figure 4-2***), a minimum mark now needed to afford new for-sale housing product in the city and only 25% of renters can afford to purchase new for-sale product.

Figure 4-1. Target Market Age Distribution, Ownership

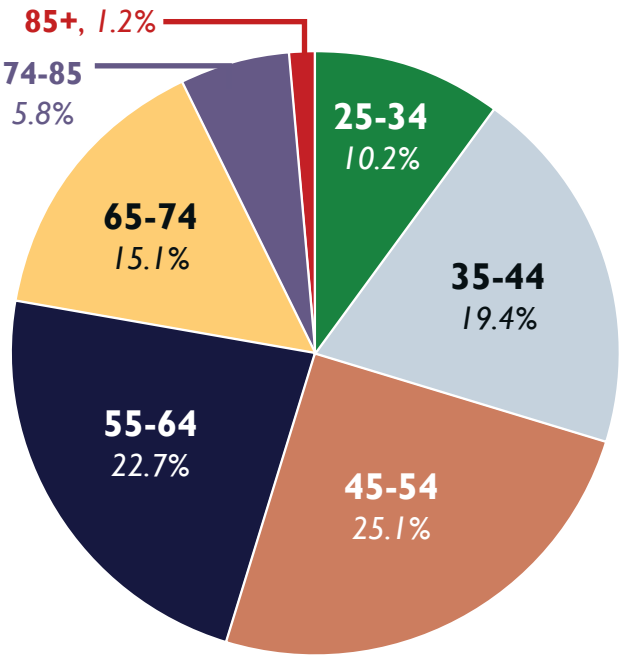
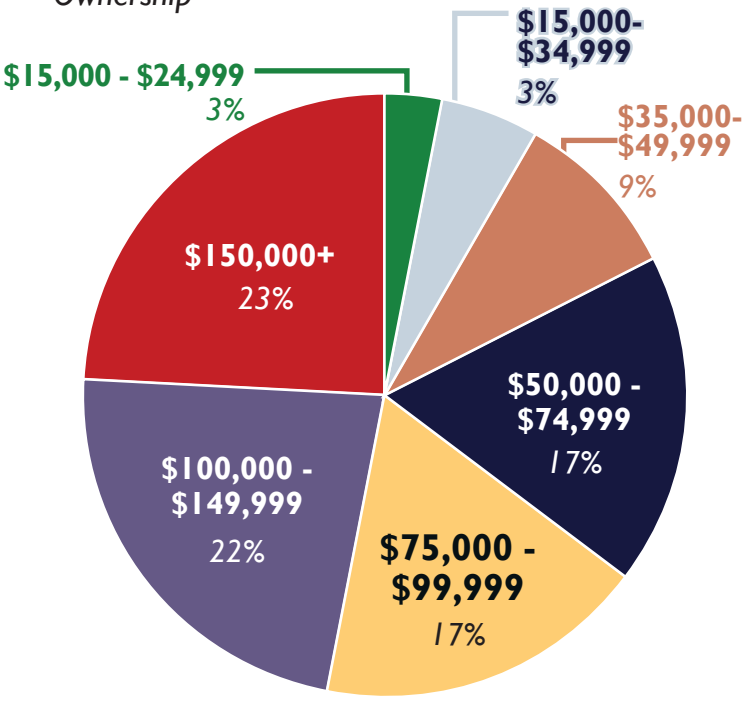


Figure 4-2. Target Market Income Distribution, Ownership



Renter demographics are more modest than homeowner demographics, with 30% of renters being married couples, 27% being singles, and a significant 34% being other families, many of whom are likely economically-distressed. Indeed, an estimated 56% of Mableton renters are paying more than 30% of their income on rent, a level HUD defines as being economically-distressed.

Renters in Mableton trend relatively young (***Figure 4-3***), particularly relative to homeowners, with 54% being under the age of 45 (compared to only 30% of owners) and 80% having incomes under $100,000 annually (***Figure 4-4***), an income level currently needed to afford new for-sale residential product. Fully one-third of renters cannot afford new rental product (around a $50,000 minimum income generally needed to afford new product).

This continued growth, however is being challenged by rising home prices which, coupled with housing

For-Sale Housing

For-sale housing in Mableton, the greater Atlanta Metro, and throughout the United States, has been highly challenged by a combination of rising construction costs and higher mortgage rates which, combined with the lingering fallout of the Great Recession of the late 2000s and households left with poor credit ratings and bankruptcies on their record. This has greatly constrained the potential depth and support for new housing, a long-term challenge to neighborhood stability and to the traditional American Dream of homeownership.

Figure 4-3. Target Market Age Distribution, Renters

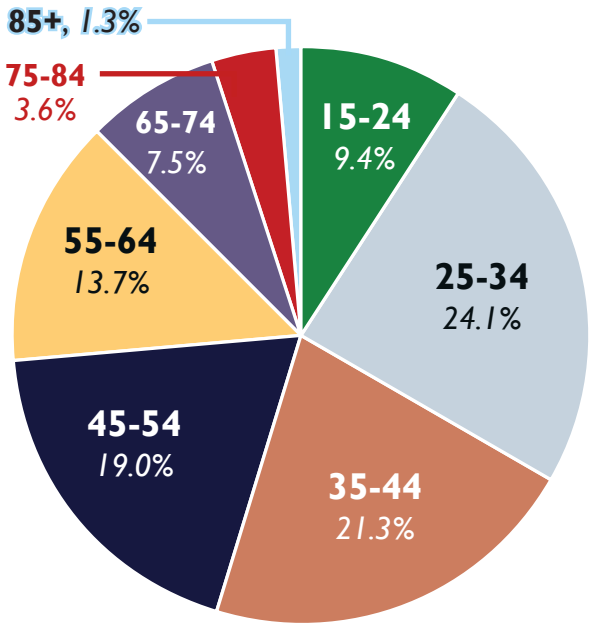
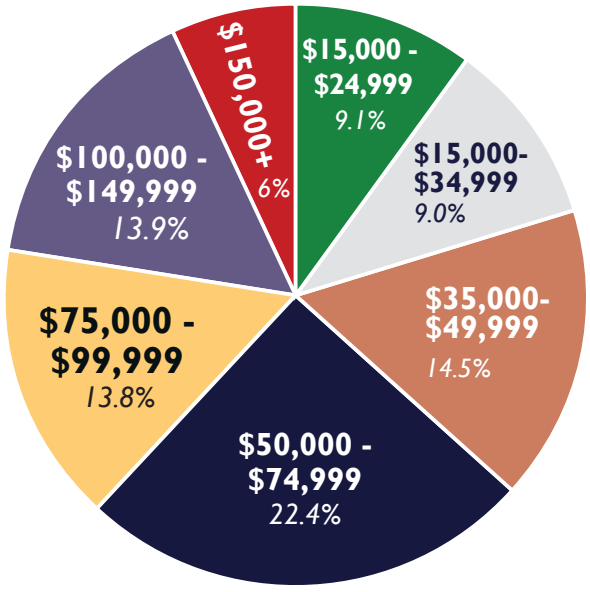
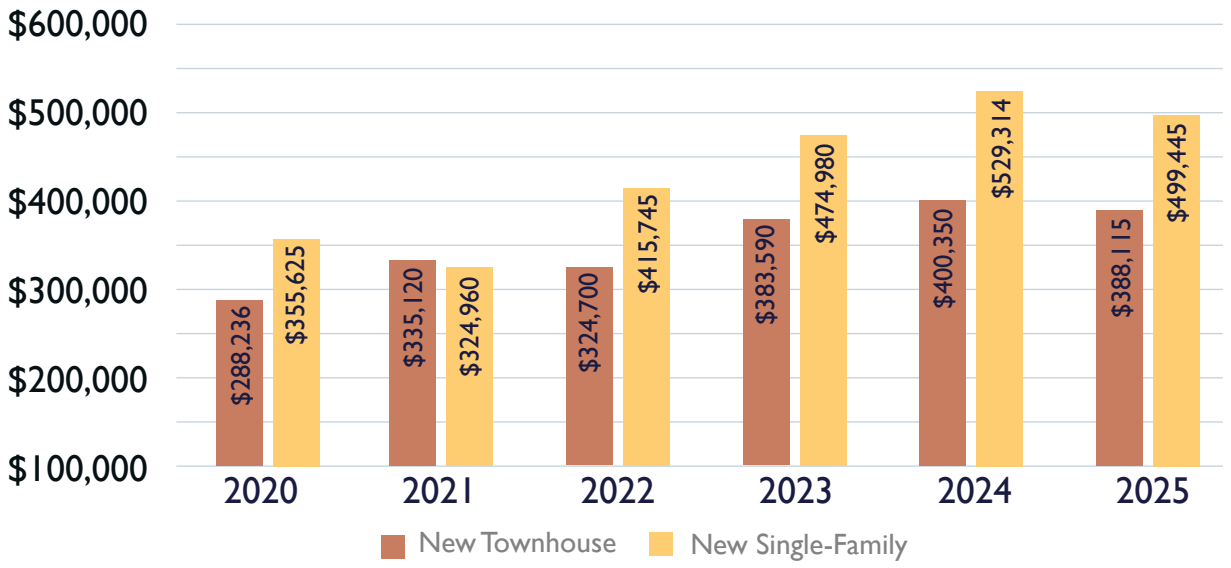


Figure 4-4. Renter Income Distribution



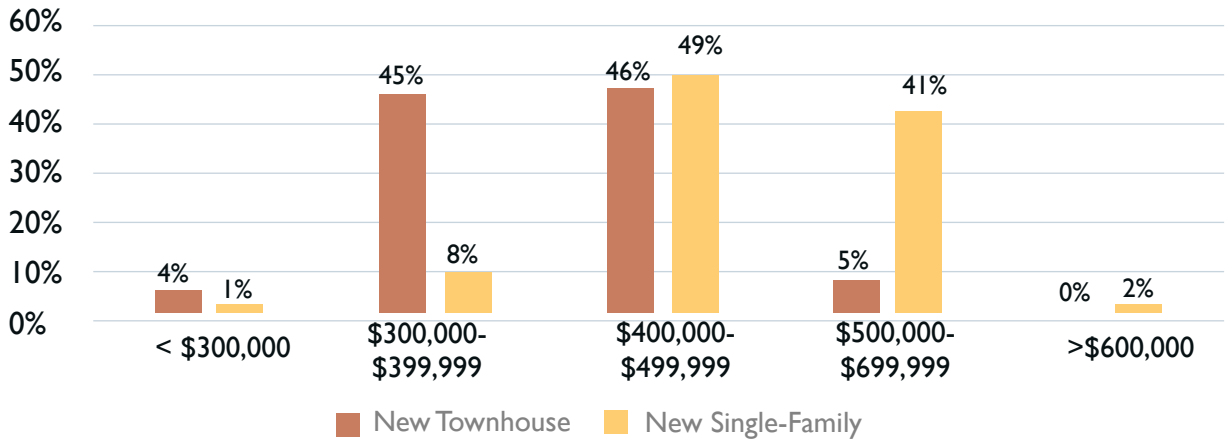
New home prices in Mableton have risen dramatically over the last six years (***Figure 4-5***), with median new single-family home prices now averaging or exceeding $500,000 and new median attached townhouse prices approaching $400,000. These median prices require incomes of more than $165,000 to reasonably afford the new median detached home in Mableton, and $133,000 to afford the median new attached townhouse in the city.

Figure 4-5. Median New Home Price in Mableton



When breaking out new townhouse and single-family detached by price in Mableton, most single-family home sales start at around $400,000 or so, with townhouses largely being priced above $300,000 (***Figure 4-6***).

Figure 4-6. Price Distribution of New Home Sales in Mableton, 2024 - 2025 YTD

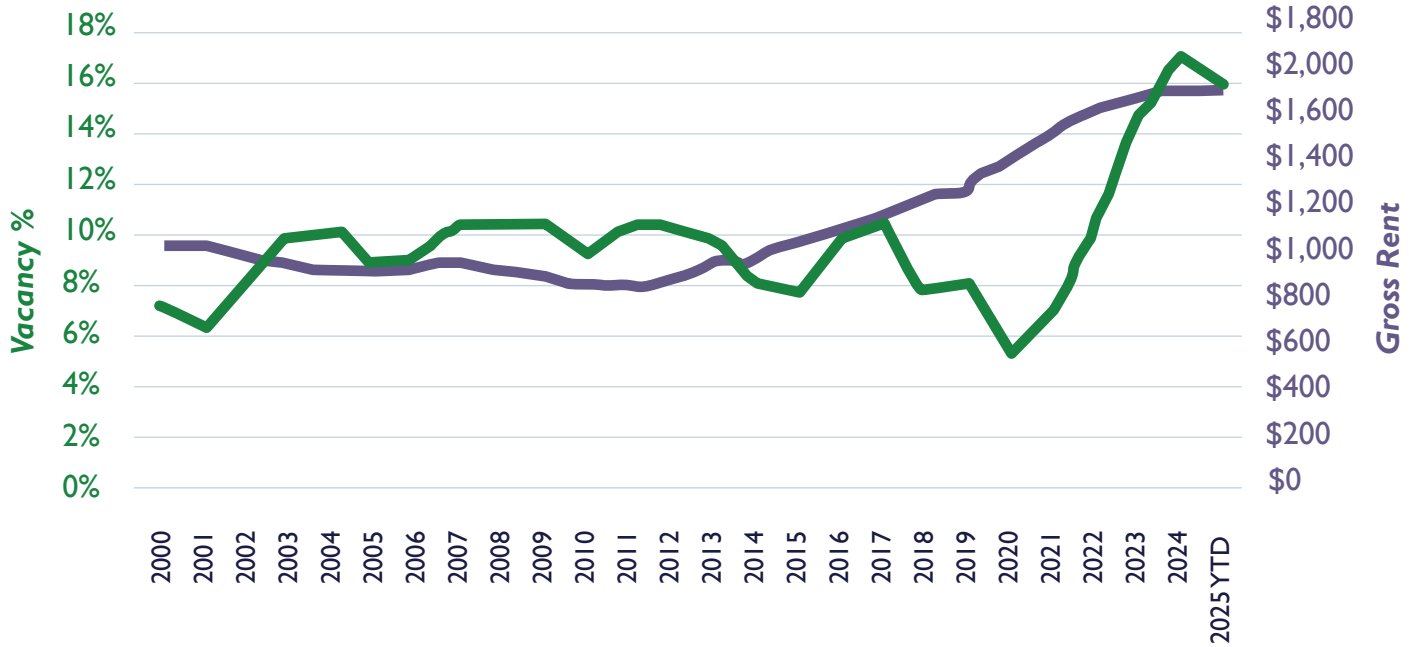


This affordability challenge has resulted in the overwhelming share of new homes in Mableton occurring in attached townhouses, which now account for between 70% and 80% of new home sales. This contrasts sharply with surveys conducted in Lawrenceville in 2020, which found that only around 20% to 30% of respondents earning $100,000 or more had an interest in buying a townhouse. In general, people buy attached product for one of two reasons: either they can't afford single-family product in the area or the townhouse product offers them a sense of lifestyle they cannot find in single-family homes. This latter factor could be related to reduced home maintenance found in attached product but also could be found in the provision of attached product in more lifestyle locations, such as in more walkable town center locations.

Rental Housing

As referenced earlier, Mableton has not seen a significant amount of multifamily over the past decade and beyond, even as the costs of for-sale housing have continued to push northward. Indeed, more than 83% of Mableton's rental apartment stock was built before 2000 and only 14% of Mableton's rental apartments have been built since 2015, as compared to 31% of Metro Atlanta apartments.

Figure 4-7. Mableton Rental Multifamily, Gross Rent and Vacancy



With nearly 925 units delivering in 2023 and 2024 vacancy rates among rental apartments in Mableton has increased to around 16% today (Q2 2025), up from lows of around 5.2% in 2020. This higher vacancy isn't just related to new deliveries in Mableton but is found throughout Metro Atlanta and the Southeast overall, where record deliveries have been occurring in 2024 and 2025. Among Class A/B+ product in Mableton, rents have grown by roughly 26% from 2020 through 2025 (year-to-date), a rate exceeding that of Atlanta overall (17.6%).

New market-rate rental product in Mableton is achieving rents of around $1.80/SF up to $2.10/SF, with the highest being seen at The Millery Mableton on Floyd Road. These rents, while strong and significantly higher than those seen a decade ago, are too low to support denser product with decked parking; thus, any new multifamily product developed in Mableton will need to be surface-parked true garden product or urban garden product such as The Millery Mableton.

Credit: Apartment Guide

Recent Development

Mableton has remained a strong housing development market over the past decade or more, adding more than 1,600 new for-sale units since 2020 and more than 1,060 rental apartments as well (***Table 4-8***). As noted earlier, the strong performance of attached product, both for-sale and rental, is related both to the lack of land supply and Mableton's position as a closer-in suburb. Affordability challenges also impact the ability of the city to continue gaining strong detached new home construction.

Table 4-8. Recent Development

Land Use (units added)	*New Units, 2010-2019*	*New Units, 2020-2025*
Single-Family	907	605
Townhouse	591	1,060
Rental Apartments	104	1,066

Previous Plans

As noted in the previous land use section, while Mableton is a new city, a number of previous planning documents do provide recommendations relative to housing in Mableton. These plans include:

- Mableton LCI Update (2009)
- Cobb County Strategic Plan (2023)

Mableton LCI Update (2009)

True to ARC's Livable Communities Initiative (LCI), this plan promoted creation of locations that are less auto-dependent and more sustainable over time. Focusing on the Historic Mableton area, recommendations coming from this document include:

> *Encourage a diversity of housing types in mixed-use development.*
>
> *Study possibility of locating a Naturally-Occurring Retirement Community (NORC) based on provision of appropriate services for seniors.*

Cobb County Strategic Plan (2023)

This higher-level plan provided for broad goals that relate to both economic development and housing. They include:

> *Adapt land use policies that promote exclusionary zoning and inhibit a variety of housing options (assuming this relates to protection of established single-family neighborhoods).*
>
> *Encourage mixed-income housing developments to create well-rounded housing communities.*
>
> *Plan for senior housing options to accommodate an aging population.*
>
> *Consider rent stabilization efforts to protect Cobb County tenants.*

Needs and Opportunities

Mableton's growth has been driven by a blend of regional accessibility and relative affordability, with housing largely creating demand for commercial uses in the city and driving growth forward. Housing, however, is increasingly challenged by local, regional, and national forces that could temper this growth going forward.

Needs

N1 BROADEN HOUSING OPPORTUNITIES IN MABLETON

Create potential for housing that appeals to a broader array of market audiences, from families to matures, singles, and childless couples via more lifestyle-driven locations and more walkable settings.

N2 CREATE GREATER FLEXIBILITY OF HOUSING

Creating more flexibility in development, including tempering restrictions on home and lot sizes, allowing zero-lot development and duplex/triplex units in single-family communities, as well as the allowance of ADUs (Accessory Dwelling Units) in targeted locations can provide a greater array of housing opportunities and potentially enhance affordability challenges in the city.

N3 PROVIDE OPPORTUNITIES FOR SENIORS TO AGE WITHIN MABLETON

The population of Mableton, a more established suburb in Atlanta, and that of the region and nation alike, is growing older, with many Eisenhowers and Baby Boomers (and, in the future, Gen-X) aging out of conventional single-family homes. Provision of more independent and assisted living locations in targeted areas, as well as provision of seniors-targeted homes (rental and for-sale) in more walkable/mixed-use locations

N4 PROVIDE HOUSING IN MORE MIXED-USE AND WALKABLE FORMATS

Mableton today is overwhelmingly comprised of subdivisions, townhome communities, and rental apartment communities that offer little in terms of walkability to parks, greenways, stores, and employment cores. Fostering the development of more walkable cores with connectivity to these other uses will be attractive to many uninterested in Mableton's housing offerings today.

Opportunities

01 FOCUS ON HOUSING AFFORDABILITY

Identify opportunities to allow for more affordable housing throughout Mableton, including more attached and small-lot product, ADUs, and other housing units that create opportunities for independent rental and for-sale units.

02 PROVIDE MORE LIFESTYLE-DRIVEN OPTIONS

While Mableton offers a strong lifestyle proposition for those seeking a suburban setting, it offers more limited options for those seeking more walkable, small-town housing opportunities, such as small-lot and attached product in more mixed-use cores and walkable settings, and those along greenways, around parks, and along the river.

03 FURTHER ATTRACTION TO FAMILIES

Families are a natural audience for Mableton, so creating opportunities to enhance the area's attraction to this key group is important for Mableton. Focus on opportunities to improve area schools and to extend parks and greenways into neighborhood areas.

04 CREATE OPPORTUNITIES FOR SENIORS HOUSING

Mableton's residents are aging and will need to focus on more mature/seniors-friendly products, from single-story living to independent and assisted living, to more walkable areas where auto transport isn't as necessary. Creating opportunities for seniors housing will be a growing challenge for Mableton in the coming decades.

Goals, Policies, and Key Actions

Mableton's housing market is transitioning from one of greenfield development (developing vacant sites—usually much cheaper and allowing of more affordable development) to one of redevelopment, which is often more complicated and expensive to undertake. Broadening housing offerings in this environment will be important to providing a healthy and balanced housing market for all residents in Mableton, both existing and future.

1 *Create Greater Flexibility in Zoning Codes*

Provision of more affordable and more dense housing, housing that can appeal to all types of audiences, in a variety of settings.

Action	Needs and Opportunities Met
POLICY 1.A: Create more flexibility in single-family neighborhoods.	
Create opportunities for attached product, such as duplexes and triplexes in single-family neighborhoods.	N1, N2
Create opportunities for reducing minimum home sizes in targeted areas to lower total home construction costs and sales prices.	N1, N2, O1
Create opportunities for zero-lot development that can benefit mature markets and singles not wanting to deal with market.	N1, N2
POLICY 1.B: Increase housing flexibility in mixed-use cores.	
Create greater flexibility in zoning within targeted mixed-use cores and along greenways and the River Line district to encourage delivery of more diverse housing products like including ADUs, attached product, and smaller-lot homes	N1, N2, N4

2 *Further the family market*

The family market is a key audience for residential products in Mableton, and keeping that family market vital will position Mableton to remain a thriving area in the coming decades.

Action	Needs and Opportunities Met
POLICY 2.A: Support school quality in Mableton	
Work with Cobb County to invest in Mableton's public schools and facilitate opportunities with private schools and charter schools to locate and upgrade facilities in Mableton.	O3
Invest in parks, greenways and other connections with schools that facilitate both learning and non-road access to area schools and better tie schools to the community.	O3
POLICY 2.B: Encourage the development of schools in more walkable areas to further connections to more dense residential areas.	
Pursue strategies to facilitate the location of schools in or adjacent to mixed-use cores, where students can walk to school, to grab after-school food or to parks, without needing rides or walking in the streets.	N4, O3
Consider policies such as density trade-offs to secure sites or proactively buying sites for future schools in these cores.	O3
Provide opportunities for ADUs in single-family neighborhoods to better allow for multigenerational families to live together.	O3

3 *Enable Seniors to Age in Place*

One of the biggest trends occurring in the US, the metro, and in Mableton is the aging of our society. Creating greater opportunities for maturing singles and households to stay in Mableton, close to family, houses of worship, social networks, etc., should be a priority for Mableton.

Action	Needs and Opportunities Met
POLICY 3.A: Encourage the development of a mix of housing types in mixed-use cores.	
Provide zoning flexibility to allow for smaller-lot and zero-lot housing, as well as attached and semi-attached housing in mixed-use cores.	N3, O4
Create policies that provide for independent, assisted, and memory care housing in targeted areas, including areas proximate to hospitals.	N3, O4
Pursue opportunities for senior-targeted or housing on City property near the core of Mableton, including along Veterans Memorial Highway.	N3, O4
POLICY 3.B: Create greater flexibility to allow for seniors to stay with extended families.	
Pursue changes in zoning codes to facilitate and encourage development of ADUs in single-family zones.	N3, O4

4 *Create Lifestyle Opporutnities*

Mableton offers strong opportunities for those valuing more suburban locations in which to live, but opportunities exist to pursue housing in more lifestyle-driven locations.

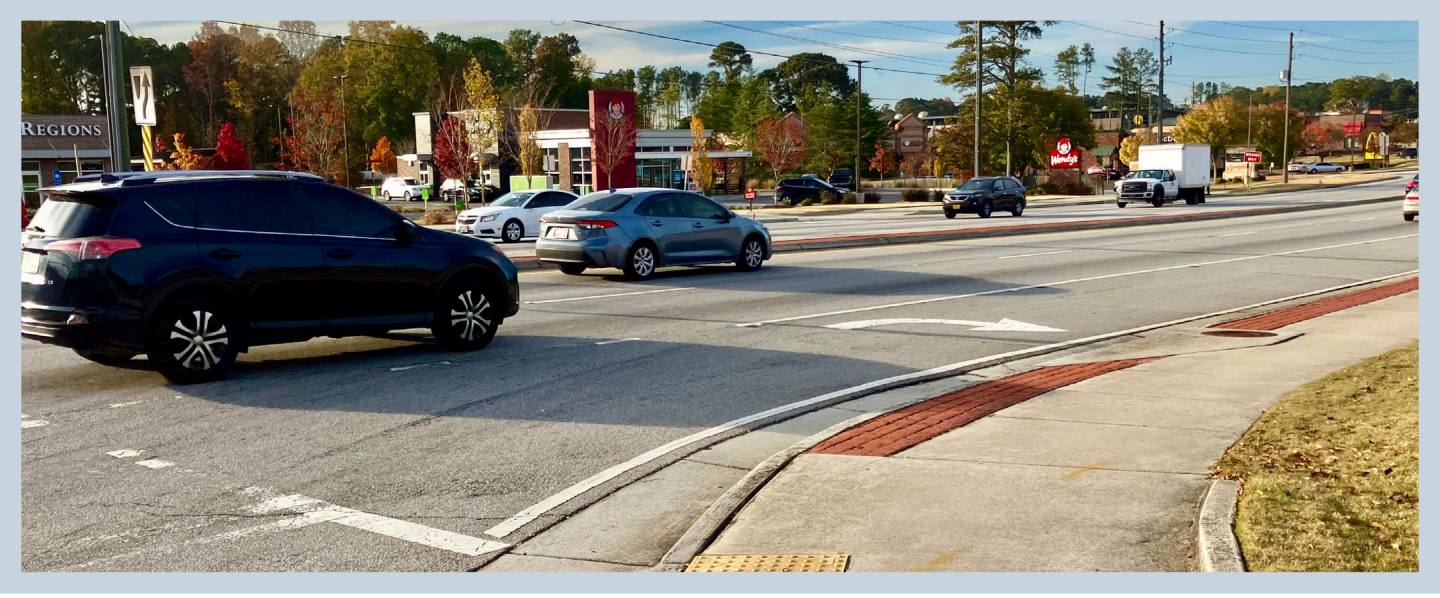
Action	Needs and Opportunities Met
POLICY 4.A: Support school quality in Mableton	
Plan for the creation of more dense, mixed-use cores that provide for a variety of housing opportunities, including attached and higher-density housing.	N4, O2
Program parks, greenways, and open space in these cores to create open space and park orientations.	N4, O2
Provide zoning and planning to allow and encourage housing with ground floor offices or stores and/or adjacency to these uses.	N4, O2

CHAPTER 5

Transportation Element

Introduction

Transportation is a vital component of daily life in Mableton, Georgia, facilitating the movement of residents, businesses, and visitors throughout the community. As the largest city in Cobb County, Mableton is committed to enhancing mobility, safety, and connectivity through strategic planning and collaboration. Since its incorporation in November 2022, Mableton has been working closely with the Cobb County Department of Transportation (Cobb DOT) to manage and improve transportation infrastructure. This partnership ensures the maintenance and development of roads, sidewalks, and transit systems that serve the city's nearly 80,000 residents. Public transportation in Mableton is primarily provided by CobbLinc, the bus transit system operated by Cobb County. CobbLinc offers local and express bus routes connecting Mableton to key destinations within Cobb County and the greater Atlanta metropolitan area. Mableton is served by several significant transportation corridors, including Georgia State Route 139 (Martin Luther King Jr. Drive), which connects the city to Atlanta and other neighboring communities. The city is actively engaged in planning and development initiatives aimed at improving transportation infrastructure. These efforts include enhancing pedestrian and bicycle pathways, expanding public transit options, and upgrading roadways to accommodate increasing traffic demands.



Credit: Atlanta News First

Transportation Focus Areas

Active Transportation

Active transportation is a growing priority for the City of Mableton, GA, particularly as the community looks to build a more walkable and accessible environment. However, much of Mableton's existing pedestrian and bicycle infrastructure was developed under Cobb County jurisdiction and remains limited or disconnected. Sidewalk coverage is inconsistent, and safe crossings—especially along major roads like Veterans Memorial Highway and Floyd Road—are often lacking. As Mableton develops its own identity and long-term transportation strategy, integrating active modes with land use planning, local amenities, and transit access will be essential for improving safety, equity, and quality of life.

Surface Transportation

Mableton's roadway system must serve a wide range of users, including personal vehicles, delivery trucks, public transit, cyclists, and pedestrians. At present, the majority of infrastructure in the city favors automobile travel, reflecting a legacy of car-centric suburban development. This has created challenges for residents who rely on alternative modes or who live in areas where local roads lack sidewalks, bike lanes, or traffic calming. In order to create a safer and more balanced transportation system, the City of Mableton will need to prioritize multimodal improvements, retrofit existing corridors, and partner with Cobb County DOT on strategic upgrades to key routes such as Mableton Parkway and Factory Shoals Road.

Public Transportation

Public transit service in Mableton is primarily provided by **CobbLinc**, offering limited routes that connect residents to nearby hubs like Smyrna, Austell, and downtown Atlanta. While these services are vital for many, gaps remain in both frequency and coverage, particularly in neighborhoods farther from major corridors. First- and last-mile connectivity is also an issue, as sidewalks and bike routes to transit stops are often missing or inadequate. As a newly incorporated city, Mableton has the opportunity to advocate for expanded service, improved stops, and better integration of transit planning with future development. Coordinated investments and partnerships with regional agencies will be key to making public transit a more viable option for a broader share of the population.

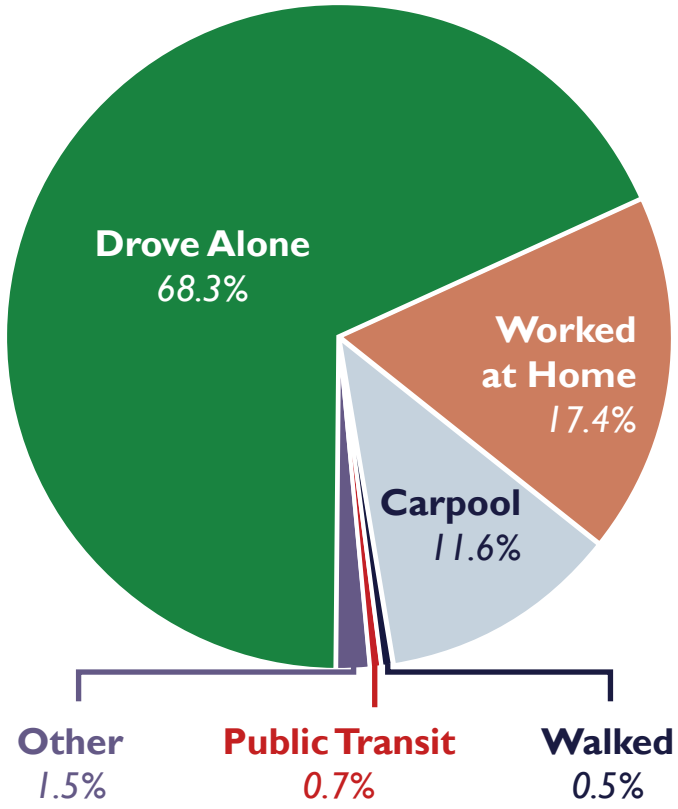
Existing Conditions

Commuting Patterns

In 2023, the majority of workers in Mableton, GA (68.3%) drove alone to work (***Figure 5-1***), making it the most common mode of commuting. This was followed by 17.4% of the workforce who worked from home and 11.6% who carpooled. Other modes, such as public transit, walking, and biking, comprised a much smaller share.

Vehicle ownership data further reflects a car-dependent community, with the largest share of households owning two cars. Commute times also highlight this dependency: employees in Mableton face an average commute of 30.6 minutes—longer than the national average of 26.6 minutes. Notably, 1.48% of the workforce are "super commuters," traveling more than 90 minutes one way.

Figure 5-1. Trips to Work by Type



Active Transportation

Sidewalks

Since becoming an incorporated city in 2022, Mableton has placed a strong focus on upgrading its infrastructure—particularly for pedestrians and cyclists. Many areas of the community were developed without sidewalks or sufficient public amenities, creating challenges for walkability, safety, and accessibility.

To overcome these gaps, Mableton is using **Special Purpose Local Option Sales Tax (SPLOST)** funds to support key infrastructure projects. One notable example is the Mableton Parkway Pedestrian Improvements project. This effort involves constructing a 10-foot-wide multi-use trail on the west side and a 5-foot sidewalk on the east side of Mableton Parkway. The improvements stretch approximately 2.4 miles from Discovery Boulevard to Factory Shoals Road, creating safer, more connected routes for pedestrians and cyclists alike (Cobb County SPLOST Update, 2017). Few of the major pedestrian improvement projects include: Austell Road Sidewalk (estimated completion date Spring 2024), Mableton Parkway Pedestrian Improvements, Phase 1 (estimated completion October 2023), Old Alabama Road Sidewalks (estimated completion Summer 2024). (Cobb County Construction)

Trail Development and Connectivity

Mableton's trail development strategy focuses on both recreational and transportation purposes, aiming to link neighborhoods with regional trail systems (***Figure 5-2, pg. 60***). Notable projects include:

- **Floyd Road Trail Enhancements:** The Georgia Department of Transportation allocated $500,000 for bicycle and pedestrian improvements on the second phase of the Floyd Road Trail. This includes constructing a 10-foot-wide trail on the west side of Floyd Road, connecting Hicks Road to the Silver Comet Trailhead near Bates.
- **Chattahoochee RiverLands Project:** The Trust for Public Land acquired a 9-acre parcel at the corner of Mableton Parkway and Discovery Boulevard to serve as the first regional trailhead for the Chattahoochee RiverLands, a planned 100-mile linear park along the Chattahoochee River. This trailhead will connect Mableton to Smyrna and link the under-construction Mableton Parkway Trail to the Silver Comet Trail.

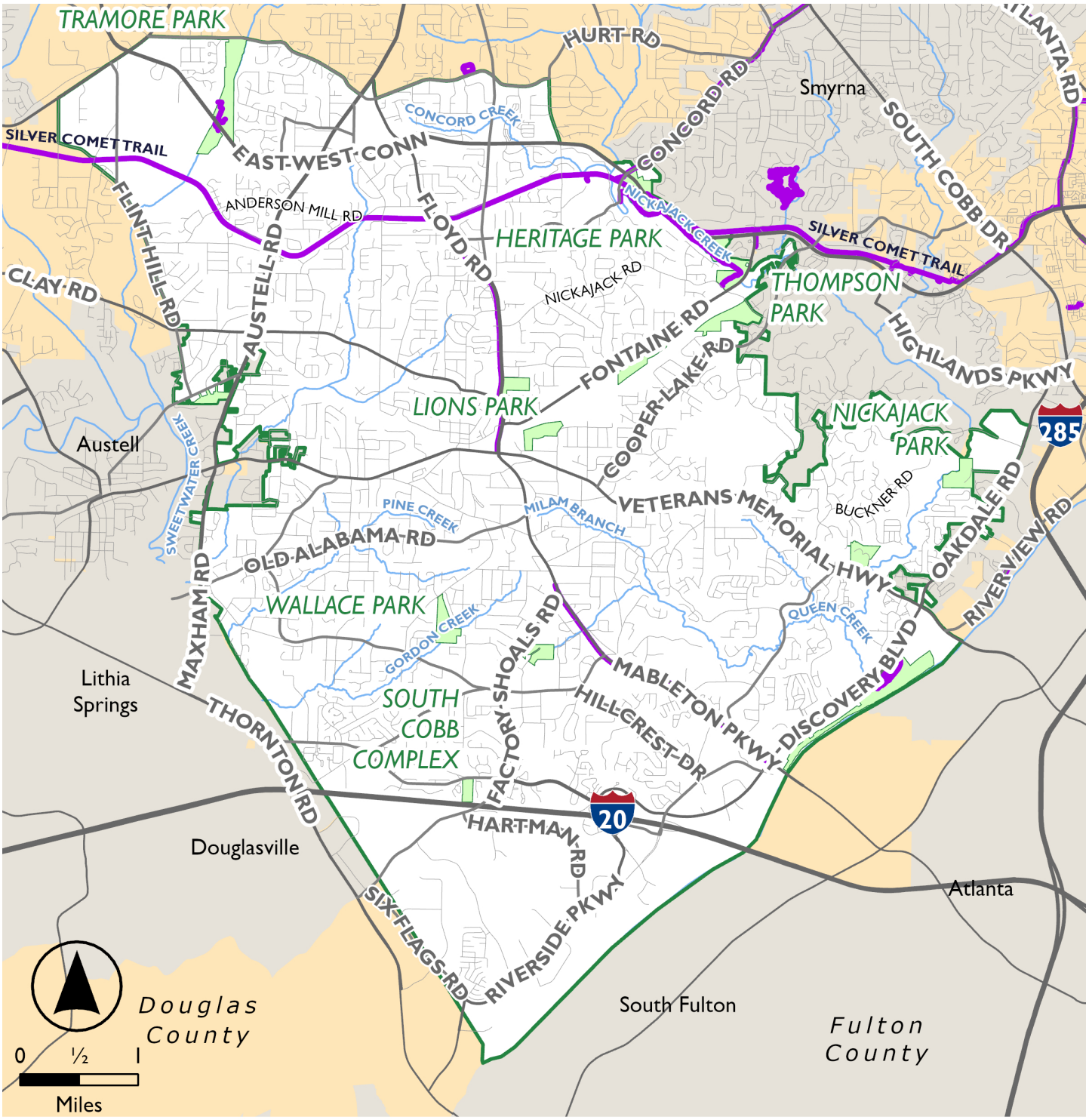
These upgrades will also link Mableton to larger regional networks, including the Chattahoochee River Trail and Silver Comet Trail, providing both recreational and commuting options. Further efforts are outlined in the city's 2024 Urban Redevelopment Plan, which identifies infrastructure deficiencies such as outdated road designs and limited pedestrian access as key redevelopment priorities (Mableton Urban Redevelopment Plan, 2024).

In support of these initiatives, the city has also established the Mableton Development Authority, which works to attract investment and coordinate redevelopment efforts that address infrastructure, transportation, and land use challenges (Cobb County Government – Mableton Development Authority).

Through targeted investments, partnerships, and community planning, Mableton is laying the foundation for a more walkable, accessible, and sustainable future.

Floyd Road Trail, Credit: Trail Link

Figure 5-2. Mableton Trails



LEGEND

- Parks
- Mableton City Limits
- Surrounding Cities
- Surrounding Counties
- Interstates
- Arterials
- Other Roads
- Existing Trails
- Chattahoochee River

Surface Transportation

Traffic Condition

Mableton, officially incorporated in late 2022, is the newest and largest city in Cobb County, Georgia, with an estimated population of nearly 80,000. As a newly formed municipality within the Atlanta metropolitan area, Mableton is gradually shaping its transportation infrastructure to support residential and economic growth.

Roadway Network

Mableton's road system consists of a mix of local residential streets and higher-capacity routes such as Mableton Parkway, Floyd Road, and Veterans Memorial Highway (U.S. Route 78). These roads play a vital role in connecting residents to downtown Atlanta, nearby suburbs, and regional amenities.

Average Daily Traffic (ADT)

Based on ADT counts obtained from Cobb County data, Austell Road and Veterans Memorial Highway are the primary corridors in the Mableton area, each carrying over 30,000 vehicles per day. These high-volume routes serve as critical east-west and north-south connections. They are followed by East-West Connector, and South Gordon Road, which carry between 20,000 and 30,000 vehicles daily (***Figure 5-3, pg. 62***). These corridors also play a significant role in regional connectivity and daily commuting patterns.

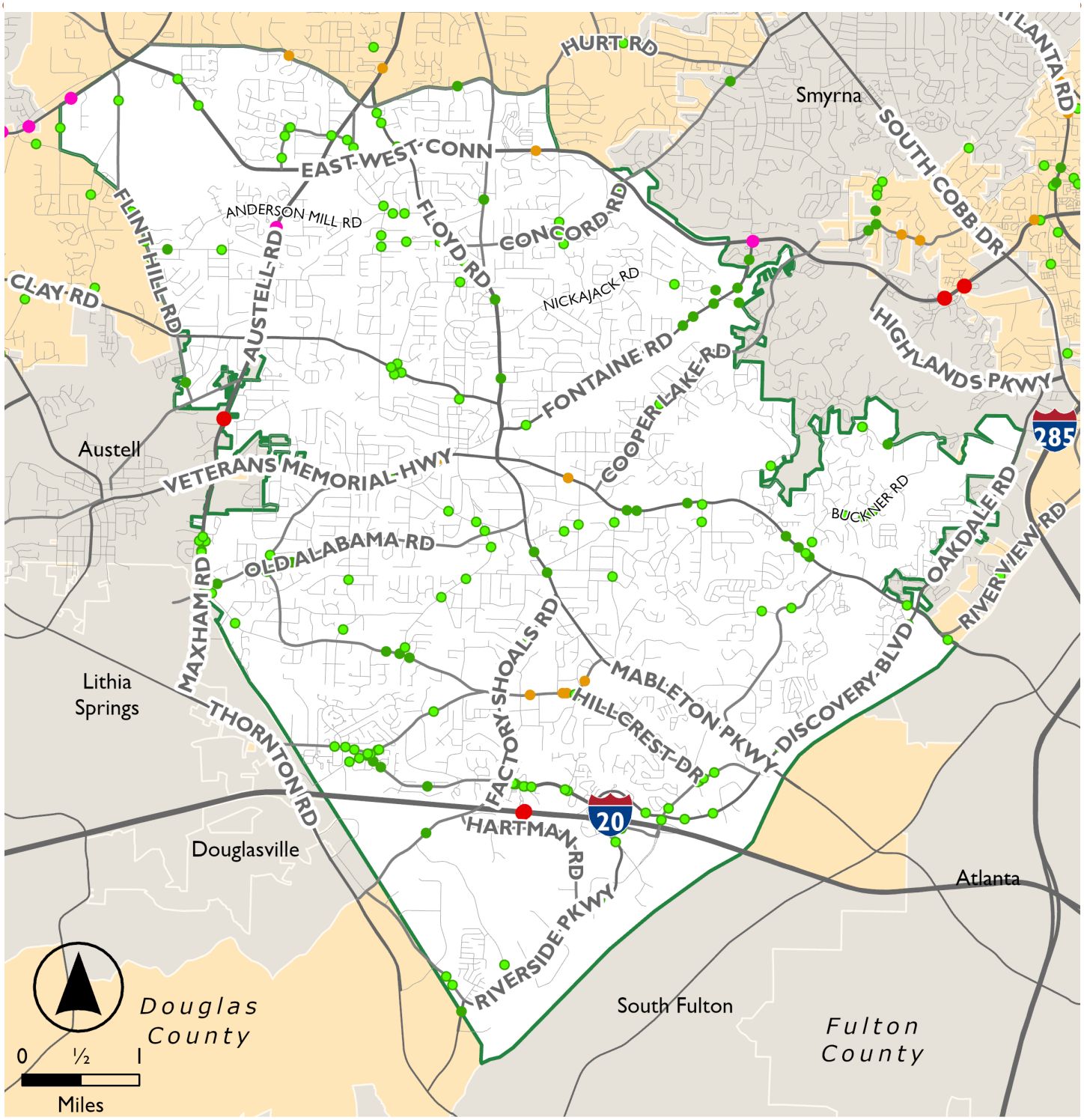
Bridges in Mableton: Supporting Mobility and Preserving History

In Mableton, bridges serve not only as critical infrastructure for local travel but also as enduring symbols of the community's historical roots. A key example is the Concord Covered Bridge, situated along Concord Road near the boundary with Smyrna. This bridge spans Nickajack Creek and stands at the heart of Cobb County's first designated historic district, established in 1986 and it is one of the13 covered bridges remaining in the state.

Constructed in the mid-19th century, the bridge is still operational and serves as a rare surviving example of historic wooden bridge design. Beyond its practical function, it represents the legacy of Mableton's early milling communities and has become a meaningful landmark for area residents. In 2017, major preservation work was carried out, including the addition of protective beams designed to shield the structure from damage by over-height vehicles. Despite these measures and the presence of multiple warning signs and a designated vehicle turnaround, the bridge continues to be impacted by vehicles exceeding the posted 7-foot clearance limit.

This recurring issue illustrates the ongoing challenge of preserving historic infrastructure while accommodating the realities of modern transportation. As Mableton looks ahead to 2041, sustaining the bridge's historical integrity while improving safety will be a priority. Potential approaches may include enhanced traffic enforcement, upgraded signage, and roadway improvements that better serve pedestrians and cyclists while respecting the character of this unique corridor.

Figure 5-3. ADT Counts



LEGEND

- Mableton City Limits
- Surrounding Cities
- Surrounding Counties
- Interstates
- Arterials
- Other Roads

ADT Counts

- <= 10,000
- 10,001 - 20,000
- 20,001 - 30,000
- 30,001 - 40,000
- >= 40,000

Level of Service (LOS)

According to the Atlanta Regional Metropolitan Transportation Model, the following maps show roadway levels of service (LOS) during the 2020 AM and PM peak periods. LOS E and F, shown in pink and red on the maps (***Figures 5-4 and 5-5***), indicate corridors operating at or above capacity. These congested corridors include the I-20 and Thornton Road interchange, Austell Road and East-West Connector, and sections of Floyd Road SW and U.S. Highway 278.

Within the vicinity of Mableton, the following sections are notable:

- **Interstate 285 (I-285):** This beltway around Atlanta is one of the busiest highways in the U.S., with some segments handling up to 250,000 vehicles daily. The interchange at I-285 and I-20 near Mableton is particularly congested and is ranked among the top truck bottlenecks nationally (GDOT).
- **Interstate 20 (I-20):** Running east-west through Mableton, I-20 experiences heavy traffic volumes, especially near its junctions with I-285 and I-75/I-85.

Although the city government is now responsible for managing local streets, it works closely with Cobb County and the Georgia Department of Transportation (GDOT) for the maintenance of major corridors and state highways. For issues such as potholes or road damage, residents can contact Mableton's local authorities or report concerns via Cobb County's transportation services (Cobb DOT).

Figure 5-4. 2020 Morning LOS

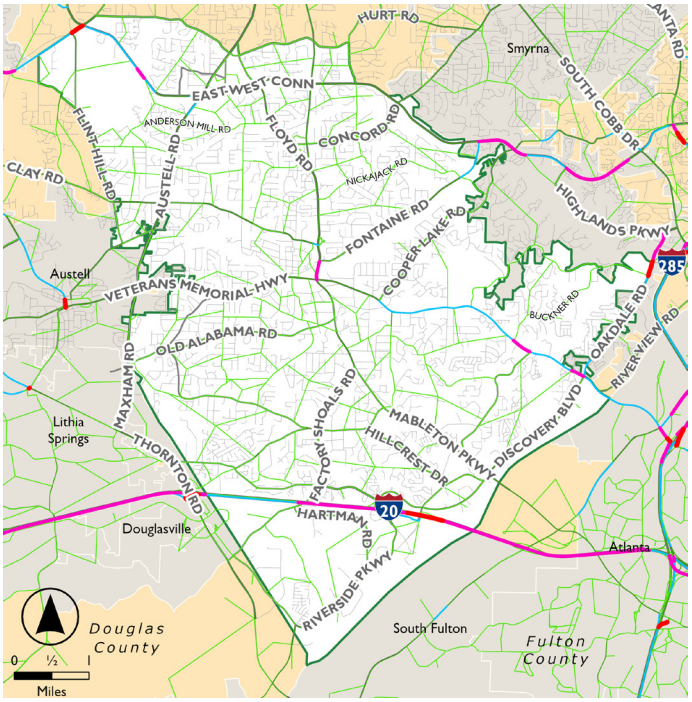
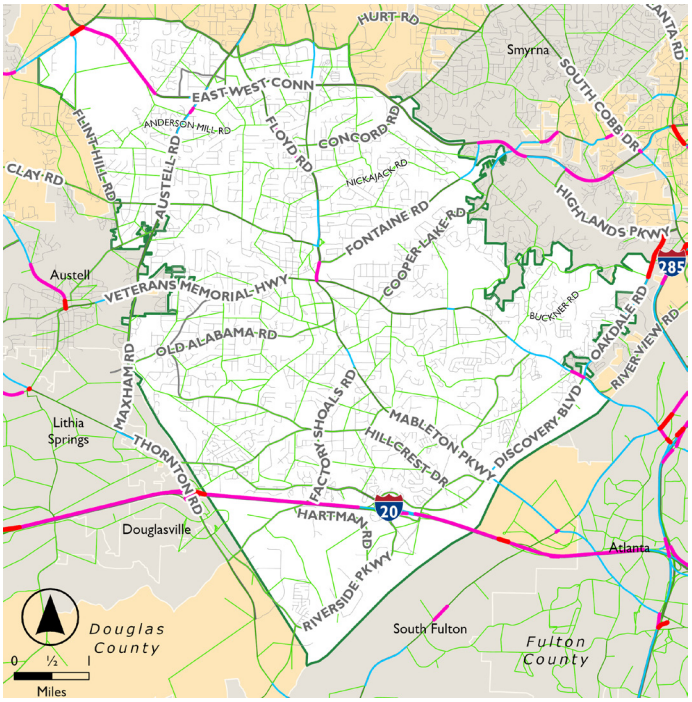


Figure 5-5. 2020 Evening LOS



LEGEND

LOS A/B	LOS D	LOS F
LOS C	LOS E	

Traffic Safety: Crash Trends

In Mableton, concerns about roadway safety are becoming increasingly prominent alongside persistent traffic congestion. Heavily traveled corridors such as Veterans Memorial Highway (US 278), Mableton Parkway (SR 139), and Floyd Road consistently experience high vehicle volumes, contributing to elevated risks of crashes. These routes serve as key connectors to major regional highways like I-285 and the East-West Connector, making them particularly susceptible to traffic-related incidents.

According to data available through the Georgia Department of Transportation's Crash Data Dashboard, many of Mableton's most serious crashes occur at intersections or along segments with high conflict points and limited pedestrian infrastructure (Georgia DOT Crash Reporting). These patterns reinforce the importance of targeted improvements in roadway design, signal timing, and pedestrian safety measures.

Between 2022 and 2024, Mableton experienced a gradual decline in the total number of reported crashes—from 3,043 in 2022 to 2,990 in 2023, and further to 2,707 in 2024 (***Figure 5-6***). This downward trend indicates progress; however, safety concerns persist, particularly regarding crash severity.

Over the past three years, Mableton recorded a total of 25 crash-related fatalities, of which 12 involved pedestrians. ***Figure 5-7*** illustrates the total number of fatalities, while ***Figure 5-8*** shows the number of crashes involving pedestrians and bicyclists from 2022 to 2024. The high proportion of pedestrian fatalities is a significant concern, especially given that most occurred under low or adverse lighting conditions—underscoring the need for improved nighttime visibility and pedestrian safety measures.

Figure 5-6. Year-wise Total Road Crashes (2022-2024)

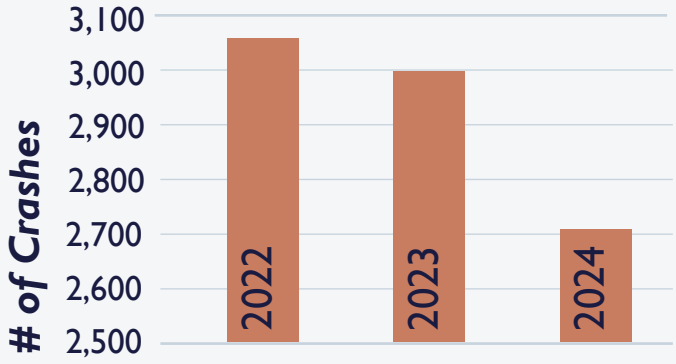


Figure 5-7. Year-wise Total Road Crash Fatalities (2022-2024)

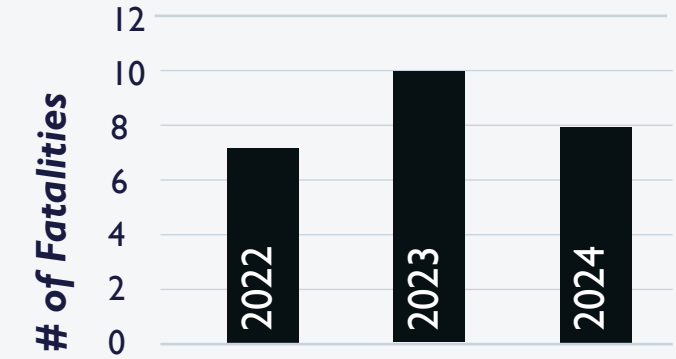


Figure 5-8. Year-wise Total Road Crashes Involving Pedestrians or Bicyclists (2022-2024)

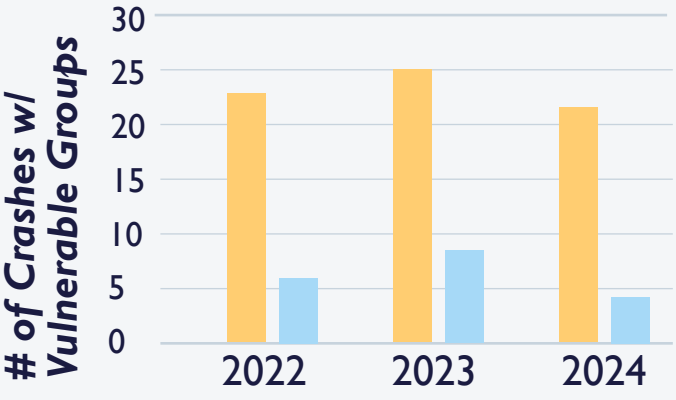
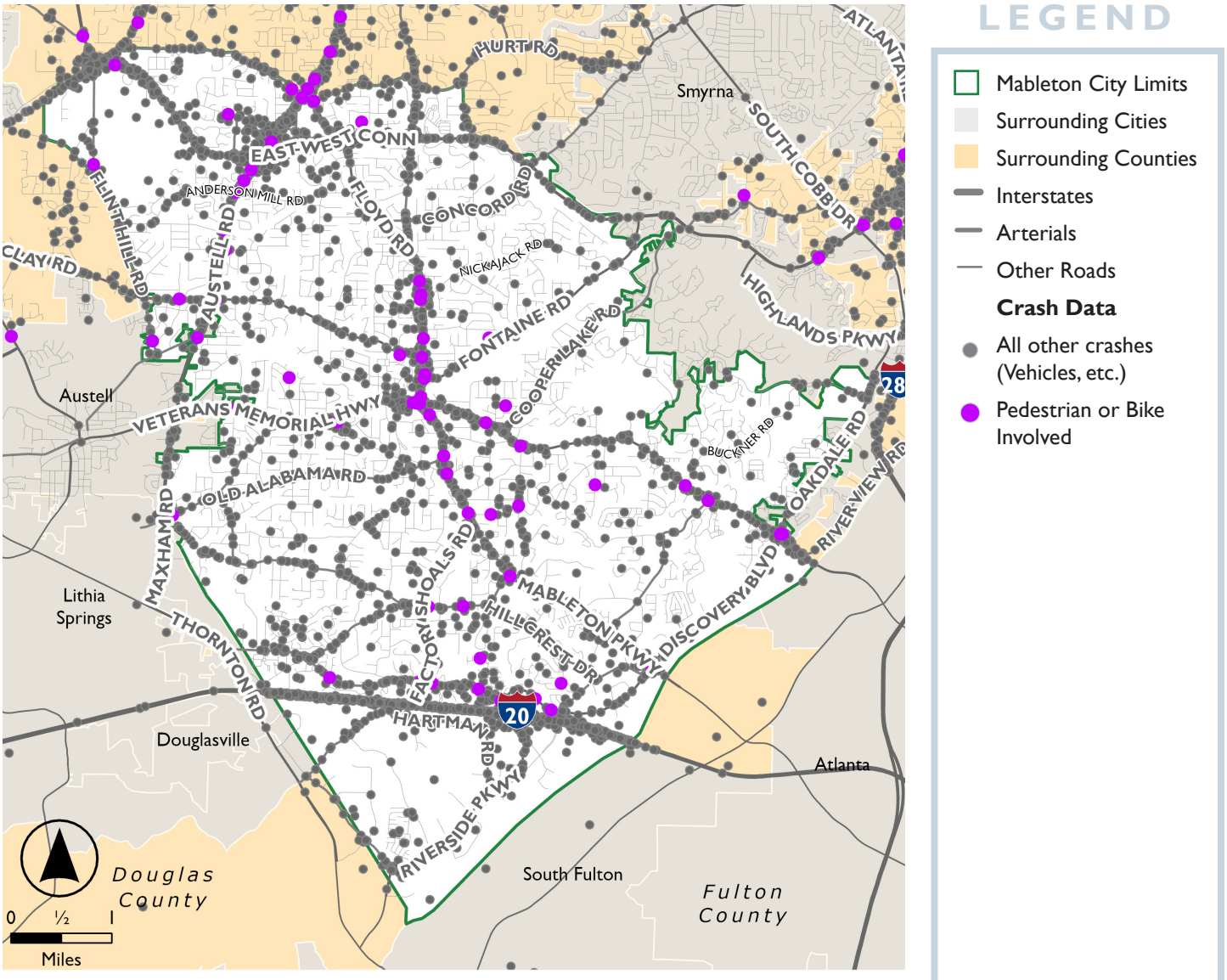


Figure 5-9 shows the spatial distribution of crashes within the city of Mableton. Spatial analysis also highlights two high-risk areas:

1. The intersection of Austell Road and the East-West Connector.
2. A 0.8-mile segment between the Clay Road–Floyd Road SW intersection and the US 78–Floyd Road intersection, including the Fontaine Road SW corridor.

One positive aspect is Cobb County's rapid emergency response, with an average arrival time of approximately 3.5 minutes, which is faster than the county average. This likely contributes to improved survival rates in severe crashes.

Figure 5-9. Crash Data, 2022 - 2024



Traffic Conditions and Management Strategies

Due to its proximity to Atlanta, Mableton is affected by regional congestion—particularly during morning and evening commute hours. The city and surrounding jurisdictions apply several tools to manage traffic flow and improve mobility:

- **Signal Timing Improvements:** Mableton benefits from GDOT's Regional Traffic Operations Program (RTOP), which fine-tunes traffic signals to reduce delays and enhance corridor performance across multiple cities in metro Atlanta (GDOT).
- **Smart Transportation Systems:** Cobb County has deployed technologies like traffic cameras and dynamic message boards to monitor roadway conditions and keep drivers informed. These intelligent transportation systems (ITS) are designed to increase safety and reduce traffic disruptions across key travel routes (Cobb ITS Report).

On a broader level, the Atlanta Regional Commission's Metropolitan Transportation Plan (ARC MTP) outlines funding priorities and transportation strategies for metro Atlanta. As part of this network, Mableton is set to benefit from regional investments in mobility, safety, and infrastructure expansion.

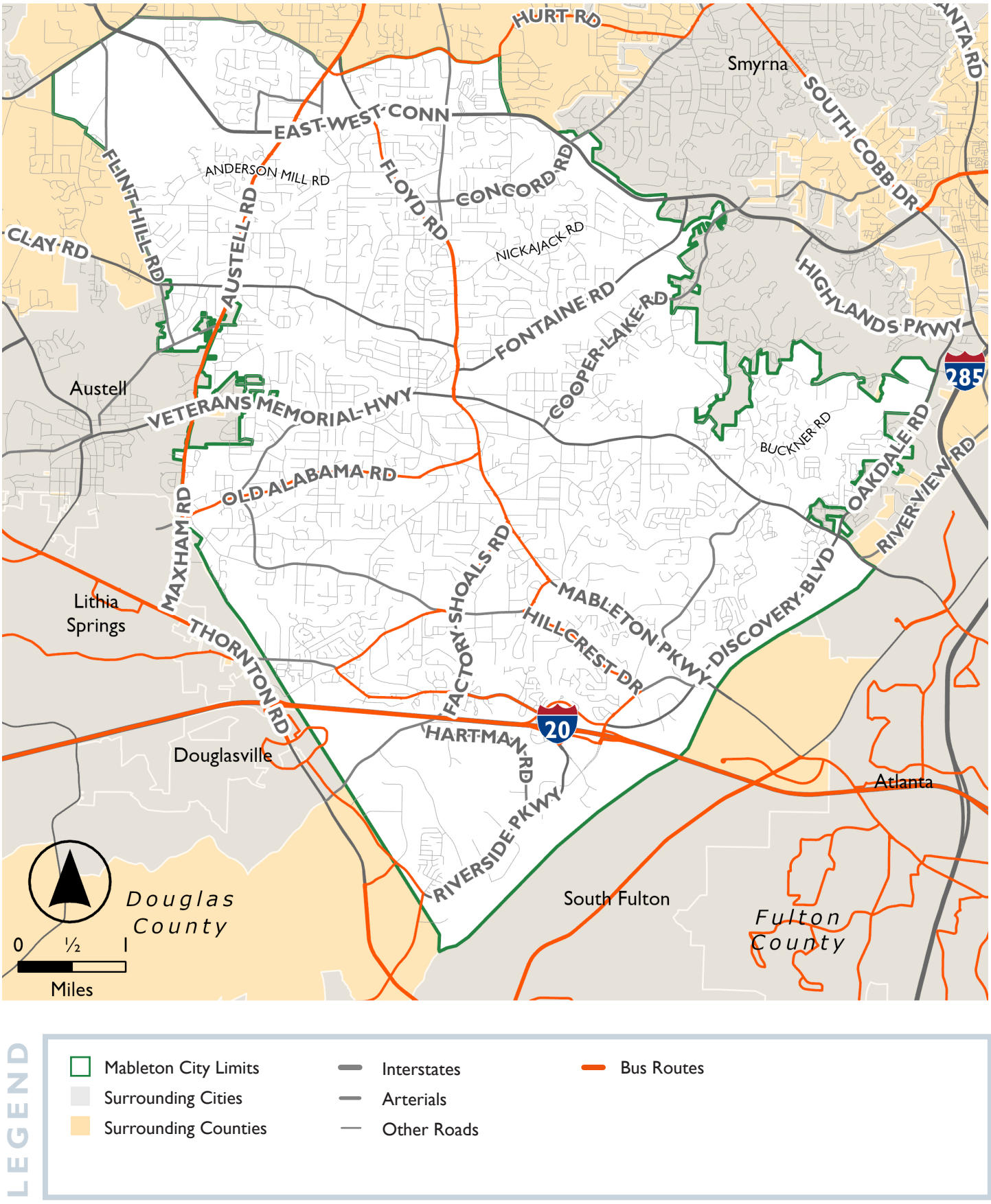
Public Transportation

The City of Mableton is also participating in long-term transit planning led by Cobb County. In early 2024, the Cobb DOT Director addressed Mableton's City Council regarding a proposed transit referendum that could bring expanded public transportation options to the area. Although it was not approved in the November election, the proposed enhancements included new bus routes or connections to regional transit systems (Cobb Courier).

Mableton, recently incorporated as a city, currently lacks its own municipal transit system. ***Figure 5-10*** illustrates bus routes operated within the city limits. However, residents have access to regional transit services:

- **CobbLinc**: Operated by Cobb County, CobbLinc provides bus services that connect Mableton to other parts of Cobb County and the Atlanta metropolitan area. As of 2023, CobbLinc reported an annual ridership of approximately 854,074 unlinked passenger trips, with average weekday ridership around 2,760 trips. transit.dot.gov. Routes such as 25 and 30 connect Mableton to key destinations, including the MARTA H.E. Holmes station, facilitating regional connectivity.
- **MARTA (Metropolitan Atlanta Rapid Transit Authority)**: Although MARTA's heavy rail does not extend to Mableton, bus routes and nearby stations provide connectivity to the broader Atlanta region.

Figure 5-10. Bus Routes



LEGEND

- Mableton City Limits
- Surrounding Cities
- Surrounding Counties
- Interstates
- Arterials
- Other Roads
- Bus Routes

Efforts are underway to improve non-motorized transportation options:

- **Mableton Parkway Pedestrian Improvements Phase 2:** This project includes constructing a 10-foot-wide multi-use trail on the west side of Mableton Parkway, from Veterans Memorial Highway to Factory Shoals Road. It aims to provide a continuous connection from just north of the Chattahoochee River to the Silver Comet Trail.
- **Chattahoochee River Lands Greenway Trail:** Mableton has been selected as a pilot site for this regional trail project, enhancing access to the Chattahoochee River and promoting recreational opportunities.

Upcoming Initiatives and Projects

1 *Regional Transit Collaborations*

Mableton is participating in regional efforts to improve transit services:

I-285 Express Lanes Transit Study: This study explores the potential for transit services along the I-285 corridor, with Mableton being one of the partner cities. The goal is to identify solutions that reduce congestion and improve mobility across the region.

2 *Establishment of the Mableton Development Authority*

In May 2024, the South Cobb Redevelopment Authority was officially amended to become the Mableton Development Authority. This body aims to facilitate economic development, which includes improving transportation infrastructure to attract and retain businesses.

Needs and Opportunities

Mableton 2045 outlines several objectives to enhance Mableton's transportation network:

Needs

N1 EXPAND PUBLIC TRANSIT OPTIONS

Collaboration with regional partners to increase transit routes and frequencies will be key for Mableton, especially as a strategy to reduce reliance on personal vehicles and improve accessibility.

N2 ENHANCE PEDESTRIAN AND BICYCLE INFRASTRUCTURE

A network of sidewalks, bike lanes, and multi-use trails to promote active transportation and ensure safe routes for all users.

N3 IMPROVE ROADWAY SAFETY AND EFFICIENCY

Several types of roadway improvements, including traffic calming measures, intersection upgrades, and optimized traffic signal timings can enhance safety and reduce congestion.

N4 PROMOTE TRANSIT-ORIENTED DEVELOPMENT (TOD)

Encourage mixed-use developments near transit hubs to create walkable communities and stimulate economic growth.

Opportunities

The plan identifies key corridors and districts for targeted transportation improvements:

01 VETERANS MEMORIAL HIGHWAY CORRIDOR

Veterans Memorial Highway is a significant east-west corridor in Mableton, Georgia, and a key artery connecting the area to both Atlanta and other western cities. Aims to revitalize this major thoroughfare with enhanced transit services and pedestrian-friendly designs.

02 CITY CENTER AND HISTORIC MAIN STREET

Mableton's historic downtown would be an ideal place for the City to focus on creating a vibrant, walkable district with improved connectivity and access to transit.

03 RIVERSIDE PARKWAY AND SIX FLAGS DISTRICT

Six Flags and Riverside Parkway are two key destinations for many residents and commuters. The City should explore plans to address traffic congestion and improve multimodal access in these high-traffic areas.

04 COMMUNITY ENGAGEMENT & IMPLEMENTATION

The planning process emphasizes robust community involvement, including workshops, surveys, and public meetings, to gather input and ensure the transportation strategies align with residents' needs.

Implementation of the transportation initiatives will be phased over the plan's 20-year horizon, with regular assessments and adjustments based on progress and evolving community dynamics.

05 INVEST IN SMART, SUSTAINABLE SYSTEMS AND TECHNOLOGY

Mableton has an opportunity to leverage new technologies that can improve mobility across multiple modes. Additionally, the City should consider long-term imapcts of transportation on the environment.

Goals and Strategies

1 *Improve Mobility and Accessibility for All Users*

Action	Needs and Opportunities Met
Ensure that residents, workers, and visitors can conveniently reach jobs, services, and amenities.	
Expand multimodal networks to connect residential areas with employment centers, schools, and public services.	N1, N2
Prioritize "Complete Streets" design standards that accommodate pedestrians, cyclists, transit riders, and vehicles.	N2, O1, O2, O3
Improve accessibility for persons with disabilities through ADA-compliant infrastructure and technology.	N1
Promote first/last-mile connections through micromobility options (e.g., micro transit)	N1
Enhance wayfinding systems for multimodal travelers.	N1

2 *Improve Public Transit*

Action	Needs and Opportunities Met
Enhance transit service.	
Expand high-frequency transit corridors and Bus Rapid Transit (BRT) systems in high-demand areas	N1, O1, O3
Improve bus stop and amenities (shelters, lighting, real-time information).	N1
Coordinate enhanced transit schedules and fare systems across agencies	N1
Introduce dynamic routing or on-demand shuttles in low-density areas.	N1
Develop transit-oriented development (TOD) zones near key stations to integrate land use and transit	N4, O2, O3

3 *Promote Safety for All Transportation Modes*

Action	Needs and Opportunities Met
Eliminate fatalities and serious injuries on the transportation network.	
Implement a Vision Zero policy framework for roadway design and enforcement	N3
Identify and redesign high-crash corridors using traffic calming, protected intersections, and improved crossings.	N3, O1
Increase public education and enforcement of traffic laws related to speeding, impaired driving, and distracted driving.	O4
Expand safe routes to school and senior mobility programs	N2, N3

4 *Support Sustainable and Resilient Transportation Systems*

Action	Needs and Opportunities Met
Reduce transportation-related greenhouse gas emissions and adapt to climate impacts.	
Promote electric vehicle (EV) infrastructure and fleet conversion (municipal and public transit).	O4
Encourage active transportation (walking, cycling) through connected trail networks.	N2, N4
Integrate green infrastructure in street design (bioswales, tree canopies).	O1, O2, O3
Support mixed-use, compact development to reduce trip lengths.	N4
Conduct climate vulnerability assessments for transportation assets	O5

5 *Improve Transportation Equity and Affordability*

Action	Needs and Opportunities Met
Ensure that transportation investments and benefits are distributed fairly across all communities	
Conduct equity impact assessments for major transportation projects	O4
Expand affordable transit fare programs for low-income residents	N1
Improve connectivity to underserved neighborhoods through targeted investments	N1
Engage underrepresented communities in transportation planning and decision-making	O4
Support workforce development in the transportation sector	O4

6 *Maintain and Modernize Transportation Infrastructure*

Action	Needs and Opportunities Met
Ensure long-term system performance through proactive maintenance and smart technologies	
Prioritize maintenance and rehabilitation of existing roads and bridges	N3, O1, O2, O3
Implement asset management systems for data-driven maintenance scheduling	O5
Deploy intelligent transportation systems (ITS) for traffic management and real-time data collection	O5
Integrate smart sensors to monitor pavement conditions and safety performance	O5
Seek innovative funding sources (e.g., public-private partnerships).	O4

7 *Strengthen North–South and East–West Transportation Connectivity*

Action	Needs and Opportunities Met
Develop a well-connected, multimodal network that provides efficient, safe, and direct travel options across the city in all directions	
Network Planning and Expansion	
Identify and prioritize key north–south and east–west corridors for improvement based on current travel demand and projected growth	O2, N4
Extend existing roadways to close gaps in the urban grid, reducing circuitous travel.	N4
Plan and construct new multimodal corridors (road, bus, bike, pedestrian) to link major activity centers across the city	N1, N2, O1, O2, O3
Transit System Enhancements	
Introduce bus routes and rapid transit lines that provide continuous north–south and east–west coverage	N1
Introduce transit connections between major hubs, including downtown, employment districts, and residential neighborhoods	N1, N4
Coordinate with regional transit agencies to ensure cross-boundary service integration and fare compatibility.	N1
Multimodal Connectivity	
Develop parallel bikeway and pedestrian corridors along key arterial routes to support non-motorized travel in all directions	N2
Improve intersections and crossings to ensure seamless transitions between modes (e.g., transit to bike/pedestrian).	N3
Implement "Complete Streets" standards on connecting corridors to balance access for all usersand fare compatibility.	N2, O1, O2, O3

8 *Foster Regional Connectivity and Economic Competitiveness*

Action	Needs and Opportunities Met
Strengthen transportation links within the region to support commerce and tourism	
Improve freight corridors and intermodal facilities to enhance logistics efficiency	O3
Coordinate regional transportation investments with economic development strategies.	O4
Encourage regional cooperation through joint planning among adjacent municipalities and the Atlanta Regional Commission (ARC).	O4

CHAPTER 6

Environment and Sustainability Element

Introduction

Mableton is rich with natural resources that set it apart from other cities. Between its lush tree canopy, access to the Chattahoochee River and other waterways, connectivity to major outdoor recreation resources like the Silver Comet Trail and the future Chattahoochee RiverLands project, and its incredible views of downtown Atlanta, the city has all the ingredients to be a sustainable destination for outdoor recreation and environmental stewardship.

That potential, however, is currently impeded by some strong barriers, including a lack of access to some of these resources and a widespread challenge of littering and dumping on private property. The good news is that Mableton's other priorities dovetail nicely with the city's environmental and sustainability needs and opportunities. Redevelopment in key areas can reduce the environmental impact throughout other parts of the city and introduce new greenery. Transportation improvements will not only make the city safer, but cleaner, to traverse. Lastly, there are several cultural and historic preservation opportunities near Mableton's natural resources, like Nickajack Creek and the Chattahoochee River. All of these interconnected opportunities can help Mableton's approach to sustainability be smooth and straightforward as the city grows and changes.

Credit: Find A Grave

Existing Conditions

Natural Resources

Elevation and Viewsheds

One of the City's major points of pride is its proximity to Atlanta. While Mableton's location is advantageous for access to jobs and entertainment destinations in the metro area, it also provides one of its most majestic attractions: its views of downtown Atlanta. The city's rolling topography provides stunning views of the downtown skyline, especially at sites along Mableton's major thoroughfares as they descend toward the Chattahoochee River basin. The view from Mt. Harmony Memorial Gardens, along Veterans Memorial Highway, is often cited as the place to witness the best view of downtown Atlanta. Factory Shoals Road, which sits on a high ridge above Mableton's industrial district, also provides wide views of Mableton's industrial district and the landscape west of the city.

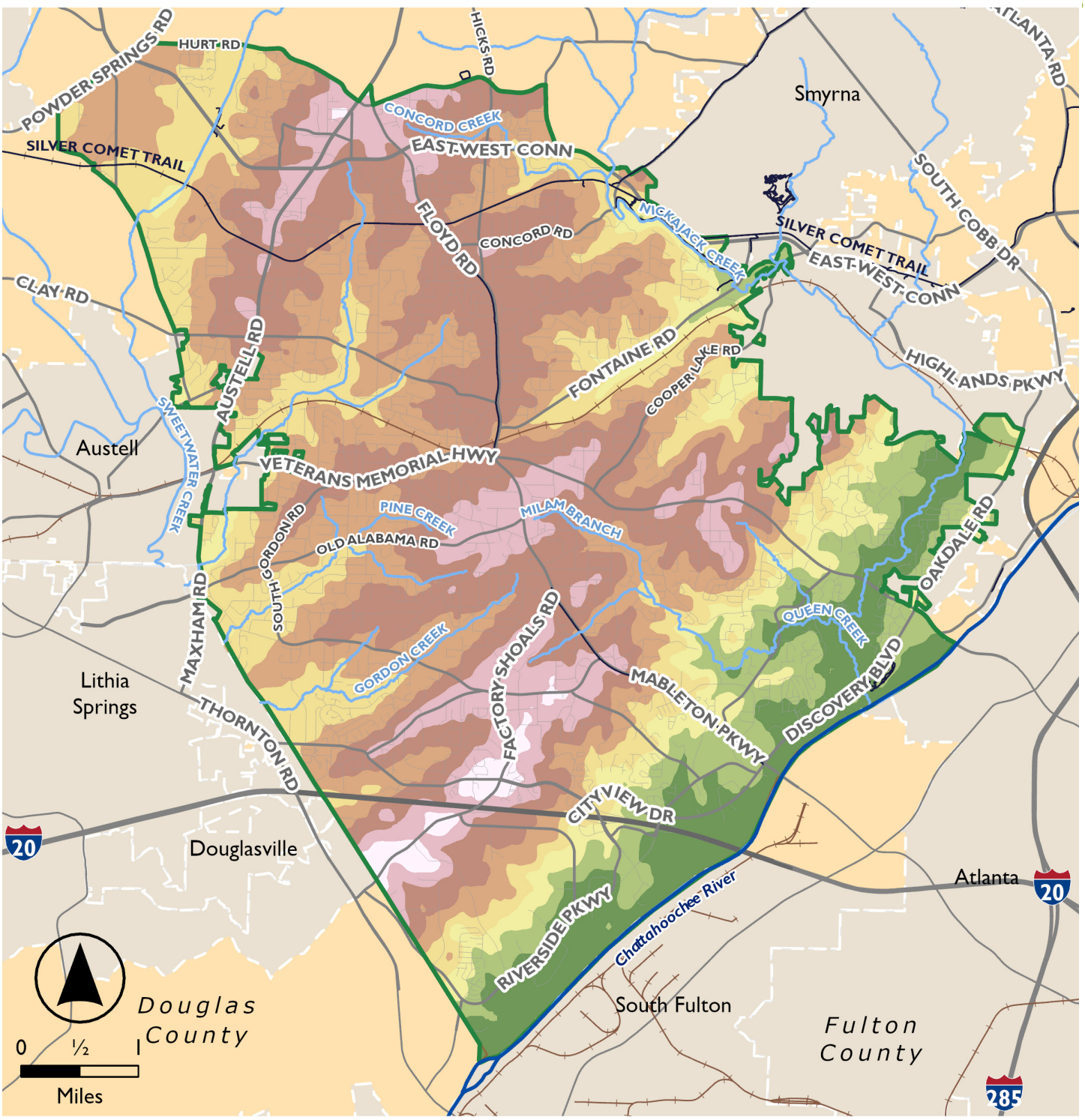
These views are a result of Mableton's highly variable topography ***(Figure 6-1, pg. 74)***. Major transportation corridors like the railway that eventually became the Silver Comet Trail, as well as the main rail line that served historic downtown Mableton, were built along ridge lines. Later, Veterans Memorial Highway and Mableton Parkway followed suit along trickier, but still elevated, paths. As a result, the center of Mableton sits higher than the rest of the city, lending areas closer to downtown with great views of the surrounding area – and fewer challenges related to flooding and drainage.

Waterways

Mableton is home to several notable creeks and streams ***(Figure 6-2, pg. 75)***, which feed into the two main waterways that "frame" the city's borders: Sweetwater Creek to the west, and the Chattahoochee River to the south and east. Thanks to the city's two intersecting ridge lines, these creeks' headwaters are mostly located in central Mableton and flow into their respective watersheds ***(Figure 6-3, pg. 76)***. The Nickajack Creek and Wilson Creek subwatersheds drain to the Chattahoochee River, while the Lower Sweetwater Creek subwatershed drains to the creek for which its named.

Apart from the city's connection to the Chattahoochee, a major resource for its natural beauty and potential connectivity to the metro area at large through the RiverLands project (see page ##), Mableton's other main waterway of significance is Nickajack Creek, which holds historical and cultural value for the city and its residents. During the initial settlement of Mableton by European settlers, the creek provided power to several mills, one of which still stands within the Concord Covered Bridge Historic District. Nickajack Creek was also the site of civil war skirmishes, which left behind historic artifacts closer to the Chattahoochee River.

Figure 6-1: Elevation

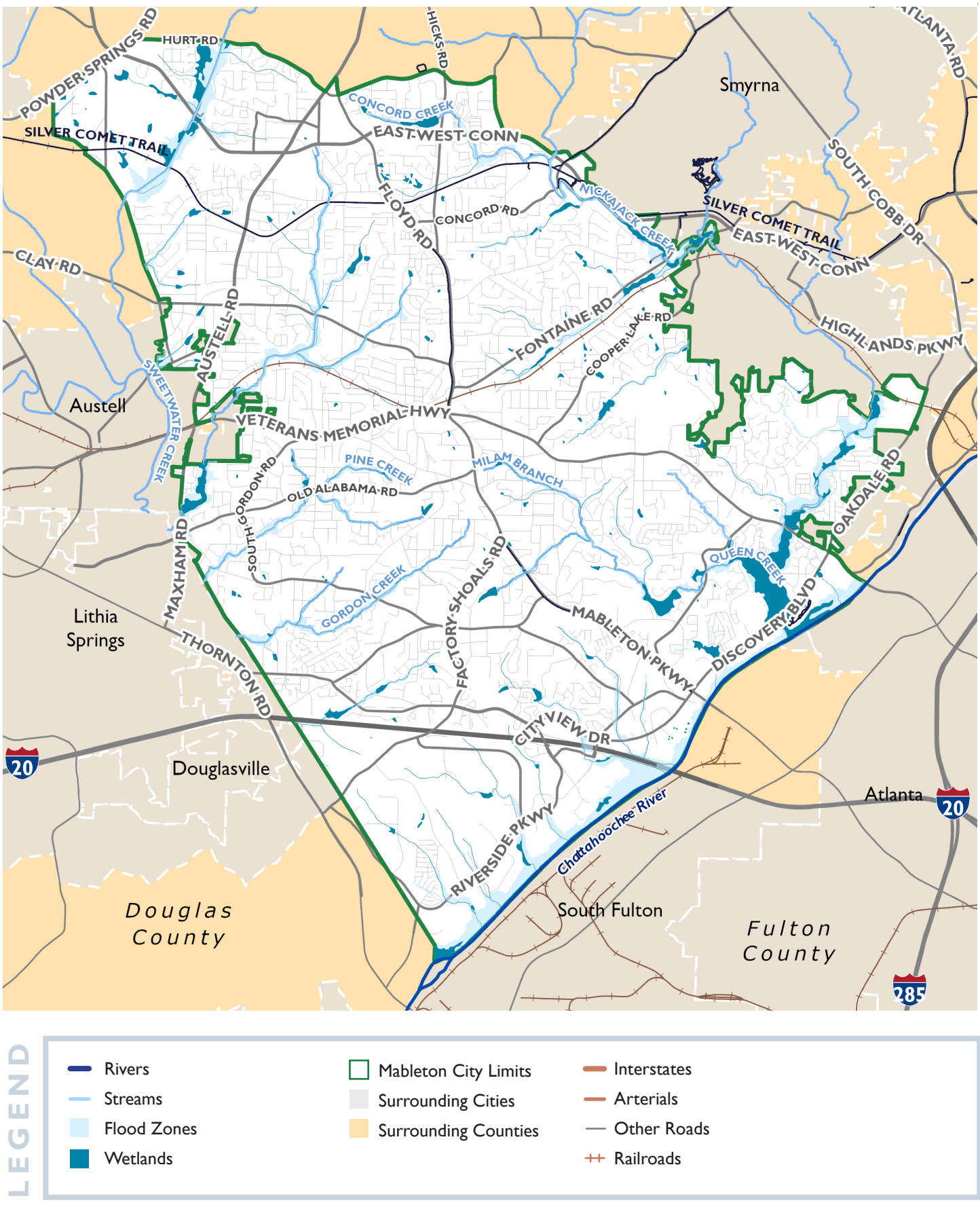


LEGEND

Elevation (ft.)

- <800
- 801-850
- 851-900
- 901-950
- 951-1000
- 1001-1050
- 1051-1100
- >1150
- Mableton City Limits
- Surrounding Cities
- Surrounding Counties
- Interstates
- Arterials
- Other Roads
- Railroads

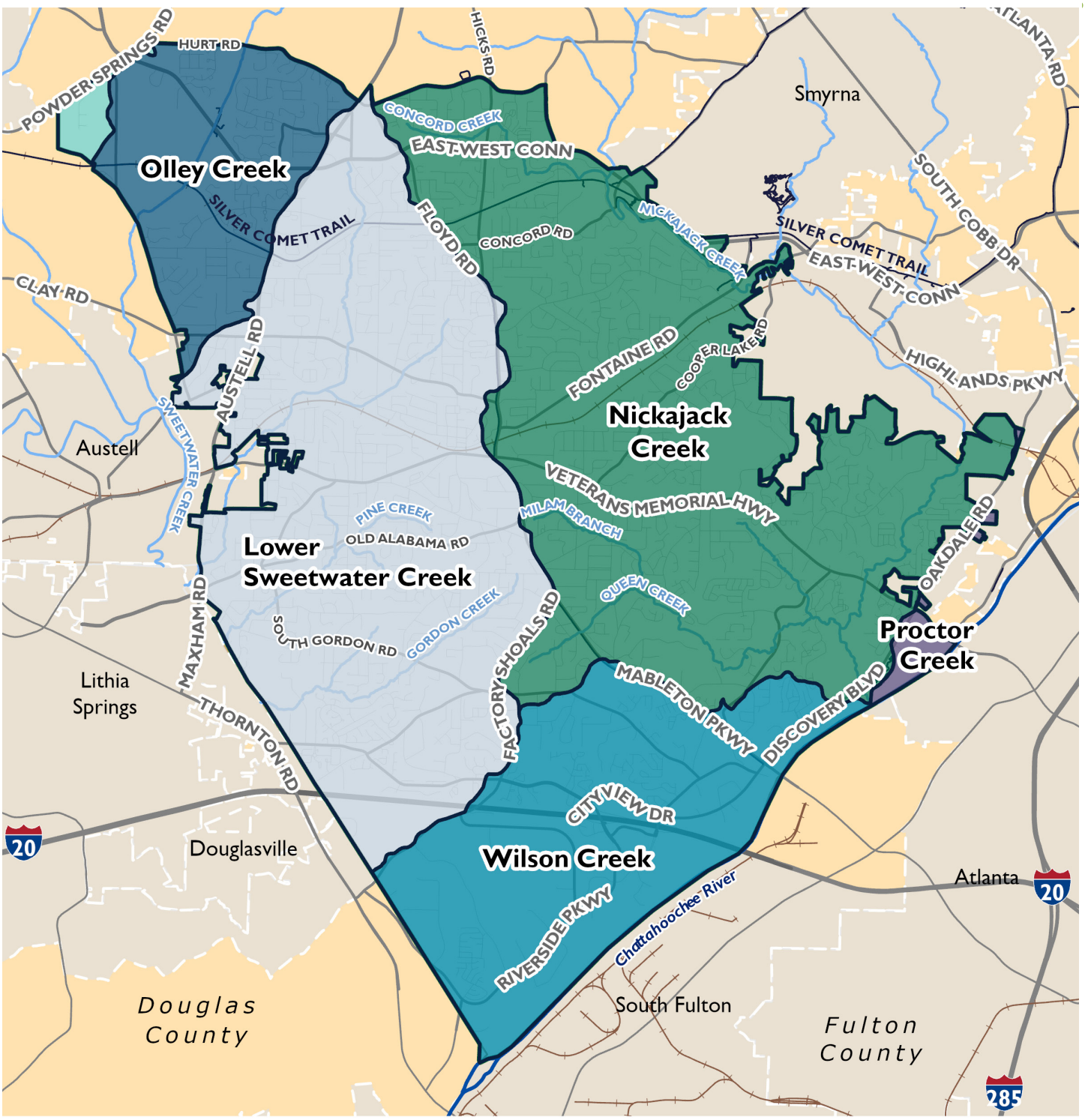
Figure 6-2: Waterways, Wetlands, and Flood Zones



LEGEND

- Rivers
- Streams
- Flood Zones
- Wetlands
- Mableton City Limits
- Surrounding Cities
- Surrounding Counties
- Interstates
- Arterials
- Other Roads
- Railroads

Figure 6-3:Watersheds



LEGEND

- Mableton City Limits
- Surrounding Cities
- Surrounding Counties
- Interstates
- Arterials
- Other Roads
- Railroads

Tree Canopy

Mableton boasts a lush tree canopy, especially within its residential neighborhoods. Tree canopy extends over approximately 45% of the city, with most of it found in private backyards, undeveloped land, Mableton's parks, and the stormwater management areas of single-family and multifamily subdivisions ***(Figure 6-4, pg. 78)***.

The areas of Mableton with the least tree canopy coverage are its industrial areas—including along the Chattahoochee and Colonial Pipeline's facility in the city's northwest corner—and along its major corridors, especially Veterans Memorial Highway, Floyd Road, and the East-West Connector where it crosses Floyd Road. This trend is not uncommon among Georgia cities and is most often remedied through streetscape improvements and growth of new trees planted through redevelopment.

Conserved Lands

In Georgia, approximately 93% of all land holdings are privately owned. Outside of governmental processes, private land conservation policies and programs allow property owners to pursue long-term conservation of their land's natural resources. In Georgia, three methods of conservation are the most common: conservation easements, the Conservation Use Value Assessment (CUVA) program, and fee-simple purchases by nonprofit land trusts.

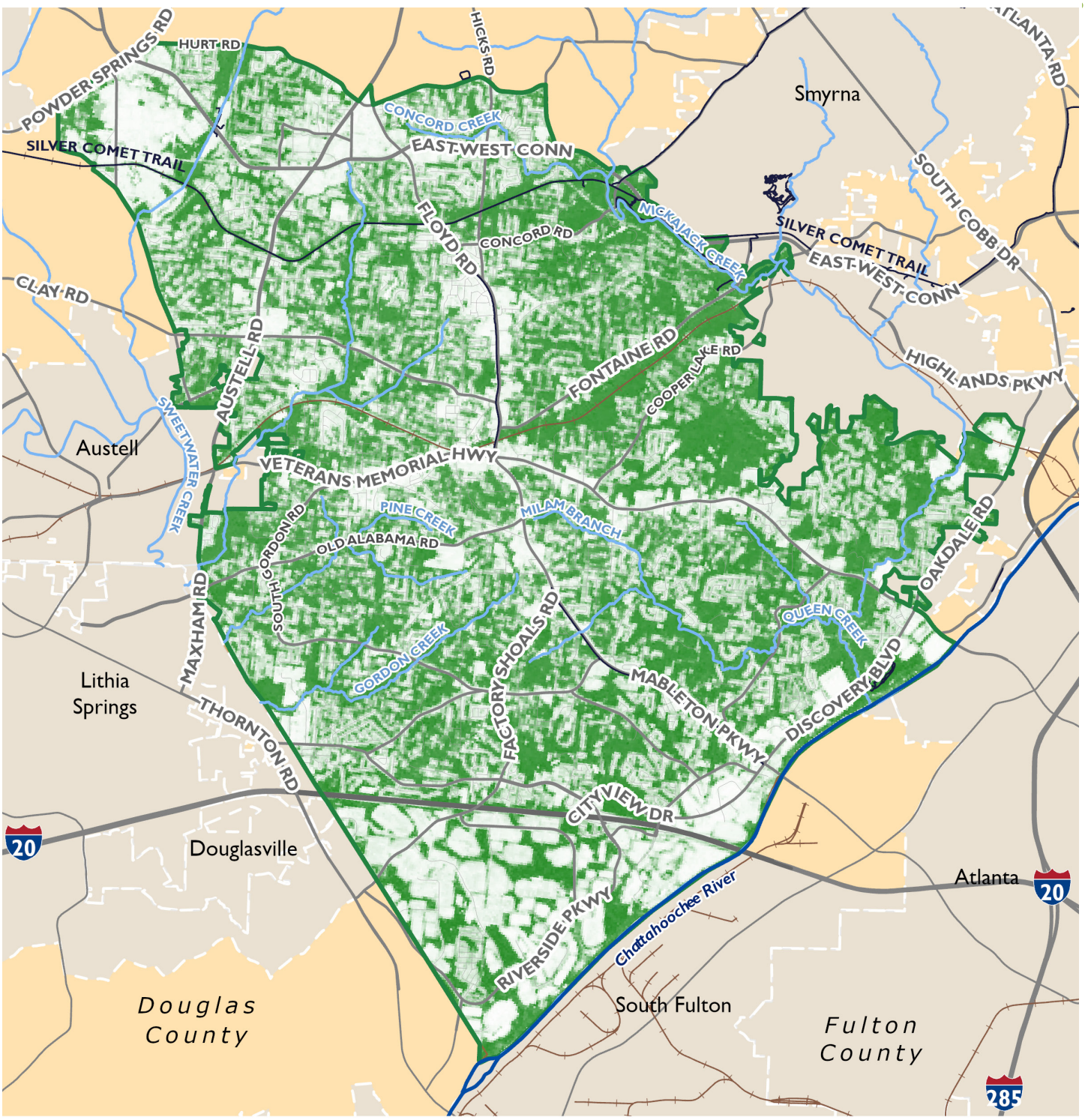
There are few conservation easements registered on properties within Mableton; most of the city's conserved lands are held under conservation by Cobb County or the U.S. Army Corps of Engineers. However, according to tax records, several properties are listed as participating in CUVA ***(Figure 6-5, pg. 79)***. These are mostly clustered in the northeastern corner of Mableton, close to the Concord Covered Bridge Historic District and the city's boundary with Smyrna.

CONSERVATION EASEMENTS VS. CUVA: WHAT DO EACH OF THESE MECHANISMS DO?

Conservation easements allow a property owner to relinquish certain rights to their property—the right to develop it, for example—in exchange for a property tax reduction. Conservation easements are permanent, and the rights relinquished by the property owner to alter it remain with the property regardless if it changes ownership. Conservation easements are one of the best tools for long-term conservation of property.

CUVA, on the other hand, is not permanent. Property owners interested in conserving their property can enroll in CUVA, which allows a property to be valued based on its current use (agriculture, forestry, wetlands, etc.) rather than its potential value. This tax assessment only remains in effect if the current use continues. The new assessed value remains in effect for 10 years, after which it is eligible for reconsideration.

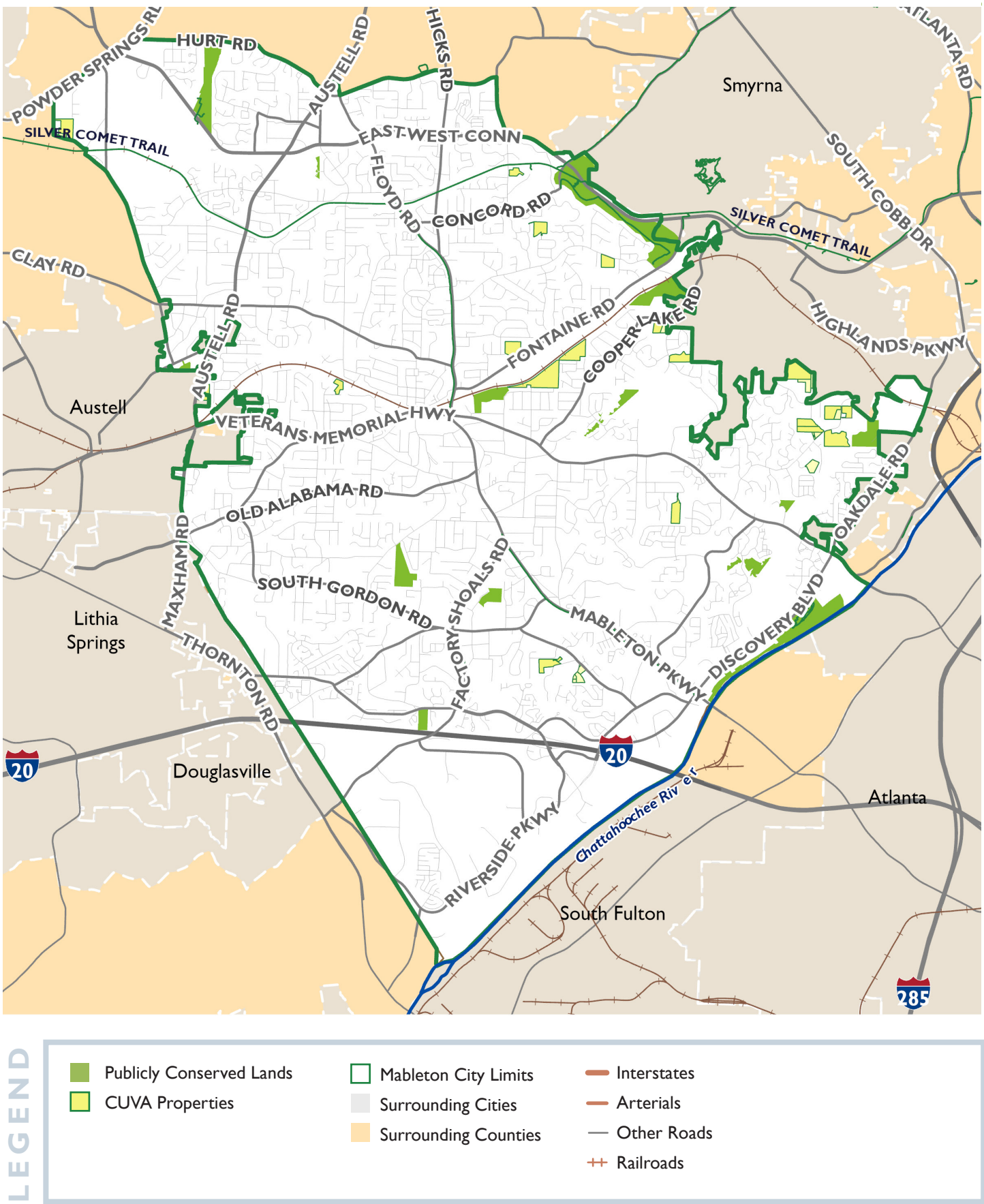
Figure 6-4:Tree Canopy



LEGEND

- Tree Canopy
- Mableton City Limits
- Surrounding Cities
- Surrounding Counties
- Interstates
- Arterials
- Other Roads
- Railroads

Figure 6-5: Conserved Lands



LEGEND

- Publicly Conserved Lands
- CUVA Properties
- Mableton City Limits
- Surrounding Cities
- Surrounding Counties
- Interstates
- Arterials
- Other Roads
- Railroads

Environmental Challenges

Flood Zones

Perhaps due to its rolling topography, the extent of flood hazard areas within the city is limited ***(Figure 6-6, pg. 81)***. Only 8.4% of Mableton is impacted by 100-year flood zones. The largest flood zones are located along the low-lying portion of Nickajack Creek, near its confluence with the Chattahoochee River, and along the northwest bank of the Chattahoochee as well. Today, access to the Chattahoochee River's northern bank is limited by industrial development and industrial buildings are, for the most part, not infringing on the flood plain. The land around Nickajack Creek in the flood zones is also mostly undeveloped.

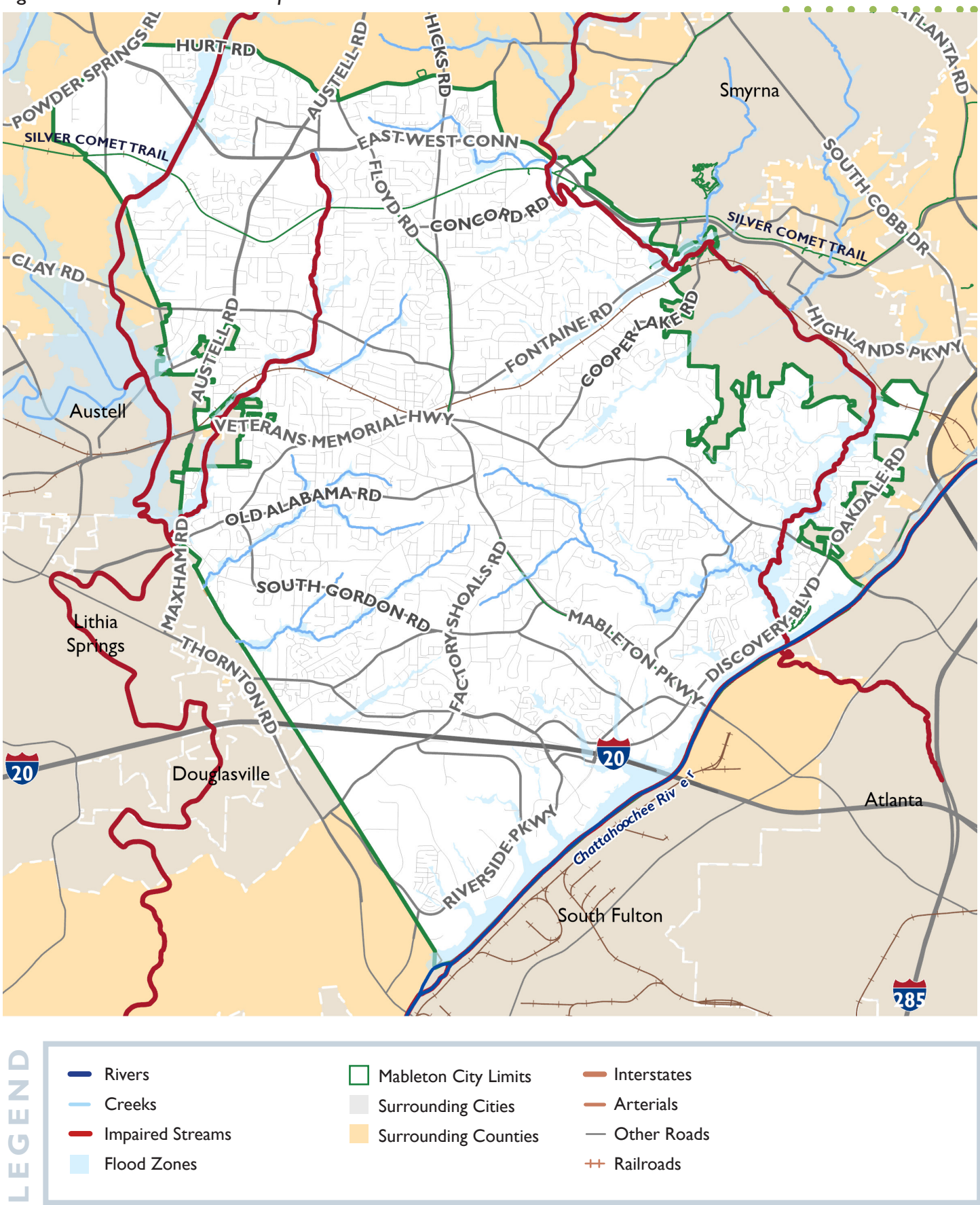
Citywide, the greatest area of flooding concern is where Nickajack Creek crosses Veterans Memorial Highway; in storm events, this part of the roadway can wash out easily. In terms of private property, the property most affected by potential flood hazards along the Chattahoochee River is actually Six Flags, whose eastern parking lot is almost entirely within the river's flood zone.

Impaired Streams

Of Mableton's many streams, only three are listed as impaired by the Georgia Environmental Protection Division: Nickajack Creek, Sweetwater Creek, and Buttermilk Creek which is a tributary of Sweetwater Creek. The Chattahoochee is also listed as impaired. Streams are designated as impaired if their water quality is not considered safe for specific uses, such as drinking water, fishing, or recreation. All of Mableton's impaired streams are considered below the appropriate quality threshold for fishing, while Sweetwater Creek's water quality is below the threshold for both fishing and drinking water.

Credit: Cobb County Courier

Figure 6-6: Flood Zones and Impaired Streams



Environmental Challenges (continued)

Waste and Littering

Throughout the project team's meetings with stakeholders, City staff, and residents, one environmental problem has come up in almost every conversation: littering. Although there are few data sources on improper waste disposal and littering, it is an incredibly widespread concern of residents. Mableton Improvement Coalition (MIC) regularly organized litter cleanups throughout the community. Combined with the aesthetic challenges of streetscapes in Mableton, this is an issue that the city should consider addressing quickly.

Credit: Cobb County Courier

Previous Plans

Planning for Mableton's natural resources and environmental sustainability has largely been incorporated into other planning processes, either led by Cobb County or other regional governments or planning organizations. While Mableton and properties within the city are included in the plans' overall strategy, the city is not the primary focus of these plans. The following plans recommend policies or programs that could affect Mableton's environmental resources and long-term sustainability.

Cobb County Parks and Recreation Master Plan (2018)

Developed in 2018, Cobb County's Parks and Recreation Master Plan focuses on two main aspects of the park system: access and maintenance. The plan attempts to balance the desire for more park facilities and programming with the constraint of funding, staff, and maintenance needs. The plan's goals are ambitious in volume—the Department's target is to provide 9.6 acres of parks for every 1,000 residents—and in coverage. The plan notes that greater access to parks is needed in South Cobb County and identifies two potential projects in Mableton: the Collins property, 29 acres of potential park land along Veterans Memorial Highway between Lions Park and Thompson Park, and another 15-acre property along Veterans Memorial Highway near Buckner Road. The plan also includes recommendation for expanded programming at some of its existing facilities, such as Mable House Amphitheater.

Cobb County 2040 Comprehensive Plan 5-Year Update (2022)

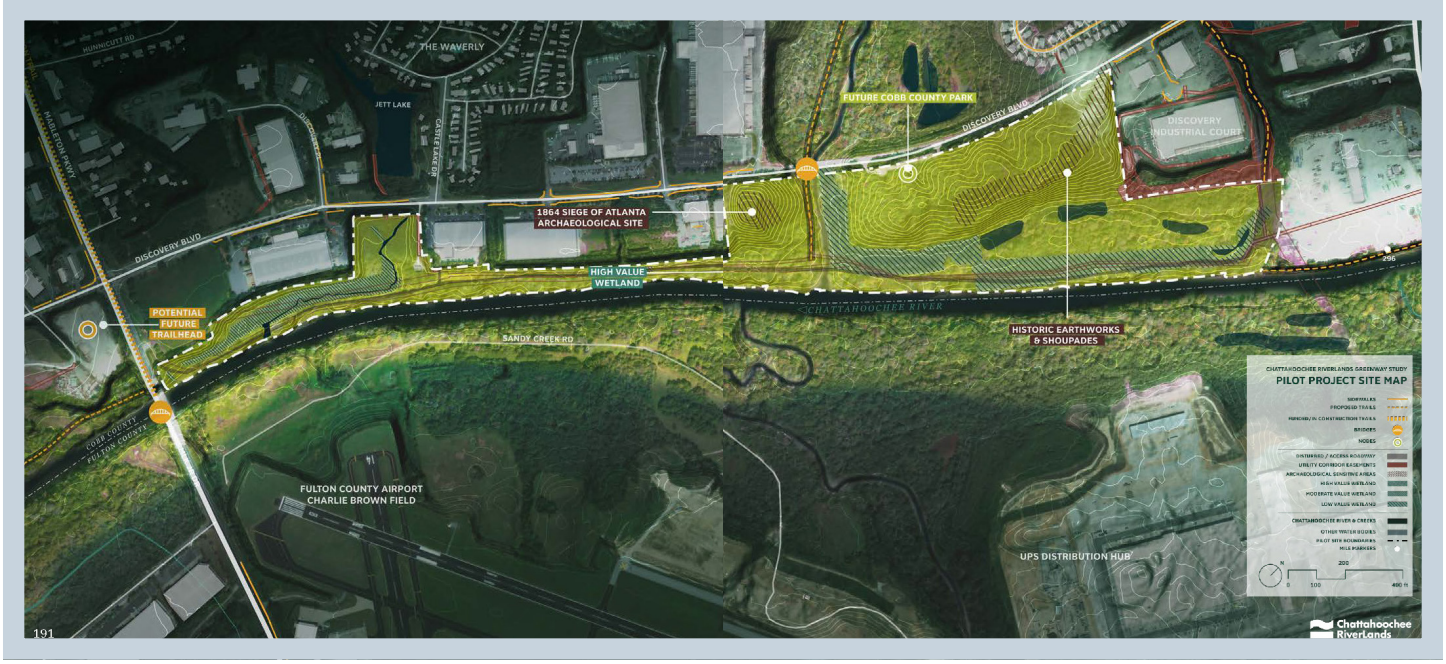
Cobb County's Comprehensive Plan does not include a strong focus on natural resources and sustainability, focusing instead on land use and deferring to the Parks and Recreation Master Plan for most of its recommendations in this area. The plan does mention two capital improvement projects, one at Mable House Amphitheater to construct new restrooms and one for facility improvements at Heritage Park.

Chattahoochee RiverLands (2022)

As explored earlier in Chapter 2, Land Use (pg. 25), the Chattahoochee RiverLands is a regional planning effort to create an extensive network of greenways and other active modes of transportation along the Chattahoochee River throughout the metro region. Mableton's frontage on the Chattahoochee is a critical component of this effort; Discovery Park at the RiverLine was selected as a pilot project for this regional initiative.

Aside from physical projects within the City's boundaries, the plan does recommend two general policies to create a continuous public realm along the river and plan for accessibility. Mableton is located within Subarea 2 of the plan, which notes that Mableton and other neighboring jurisdictions are challenged by the high amount of industrial uses that border the river. The plan recommends tactics to avoid further environmental damage when constructing the trail network.

Figure 6-7: Conceptual Rendering of Discovery Park Design from Chattahoochee RiverLands



Credit: Chattahoochee RiverLands

Needs and Opportunities

Needs

N1 GREATER CONTROL OVER LITTERING AND DUMPING

By far the greatest need from the perspective of residents and other stakeholders, Mableton needs to address the issue of excessive littering and dumping. This need is felt both in public space (e.g., along rights-of-way) and on highly visible undeveloped land, as well as private property where dealing with the consequences of littering becomes the responsibility of individual property owners. Addressing this problem could have positive spillover effects; not only would it beautify the city, but it could also lead to more stable property values and a sense of community pride.

N2 CITY-WIDE RECYCLING INITIATIVES

The City currently does not have its own recycling program, nor are there active campaigns or promotional measures to promote proper disposal of recyclable waste. Initiatives such as these could be an appropriate first strategy toward addressing litter.

N3 GREATER ACCESS TO NATURAL RESOURCES, ESPECIALLY WATERWAYS

Mableton has plentiful natural resources, but most of those resources are not available to the public—especially its major aquatic assets like Nickajack Creek or the Chattahoochee River. Expanding access to these resources could improve environmental education and stewardship (perhaps providing another strategy toward tamping down littering) as well as economic opportunity in the form of eco-tourism and outdoor recreation.

N4 INFRASTRUCTURE THAT INCORPORATES GREENERY AND IMPROVED LANDSCAPING

Aside from Floyd Road, Mableton's major thoroughfares need a visual refresh. Residents often cite certain commercial uses (like tire shops and auto repair establishments) as a visual detractor, but the streetscape itself could also be improved by incorporating more trees, landscaping, and other aesthetically pleasing elements.

N5 INTEGRATION OF SUSTAINABLE TECHNOLOGY

Mableton's stakeholders are interested in new development, especially environmentally conscious development. As the city grows and adds new amenities, the City could consider programs to incentivize sustainable technology, in the form of green buildings, EV charging stations, rooftop solar, and other clean energy projects.

Opportunities

01 GREATER CONTROL OVER CODE ENFORCEMENT

Being a new city, Mableton can focus its code enforcement efforts on its specific needs. From an environmental perspective, that includes addressing littering, dumping, and other waste disposal measures—but also new approaches to natural resource conservation, management, and stewardship.

02 HIGH CITIZEN PARTICIPATION

Mableton's residents are engaged and eager to make their community better, greener, and more beautiful. Leveraging this energy through new community groups, nonprofits, and even city agencies if appropriate, could help ease the burden on Mableton staff while still addressing the city's major environmental and sustainability issues.

03 WETLANDS AND OTHER NATURAL RESOURCES ALONG NICKAJACK CREEK

Although they pose environmental challenges, the wetlands and flood zones along Nickajack Creek have enormous potential as an outdoor recreation destination. Between the natural resources and historic legacy of the area, the city should consider celebrating it and telling its story more actively.

04 REGIONAL PLANNING INITIATIVES THAT EMPHASIZE SUSTAINABILITY AND NATURAL RESOURCES

Mableton's active involvement with the Chattahoochee RiverLands helped lead to the construction and opening of Discovery Park, which has proven to be a big success. Exploring other regional partnerships with the Atlanta Regional Commission, the Metro North Georgia Water District, and other agencies could lead to additional successes.

05 CONCENTRATION OF DEVELOPMENT IN KEY AREAS

Crafting a land use strategy that clusters development in specific areas has a triple bottom line. Economically, it allows for a greater return on investment. It benefits the community by creating more connected destinations, improving social well-being. Lastly, it reduces the negative impact on natural resources by leaving forests, waterways, and other environmental assets undisturbed and uncompromised. Mableton's land use priorities, of creating a new downtown and investing in mixed-use development, have environmental benefits too.

Goals, Policies, and Key Actions

Mableton's natural resources are valuable assets for the city and its residents, improving health, community aesthetics, and quality of life. The protection of these natural resources—especially the city's tree canopy, waterways, and scenic viewsheds—is a cornerstone of the community's vision for how Mableton should grow over the next 20 years.

The following goals, policies, and key actions describe the main priorities the City should focus on as it grows. These goals tie into recommendations for each other element, most notably the Future Development Strategy (pages ##-##) which concentrates new development into several districts and villages of greater intensity, relieving development pressure from areas where natural resources are more plentiful and less disturbed.

1 *Clean Up Mableton!*

Mableton residents have reiterated the need for greater control over littering, dumping, and beautification efforts. Many community members already organizing community clean-ups regularly, especially to remove trash along major roads and scenic waterways. The City's strategy should be two-fold: increase enforcement and offer alternative opportunities for proper waste disposal. While capitalizing on the strong volunteer spirit from the community to ramp up clean-up efforts, the City can work to attract recycling and solid waste disposal partners to build a culture of cleanliness.

Action	Needs and Opportunities Met
POLICY 1.A: Focus enforcement/clean-up in places that are highly visible or environmentally sensitive.	
Identify and map target clean-up areas.	N1, O1
Establish partnerships with local organizations for clean-ups.	N1, N2, O2
POLICY 1.B: Evaluate options for expanding recycling opportunities.	
Identify residential recycling pick-up opportunities for residents.	N2, O2
Explore how to bring a facility such as the Center for Hard to Recycle Materials (CHaRM) to Mableton to provide a viable alternative to illicit dumping. *(See Case Study on page ## for more information.)*	N2, N5

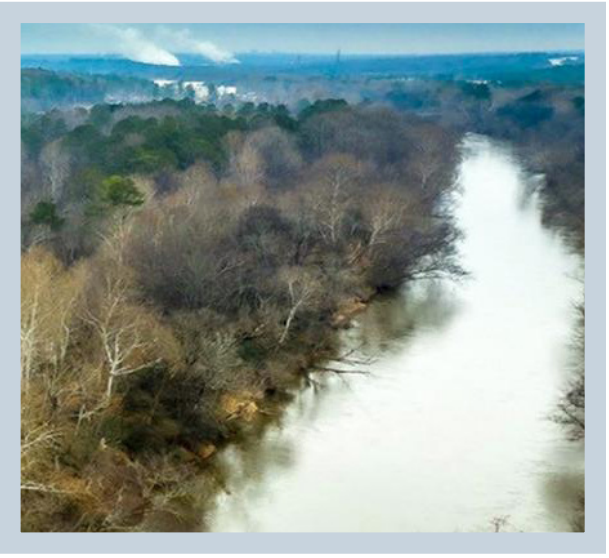
Case Study: Live Thrive's The Center for Hard to Recycle Materials (CHaRM)

CHaRM has been providing solid waste disposal and recycling services to residents of Atlanta for over 10 years. The Center originally started as a program of Atlanta-based nonprofit organization, Live Thrive, which began organizing volunteer-led community cleanups and hazardous waste collections in 2010. Due to the popularity of the event, Live Thrive determined that a permanent facility that could accept hard-to-recycle materials was essential for keeping the community clean. Today, CHaRM has two drop-off locations, one in Atlanta and one in DeKalb County, and accepts a wide range of products—everything from common household items like paper and plastic to tires, mattresses, electronics, and chemicals. CHaRM works with an extensive network of partners and vendors to make sure items are recycled or re-purposed, or that their components are re-used in some way. In addition to its dedicated facilities, CHaRM also organizes home pick-ups for residents who cannot travel to their locations.

CHaRM's origins resemble Mableton's volunteer-led clean-up events, and a centralized drop-off location would fit nicely within a character area that supports craft industrial uses (such as the Workplace District, Medical Center, or River Line District). Whether through CHaRM or another organization, establishing a dedicated facility for waste disposal would provide the Mableton community with a consistent option to reduce illegal dumping and begin to build a culture of solid waste stewardship.

2 *Expand Access to Nature*

Mableton is home to several parks facilities managed by Cobb County, along with a few properties targeted for new parks. However, there are several areas of the city—most notably around Nickjack Creek and near the Concord Bridge Historic District—that are rich in natural resources and history that could benefit from plans for preservation and public access strategies. The area near Discovery Park is also regionally significant, given its connectivity to the future Chattahoochee RiverLands trail and greenspace network. Mableton can work with Cobb County to further its greenspace goals, and should also consider strategies the City can lead to expand access to nature.



Credit: Cobb County

Action	Needs and Opportunities Met
POLICY 2.A: Invest in a comprehensive system of parks and open spaces.	
Create an inventory of current parks and recreation facilities in Mableton (including private recreation facilities).	N3
Create an inventory of undeveloped or natural land.	N3, O3
Develop a parks and open space master plan for Mableton.	N3, O3
Modify the development code to require that new development provide usable park space and incentivize providing public access.	N3, O3, O5
POLICY 2.B: Conserve and improve access to natural features.	
Create an inventory of priority natural features and develop plans for their preservation.	N3, O3
Work with Cobb County and Trust for Public Land to implement the Chattahoochee RiverLands project and expand access to the river.	O4
Work with Cobb County to develop accessible public space along Nickajack Creek.	O3, O4

3 *Improve Stormwater Management*

Although Mableton does not experience extreme flooding throughout most of the City, other aspects of stormwater management could be improved to produce multiple benefits: community beautification, community greenspace, and improved water quality. Wetlands along important waterways, such as Nickajack Creek, are critical resources for flood mitigation. Green infrastructure can also be engineered, especially along major roads like Veterans Memorial Highway.

Action	Needs and Opportunities Met
POLICY 3.A: Protect wetlands and floodplains.	
Develop a plan for addressing flooding where Veterans Memorial Highway and Nickajack Creek intersect.	N3, O3
Work with Cobb County Stormwater Management to update basin plan (last completed in 1996).	O4
POLICY 3.B: Expand green infrastructure.	
Evaluate opportunities for mixing green infrastructure that performs stormwater management functoins but also provides aesthetic improvements and provides opportunities for recreation.	N4

Case Study: Stormwater Parks

In recent years, it has become more common to incorporate stormwater management into the design of parks and recreation facilities. In Atlanta, Rodney Cook Park (pictured) provides shared detention in a low-lying area of the Vine City neighborhood, while Old Fourth Ward Historic Park does the same for that neighborhood. Treating stormwater detention as a common amenity not only beautifies a typical detention pond, bringing people closer to water and creating a valuable asset for the city.

4 Protect and Expand Tree Canopy

Mableton's extensive tree canopy is lush, especially in suburban neighborhoods where the trees have matured. Along its major corridors, however, there is a clear need for shade trees, both for comfort and for beautification. The City should focus on new plantings along major roads, while working with property owners to ensure trees on private property remain healthy.

Action	Needs and Opportunities Met
POLICY 4.A: Invest in street trees.	
Identify priority corridors for street trees and improved landscaping.	N4
POLICY 4.B: Improve requirements for trees and landscaping in new development.	
Evaluate the current tree ordinance and landscaping requirements and identify areas for improvement.	O1
POLICY 4.C: Incentivize best practices for trees on private property.	
Advertise Mableton's participation in Trees Atlanta's Front Yard Tree Program.	O2, O4
Provide resources and education on removing invasive species that are harmful to the tree canopy.	N4, O2

5 Protect Scenic Viewsheds

Mableton's rolling topography is a truly unique resources that can be harnessed for environmental, recreation, economic, and quality of life benefits for the city. Mapping and officially designating these viewsheds is the first step toward ensuring their long-term protection.

Action	Needs and Opportunities Met
POLICY 5.A: Protect exceptional viewsheds.	
Map key viewsheds, such as those along Veterans Memorial Highway and Factory Shoals Road.	N4
Evaluate the possibility of adding a viewshed overlay.	O1

CHAPTER 7

Cultural Resources Element

Introduction

Through its newfound cityhood, Mableton has an opportunity to enhance and affirm its strong community identity. Building a strong cultural presence is key to fostering a vibrant, connected community and distinguishing Mableton from its neighbors. By evaluating and expanding its cultural resources, Mableton can build a sense of pride and unity among residents.

Mableton is home to a small number of cultural facilities and opportunities for entertainment, such as South Cobb Regional Library, Riverside EpiCenter, and Six Flags Over Georgia. However, when it comes to what makes Mableton Mableton, residents have noted a lack of cohesion in the city's identity. This lack of cohesion is felt geographically—given the large distance between some of these cultural hubs—as well as culturally, with residents feeling disconnected from parts of Mableton that are farther from their home. Still, some facilities, such as the Mable House Complex, serve as strong cultural anchors for the community.

There is a clear need for community spaces with active programming. Residents have expressed the desire for a well-defined city center, along with expanded arts and culture programming for everyone, especially youth and seniors. Additionally, the lack of publicly accessible art is apparent in the community and visually represents Mableton's potential for arts and cultural growth.

Credit: Teotl Foundation / AJC

Existing Conditions

Cultural Facilities

Mableton's existing cultural facilities are few and far between ***(Figure 7-2, pg. 88)***, but beloved by community members for their arts offerings and performance spaces. The Mable House Complex is home to the Barnes Amphitheater, an outdoor venue that seats approximately 2,500 people. Performances at the Barnes Amphitheater are scheduled year-round. Other performance spaces include the Performing Arts Center at South Cobb High School and the Cobb County Performing Arts Center at Pebblebrook High School, which both primarily support school productions. The Riverside EpiCenter, a privately owned facility, includes the Bronner Soundstage Theatre and other event rooms.

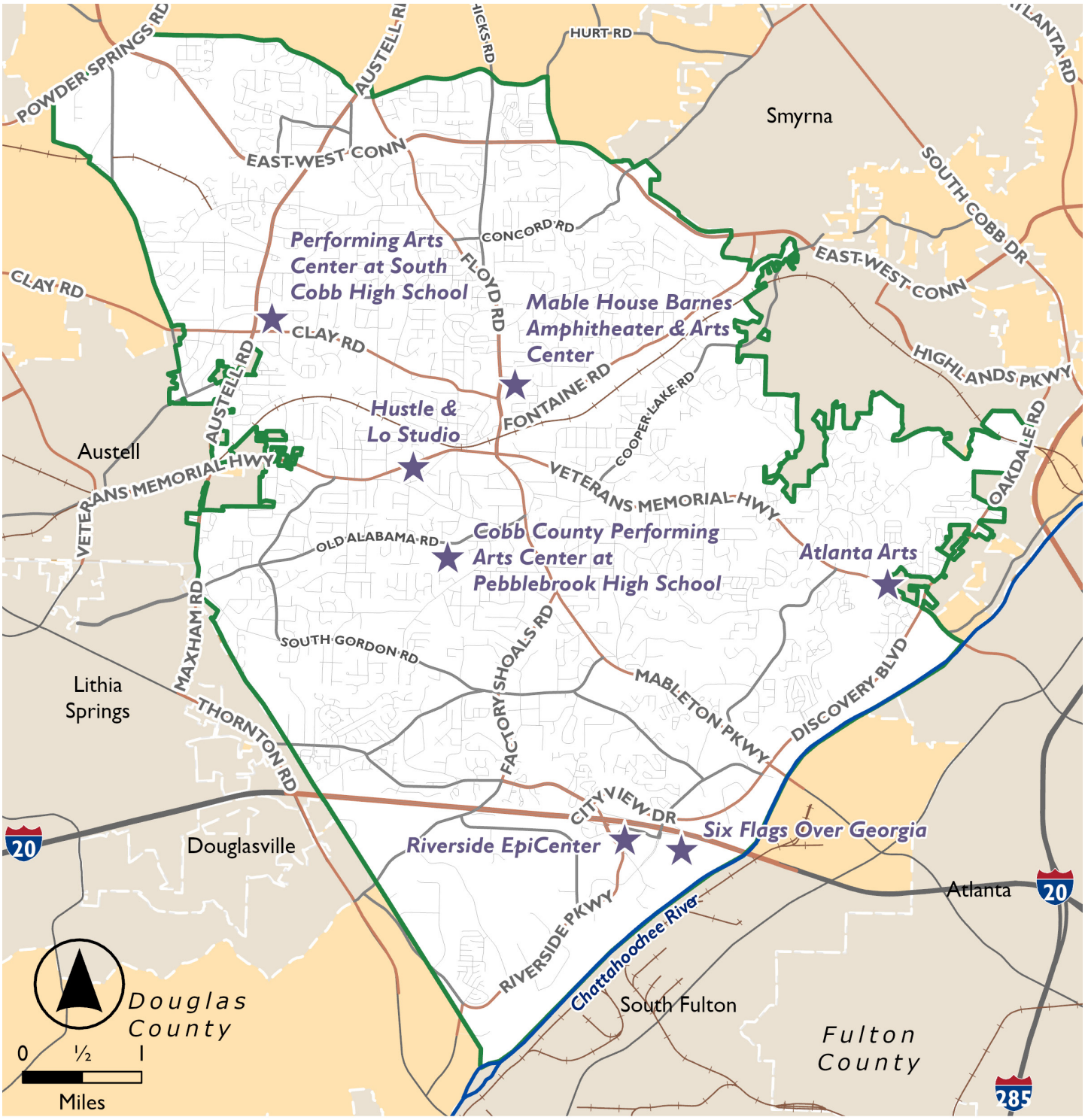
Access to visual arts facilities in Mableton is limited. The Mable Art Center at the Mable House Complex is the primary public space for visual arts, featuring an art gallery with rotating exhibits showcasing local and national artists. Beyond this, there are two privately owned facilities that provide additional options for visual arts, but they are not easily accessible to the public. A challenge for Mableton is the lack of cultural facilities in the northern part of the city. This gap highlights the need for more accessible cultural spaces throughout Mableton so that all residents have opportunities to engage with the arts.

Mableton's most unique cultural destination is Six Flags Over Georgia, an amusement park in southeast Mableton that draws visitors from all over the Atlanta metro region and the state. Six Flags features rides, shops, and other entertainment, along with special events throughout the year.

Table 7-1: Arts Institutions in Mableton

Type	***Institution***	***Ownership***
Music, Theater, and Other Performance	Mable House Barnes Amphitheater	Public - Cobb County
	Performing Arts Center at South Cobb High School	Public - Cobb County
	Cobb County Center for Excellence in the Performing Arts at Pebblebrook High School	Public - Cobb County
	Teotl Foundation	Nonprofit
Visual Arts	Mable House Arts Center	Public - Cobb County
	Atlanta Arts	Private
	Hustle & Lo Studio	Private
Entertainment	Six Flags Over Georgia	Private
	Riverside EpiCenter	Private

Figure 7-2: Arts and Cultural Institutions



LEGEND

- Arts and Cultural Institutions
- Mableton City Limits
- Surrounding Cities
- Surrounding Counties
- Interstates
- Arterials
- Other Roads
- Railroads

Events and Programming

Mableton hosts a few public events throughout the year, offering opportunities for residents to come together and celebrate the community's culture and heritage. The Harvest Festival at the Mable House Complex invites attendees to step back in time and experience 19th-century farm life. The Tree Jubilee at the Mable House celebrates the holiday season with a Christmas tree lighting. The Taste of Mableton highlights local food, music, and handmade goods.

Some community institutions have regular cultural programming throughout the year, including South Cobb Regional Library, which provides free programs ranging from book readings and craft workshops; The Mable Art Center, which offers a variety of art classes for adults and youth, including camps and home-school art sessions; and private enterprises such as Atlanta Arts and Hustle & Lo Studios.

Table 7-3: Events and Celebrations

Name	Location	Description
Harvest Festival	Mable House Arts Center	Annual fall event where attendees experience 19th century farm life—includes butter churning, pottery, weaving, and other homestead activities
Tree Jubilee	Mable House Complex	Annual Christmas tree lighting event
Taste of Mableton	Mable House Complex	Spring food festival featuring live music and local handmade goods, organized by the Mableton Improvement Coalition

Table 7-4: Programming

Venue	Programs
South Cobb Regional Library	Free events/classes, ranging from book readings and crafts to theater and performance
Mable House Arts Center	Art classes and camps for youth
	Meeting space for non-profit arts organizations
	Visual art class sessions for home-schooled students
	Art exhibitions throughout the year featuring local and national artists

Arts Sponsors and Organizations

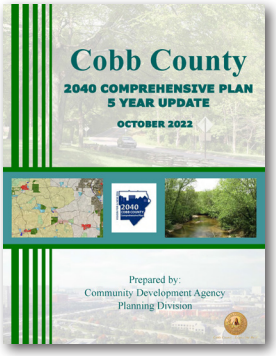
There are a few organizations that support arts, culture, and programming in Mableton. The Cobb County PARKS Department Cultural Affairs Division and Friends of the Mable House are integral to programming and event planning. The Mableton Improvement Coalition (MIC) plays a role in community development and organizes the Taste of Mableton. For high school students, the Cobb County Center for Excellence in the Performing Arts (CCCEPA) offers a tuition-free program in dance, drama, musical theatre, technical theatre, and vocal music. Despite these efforts, there is an opportunity to expand programming and strengthen partnerships with organizations to meet the growing needs of Mableton.

These community events, programming, and cultural organizations are beloved by Mableton residents—and they have an appetite for even more. Residents have noted gaps in programming for youth, especially related to arts, recreation, and skills training for future employment opportunities.

Credit: Event Tickets Center

Previous Plans

Cobb County 2040 Comprehensive Plan 5-Year Update (2022)



This plan embeds its cultural resource recommendations into its overall goals for Parks and Recreation, highlighting the potential for those facilities to host arts and cultural activities. The Mable House Complex, which is a Cobb County Parks and Recreation site, serves as one example of how parks, recreation, arts, and cultural programming can fit together. Key policy recommendations include:

- Strategically targeting areas where facilities and services are lacking or do not exist;
- Maximizing the use of public land and facilities for recreation and cultural activities;
- Developing diverse arts programming to meet the various needs of the community;
- Coordinating with community groups, local schools, and other appropriate organizations to promote the arts;
- Providing venues, and when feasible, financial support for performing and visual arts and music events; and
- Supporting existing community gardens through public/private partnerships.

Cobb County Cultural Resources Summary

This document serves as a comprehensive list of non-profit organizations in Cobb County that support arts and cultural activities. Unfortunately, the majority of organizations listed which are located in Mableton are inactive.

Cobb County Parks and Recreation Plan

Cobb County's master plan document for its parks and recreation facilities and programming offers insight into community opinion on arts and culture on County park sites. When asked about involvement in current programming, 52 percent never participate in classes and programming. About 42 percent of respondents said they occasionally partake in cultural events.

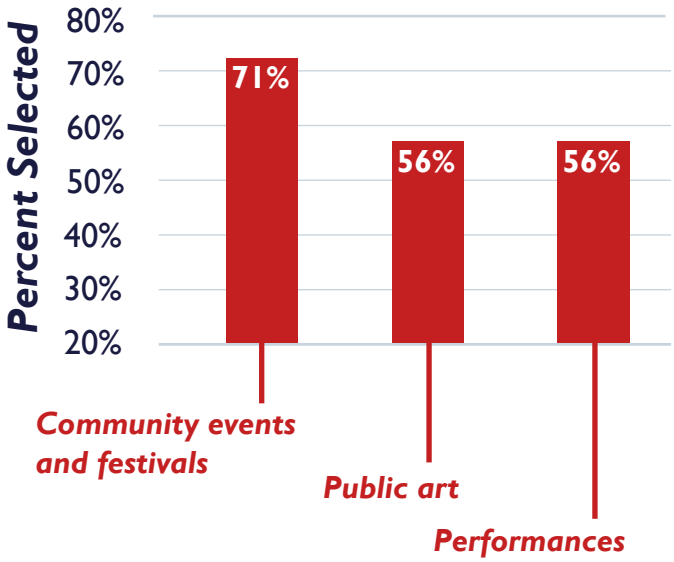
Needs and Opportunities

Needs

N1 MORE ARTS, CULTURE, AND ENTERTAINMENT OFFERINGS

Feedback from residents about Mableton's cultural resources has coalesced around a single word: ***more***. Residents desire more performances, more public art, and especially more community events and festivals (***Figure 7-5***). Festivals like Taste of Mableton have been incredibly successful, showing that there is an appetite for additional opportunities to showcase Mableton's homegrown talents.

Figure 7-5: Top Preferences for Arts and Culture Offerings, Mableton 2045 Survey



N2 MORE SUPPORT FOR PRIVATE STUDIOS, THEATERS, AND PERFORMING ARTS COLLABORATIVES

Although Mableton is home to a few private businesses focused on arts, culture, and entertainment, expanding the City's support for artists and creators could help increase the amount of cultural offerings organically throughout the city. This support could come via grant-making and funding support, education on the permitting process for building or renovating studio space, or other methods.

N3 GREATER VISIBILITY OF THE ARTS ACROSS THE CITY

Marketing and publicity, both in person and online, is the best way to make sure residents are aware of and connected with arts and cultural offerings. Mableton would benefit from greater arts visibility in its built environment—from public art to flyers and advertisements—but also digitally, where a consolidated list of arts institutions and their programming would go a long way toward spreading the word about festivals and performances.

N4 ADDITIONAL SPECIAL EVENTS AND PROGRAMMING

Mableton's festivals are clearly popular and beloved. Tapping into residents' desire for more special events and programming can provide not just an economic boost to Mableton, but a quality of life boost as well.

Opportunities

O1 STRONG EXISTING INSTITUTIONS

Mableton's greatest opportunity for expanding the presence of its cultural resources lies in its existing institutions, such as the Mable House Arts Center and Riverside EpiCenter. These institutions have tremendous potential for expanding arts and cultural programming, as well as amplifying the offerings of other private studios and nonprofits. The City could contemplate how best to support a coalition of these groups to strengthen arts offerings city-wide.

O2 LEGACY OF PERFORMING ARTS INTEGRATION WITH PUBLIC INSTITUTIONS

In a similar vein, the performing arts centers housed at South Cobb High School and Pebblebrook High School could also serve as a critical resource for providing more arts and culture opportunities. While these performing arts facilities typically host school productions, they could be opened for other groups during the summer. Similarly, pursuing partnerships with Cobb County Schools or these schools individually could provide high school students with greater access to other arts and culture offerings and institutions in greater Mableton.

O3 PLACEMAKING IN PUBLIC RIGHTS-OF-WAY AND THROUGH PRIVATE REDEVELOPMENT

Residents have stated that Mableton's main thoroughfares could use some aesthetic improvements, especially improvements that showcase what makes Mableton special. Adding public art within rights-of-way, as well as in highly visible locations through redevelopment, would go a long way toward making Mableton's physical buildings and infrastructure reflect the vibrancy of the city and its residents.

O4 SPIRIT OF VOLUNTEERISM AMONG CITIZENS

Mableton's residents are ready for more art, more performances, and more things to do. The City has an excellent opportunity to harness this energy by encouraging and supporting citizens' groups that could organize and host more cultural events. Taste of Mableton and the Harvest Festival serve as proof that citizens will fill those gaps, but it is always easier to start something new with a little institutional support. Mableton should invest in empowering its citizens to express their creativity and invite others to enjoy it.

Goals, Policies, and Key Actions

While Mableton's cultural resources are beloved by many, there is a strong appetite for more of them. From events to performing arts institutions and public art, residents believe that there is untapped potential for boosting arts and culture activities and visibility city-wide. Not only would strengthening cultural resources provide more opportunities for leisure and a higher quality of life, it can also cement and reinforce a distinct identity for the City.

The following goals and policies ffocus on supporting the momentum the Mableton community has started to build. City-led actions can remove barriers for residents, from procedural steps to opening a private studio to boosting awareness of Mableton as a sought-after arts and culture destination. The City can also facilitate new placemaking and public art opportunities along major roads and through development regulations, so when properites redevelop they help establish Mableton's sense of place.

Credit: Cobb County Center for Excellence in the Performing Arts

1 *Support the Growing Arts Community of Mableton*

Mableton is home to a range of public, private, and nonprofit arts establishments, but these are concentrated near the Mable House Amphitheater and in south Mableton near Six Flags. Despite their limited number, these institutions' popularity suggests that the community is growing. The City should support this growth through policies that make it easier to open studios, put on performances, and hold events, while promoting artists' endeavors.

Action	Needs and Opportunities Met
POLICY 1.A: Proactively build and strengthen partnerships with arts and cultural organizations.	
Inventory existing arts and culture organizations in Mableton and host a focus group to understand their needs.	N2, O4
Identify arts and culture organizations in Cobb County and other nearby jurisdictions that may be interested in expanding their services to Mableton and create promotional materials to advertise local opportunities.	N1, N3, N4, O2
Investigate opportunities to expand the partnership with CCCEPA and other programming focused on bringing arts opportunities to youth.	O1, O2
POLICY 1.B: Support the devlepoment of arts- and culture-based spaces.	
Plan for a central public space in downtown Mableton that can accommodate a broad variety of events and entertainment.	N1, N4
Analyze the zoning code to identify potential barriers for arts and culture venues.	N2
Create an inventory of existing and potential venues that can host arts and culture events.	N2, N4
Evaluate opportunities to expand access to arts and culture in the north side of Mableton.	N2, N4
POLICY 1.C: Elevate and celebrate local artists.	
Identify local artists/arts leaders and encourage/invite them to participate in City commissions and Steering Committees.	N1, N2, O4
Continue to partner with and support the Mable House Arts Center.	O2

2 *Integrate Placemaking and Public Art into New Development*

Residents of Mableton take a lot of pride in their community, and they want that pride to be expressed visually throughout the city. Placemaking and public art is the most visible—and often the most immediate—way for a community to define its own cultural identity, whether that be through traditional public art like murals and sculptures or more "hidden" placemaking like banners or visual motifs on public infrastructure. Mableton can support this through a more dedicated placemaking plan, standardizing a list of approved placemaking types, and working with private developers and citizen groups (like the Mableton Improvement Coalition) to add art throughout the city.

Action	Needs and Opportunities Met
POLICY 2.A: Prioritize public art and placemaking at activity centers, such as the Entertainment District, New City Center, and Mixed-Use Villages (pages ##-##).	
Ensure new development abides by design guidelines and incentivize public art and placemaking as part of development projects.	N3, O3
POLICY 2.B: Invest in placemaking in public rights-of-way.	
Identify priority corridors for placemaking.	N3, O3
Develop a city-wide placemaking and public art plan.	N3, O3

Case Study: Gwinnett County Daily Community Placemaking

Following its recent 2045 Unified Plan, which imagines Gwinnett County as a collection of over 80 distinct geogrpahic communities, the County's Planning and Development Department decided to redouble its efforts to help plan for each community individually through placemaking and other improvements. They began engaging residents to determine their preferred color palette, landscaping types, and placemaking interventions to help reinforce how residents imagine their communtiy to look and feel.

3 *Explore Opportunities for More Events and Festivals Rooted in the City's Diversity*

While festivals like Taste of Mableton are incredibly popular, residents have noted the lack of events that capture and celebrate the unique cultural backgrounds of the city's residents. The City can support the development of a more comprehensive set of events and programming, both through official City events as well as by streamlining the process for other organizations to host their own.

Action	Needs and Opportunities Met
POLICY 3.A: Represent the city's diversity through programs and events.	
Identify major cultural groups in Mableton and potential community leaders for building stronger relationships.	O4
Through the placemaking public art plan, conduct a survey that explores what types of events are most appealing to city residents and business owners.	N1, N4, O4
Work with Cobb County to ensure recreation and other programming is inclusive and meets the community's cultural needs	O2
POLICY 3.B: Streamline the process for organizations to host events and festivals.	
Create an event-hosting guide that clearly outlines the process for hosting events in Mableton.	N3, O4

CHAPTER 8

Historic Preservation Element

Introduction

Historic preservation is the practice of protecting resources that are important to a community's heritage. Traditionally, historic preservation focuses on saving physical resources like buildings and other structures. In more recent years, the field has expanded to include celebrating and protecting non-physical aspects of history as well, such as cultural practices, events, and stories.

Although many people think "historic" as dating far back in time, the standard definition includes anything that is 50 years of age or older. This definition comes into play with multiple types of historic designations. The two most common historic designations are listing on the National Register of Historic Places (NRHP) and/or listing as part of a local district or protected site. It should be noted that listing in the NRHP does not provide any protection for a property, it is a recognition only; only local designations and districts can offer regulatory protection for historic resources.

Existing Conditions

A Brief History of Mableton

The area currently in the City of Mableton has been occupied by people for many hundreds of years. Along Nickajack Creek near the Chattahoochee River, there are at least two known Native American sites: one dating from the Archaic period (circa 3000 BC) and another during the late Mississippi period (1500-1600 AD). The area was part of the Cherokee and Muscogee nations until it was forcibly taken by the State of Georgia in the 1830s.

In the 1840s, a Scottish immigrant named Robert Mable purchased 300 acres of land in the area. He became a prominent member of the then-rural community, and his home—the Mable House—remains today as a historical site and cultural center. By the middle of the 19th century farms dotted the landscape, as well as a series of mills powered by the waters of Nickajack Creek.

Mableton played a role in the Civil War; the Union Army used it as a supply and medical station during the Battle of Atlanta. The Confederates were also in the area, and built a remarkable 6-mile-long set of fortifications and trenches along the Chattahoochee River in an effort to halt General Sherman's attack on Atlanta.

Another important point in history was the arrival of the Georgia Pacific Railway in 1881. The railroad spurred the growth of the small town known as Mableton, which served as a trading post for cotton for a number of decades.

Pre-1830s
The area known as Mableton was part of the Cherokee and Muscogee (Creek) Nations. Two villages, known as Sweet Water Town and Nickajack, were the center of social life.

1840s
Scottish immigrant Robert Mable purchased 300 acres of land in the area.

1848-1850
An initial bridge, which would become the Concord Covered Bridge, was constructed across Nickajack Creek.

1864
During the Battle of Atlanta of the Civil War, several fortifications were built by both Union and Confederate troops along what was known as Johnston's River Line.

1881
The Georgia Pacific Railway opened a station in Mableton, connecting downtown Mableton to Atlanta.

1912-1916
Mableton incorporated in 1912, but dis-incorporated in 1916 after major flooding caused financial hardship for the city.

1950s-1960s
Mableton grew significantly as new industries came to Cobb County.

1967
Six Flags Over Georgia opened.

2022
The City of Mableton was approved by referendum during the general election of November 2022.

A Brief History of Mableton (continued)

In 1912, Mableton became a city but disbanded just four years later because of financial issues caused by massive flooding.

The area today known as Mableton remained largely rural until the 1950s. Like much of south and western Cobb, the area grew remarkably in the 1950s and 1960s in response to employment opportunities like those at the nearby Bell Bomber Plant in Marietta. Much of Mableton developed as single-family neighborhoods, as people were attracted to the small-town lifestyle with proximity to Atlanta and the airport. Six Flags Over Georgia was built in 1967, and industrial growth of I-20 began in earnest in the 1990s.

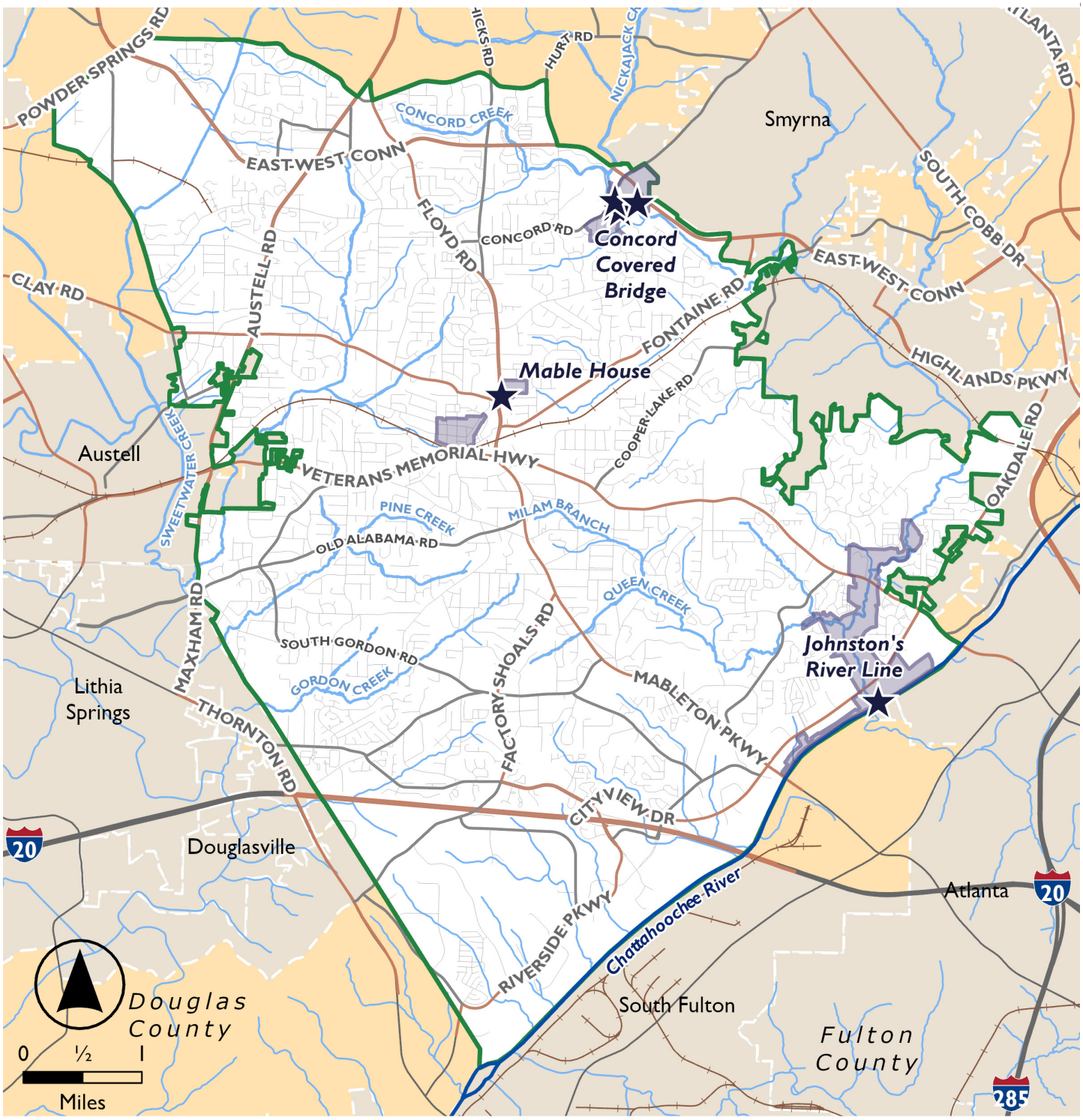
In 2022, residents voted in a referendum to reincorporate as the City of Mableton, the only one of four cityhood movements in Cobb County to succeed.

Historic Areas

Mableton has three areas with a concentration of notable historic resources, shown in ***Figure 8-1, pg. 97***:

- Concord Covered Bridge Historic District
- Johnston's River Line
- Downtown Mableton and Mable House

Figure 9-1: Historic Areas



LEGEND

- Historic Resources
- Historic Areas
- Mableton City Limits
- Surrounding Cities
- Surrounding Counties
- Interstates
- Arterials
- Other Roads
- Railroads

Concord Covered Bridge District

The Concord Covered Bridge Historic District is a rural mill complex along the banks of Nickajack Creek. Primary buildings include a grist mill (Ruff's Mill), the miller's house, and the Concord Covered Bridge, all built just prior to the Civil War. These three structures are joined by the historic Concord Woolen Mill ruins, and three historic homes: the John Gann House, the John W Rice House, and the Martin L Ruff House ***(Figure 8-2, pg. 99)***.

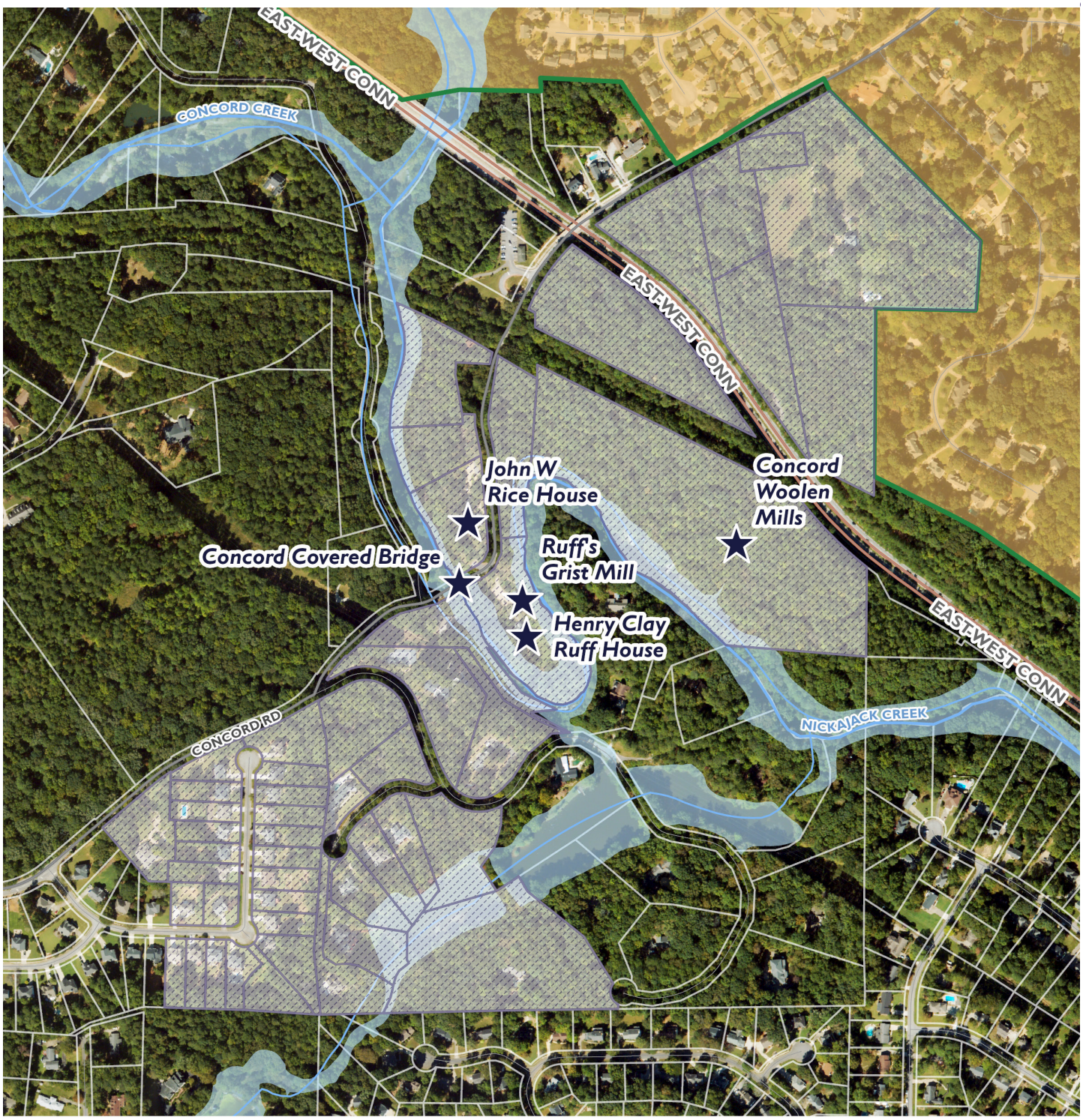
In 1986, Cobb County designated the area as a historic district. It was the first one in the county and was overseen by the Cobb County Historical Commission. There are currently three main challenges associated with the district:

- The covered bridge is one of only a small number of covered bridges in Georgia that still operates as part of the roadway network. Although many cherish its unique character, the bridge's limited space causes a mobility pinch point. It is also common for large vehicles to get stuck and block the passage for hours, despite the many warning signs.
- With the incorporation of the district parcels into the City of Mableton, it is unclear how the district will be regulated in the future since it is no longer part of unincorporated Cobb County.
- Ruff's Mill is privately owned and in need of a costly rehabilitation. There is a desire to preserve the building, but there is no funding.

Concord Covered Bridge
(Photo c/o ConcordCoveredBridge.org)

Ruff's Grist Mill
(Photo c/o ConcordCoveredBridge.org)

Figure 8-2: Concord Covered Bridge Historic District



Johnston's River Line

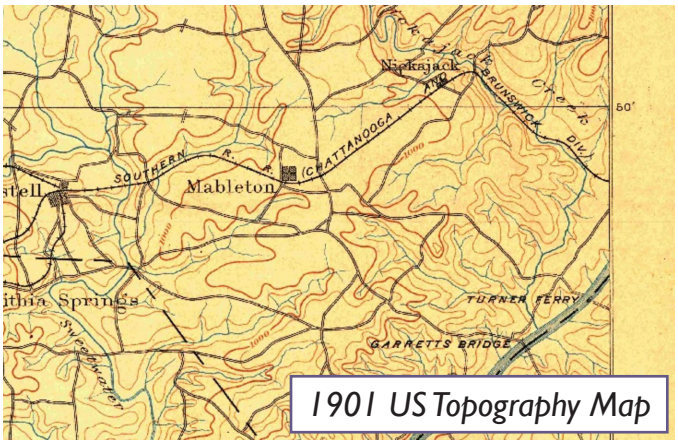
Johnston's River Line is a collection of civil war resources along the Chattahoochee River near the mouth of Nickajack Creek. Nominated to the NRHP in 1973, the area includes both Union and Confederate fortifications dating from the 1864 Battle of Atlanta.

Originally stretching almost six miles, the River Line was a connected series of trenches and field fortifications built the Confederate and forced African American labor. The most unique aspect of these is the "shoupades," which are diamond-shaped forts named after Confederate officer Francis Shoup. Today, only a fraction of the original shoupades and trench still exist. Union fortifications are generally further west of the river line near today's Providence neighborhood. The best place to experience these resources is Discovery Park, a relatively new park developed by Cobb County in 2021; 83 acres of the park are part of the NRHP. The River Line Historic Area, Inc, is a local organization that advocates for these resources, as well as those that extend past Mableton into Smyrna and Vinings.

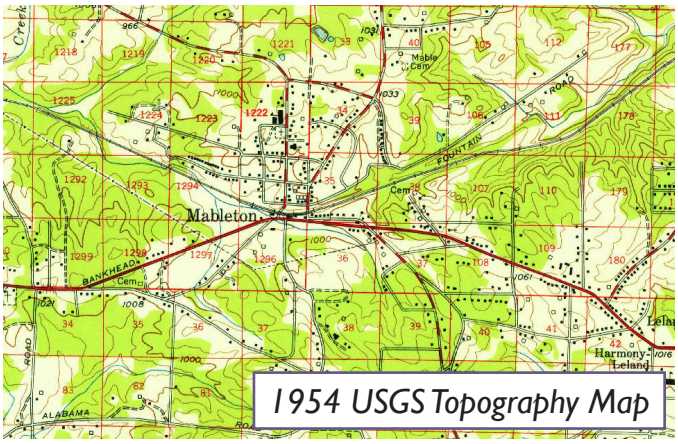
Because of its Civil War connections, the River Line is a high-profile, well-known historic resource in Mableton. However, there are aspects of the area's history that are not currently shared and celebrated widely, such as stories related to Union troops, the enslaved laborers, historic cemeteries, and the Native American communities that lived along Nickajack prior to the nineteenth century.

Downtown Mableton

The original core of Mableton grew up around the Southern Railroad line that came through the area in the early 1880s. It was centered along Church Street, with its original four blocks bounded by Peak Street, Center Street, and Mitchell Street.



1901 US Topography Map



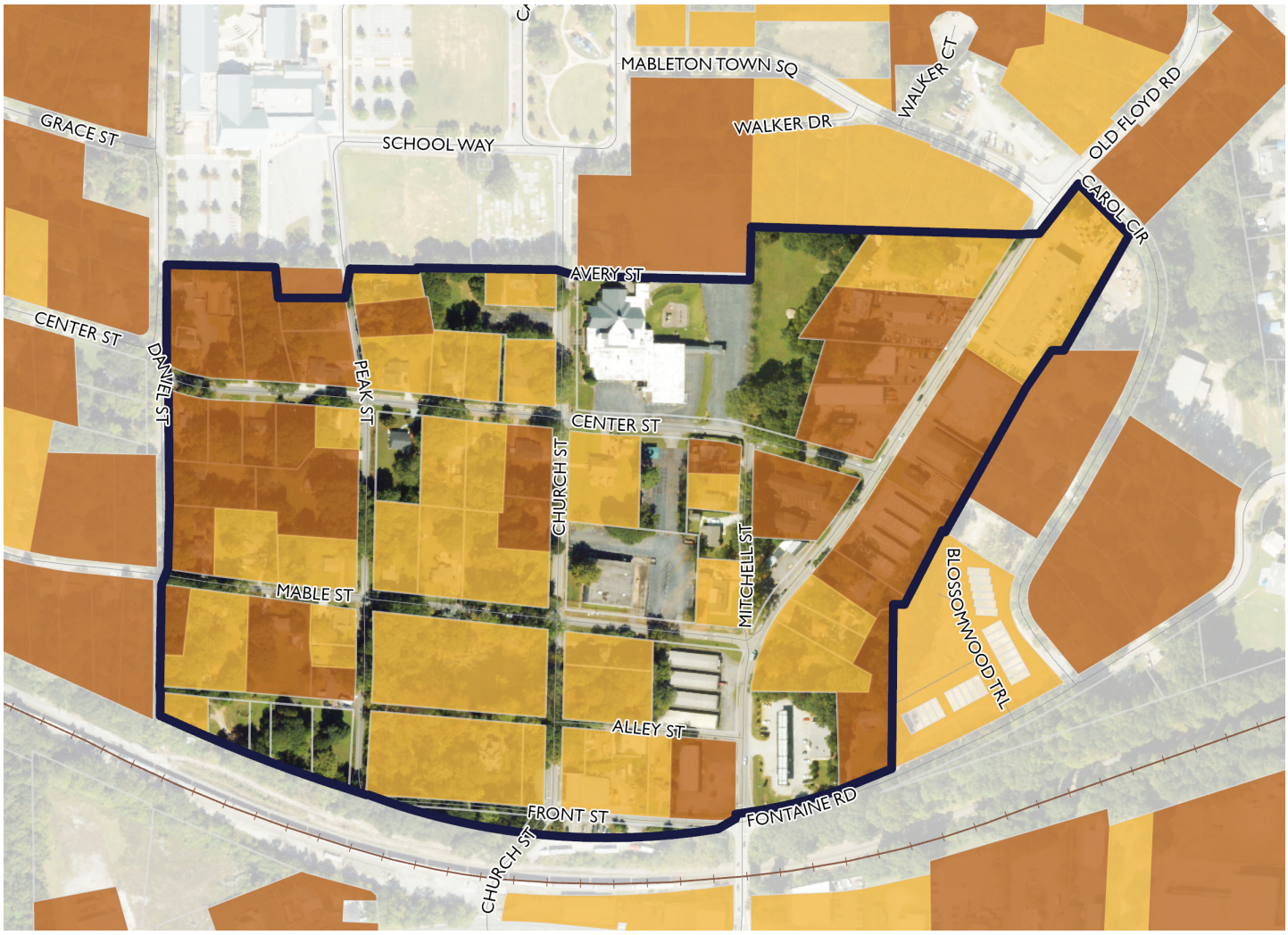
1954 USGS Topography Map

Downtown grew modestly over the first half of the 20th century, expanding to the north and west by a few blocks. However, most of this area was residential, and Mableton did not develop a strong center of commercial buildings. Instead, a modest cluster of commercial buildings lined Front Street and areas adjacent to the railroad tracks, where Barnes Hardware today sits.

Today, there are about 35 parcels in the old downtown area with buildings dating from 1950 or earlier ***(Figure 8-3)***. These are predominantly small bungalow homes, but notable structures include 966 Front Street (large house built in 1912) and several homes along Mable Street.

With strong desire in the city to develop a true downtown, these modest historic structures will be very vulnerable to demolition if not documented and protected.

Figure 8-3: Parcels by Year Built in Mableton's Historic Town Center



LEGEND

- Built 1841-1949
- Built 1950-1989
- Historic Town Center
- Railroads

Other Areas

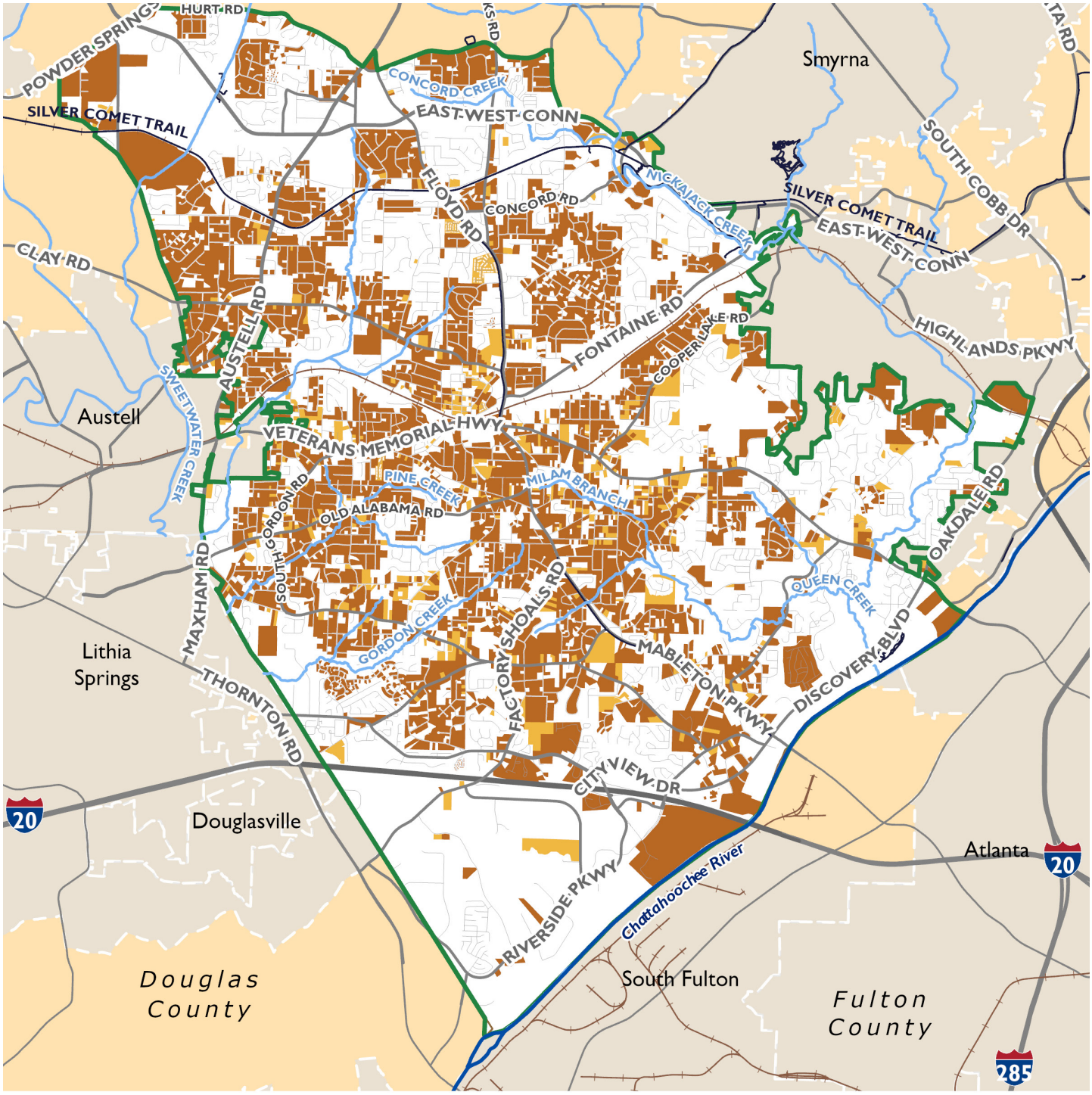
These three areas—the Concord Covered Bridge Historic District, Johnston's River Line, and Downtown Mableton—are important but only represent resources that are formally recognized. According to parcel data, there are 547 parcels in Mableton with main structures built in 1949 or earlier. Perhaps more notably, there are over 8,800 parcels with structures built between 1951 and 1980 ***(Figure 8-4, pg. 103)***. Though these might not seem "historic" yet, they are over 50 years old and represent the bulk of Mableton's residential character. In the near future, they may attain some significance as mid-century neighborhoods. Because of this, there is a need to study these other areas to identify potential resources for recognition and potential preservation moving forward.

Previous Plans

There are no recent plans that focus specifically on Mableton's historic resources. However, the RiverLands Master Plan(2020), includes the River Line, and builds on the older River Line Historic Area Master Plan (2009), The South Cobb Town Center Plan (2010) contains an extensive development vision in and around historic resources downtown. There are no plans from the past 15 years that address the Concord Covered Bridge Historic District.

Chattahoochee RiverLands (2020)

The Trust for Public Land, in partnership with Cobb County and the Atlanta Regional Commission, invested in an ambitious master plan for the Chattahoochee River called the RiverLands. This massive project spans from Lake Lanier to the north to Chattahoochee Bend to the south. It proposes a continuous, 100-mile greenway corridor that connects the river's natural, historic, and cultural resources together. The very first phase of the project was a 0.6-mile trail built along the Chattahoochee's shoreline in Mableton, directly behind Discovery Park, elevating the River Line resources to a wider audience.

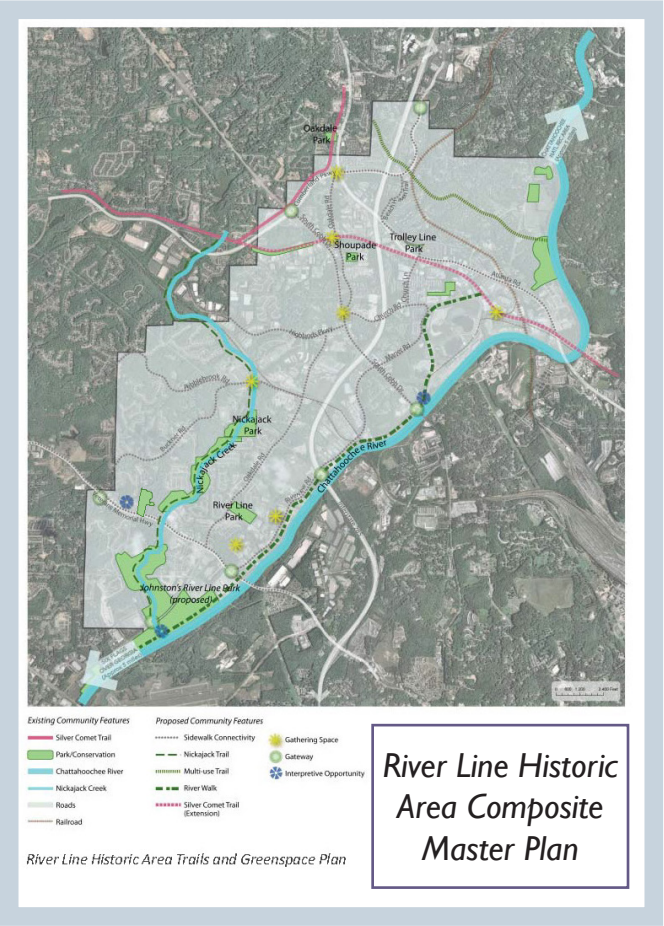


LEGEND

- Built 1841-1949
- Built 1950-1989
- Mableton City Limits
- Surrounding Cities
- Surrounding Counties
- Interstates
- Arterials
- Other Roads
- Railroads

River Line Historic Area Master Plan (2009)

In 2009, the Mableton Improvement Coalition hired a firm to develop the River Line Historic Area Master Plan. Covered an area much larger than Mableton's portion, which is primarily focused along Johnston's River Line. The plan envisioned a cohesive river corridor where the historic and natural resources were preserved; specifically in Mableton, the plan proposed a significant green space at today's Discovery Park and stretching up Nickajack Creek.



River Line Historic Area Composite Master Plan

South Cobb Town Center – Mableton Lifelong Communities Study (2010)

Developed in 2010 by design firm Duany Plater-Zyberk & Company (DPZ), the South Cobb Town Center created an ambitious vision for redevelopment in downtown Mableton. The plan envisioned extensive development of neighborhood-scaled, mixed-use buildings around an interconnected network of roadways and green spaces. Implementation of the plan has progress on the public side, with the adoption of a form-based code and several infrastructure investments. Though the plan was not a historic preservation plan, its vision complemented the historic scale and community character of downtown Mableton's existing older structures.

Needs and Opportunities

Needs

N1 PROTECTION OF REMAINING HISTORIC RESOURCES

Some officially recognized resources are vulnerable, either because their physical condition is deteriorating and/or because of potential redevelopment pressure. These include:

- Ruff's Mill – privately owned and currently in a state of disrepair.
- The Covered Bridge – Although its condition is generally good, the bridge is frequently damaged by oversized vehicles attempting to pass through it. While many treasure its unique character, it does pose real challenges to mobility in the area and is a consistent source of congestion and stuck trucks.
- Union fortifications – Confederate fortifications associated with the River Line are protected in Discovery Park, but Union structures to the west remain unprotected.
- Downtown bungalows – Downtown's small footprint bungalows may come under pressure for redevelopment if the City's vision for a vibrant downtown comes to fruition.

Resources beyond Concord Covered Bridge District, the River Line, and Downtown are not well documented. Without further study, it is difficult to know if there are other important structures and sites in Mableton that should be protected.

N2 REGULATORY STRUCTURE TO MANAGE HISTORIC DISTRICT FORMERLY MANAGED BY COBB COUNTY

Prior to Mableton's incorporation, Cobb County's Historical Commission oversaw development in the Concord Covered Bridge Historic District. With the City of Mableton now having jurisdiction, it is important to establish an appropriate regulatory body to manage these important resources. The District's listing on the NRHP does not provide any protection.

N3 MORE WAYS TO TELL THE STORY OF MABLETON

Opportunities to learn about the history of Mableton are limited. Currently there are only a few places that actively tell the story of Mableton: the Mable House, Heritage Park, and Discovery Park being the most prominent. In a city as large as Mableton, this small handful of locations is limiting in terms of accessibility.

Additionally, there are many parts of the community's story that are not well told. For example, there are many more stories related the enslaved people who lived in the community, the Union army activity during the Civil War, and Native American communities.

Opportunities

O1 INTEGRATION OF HISTORIC STRUCTURES INTO FUTURE PLANS FOR DOWNTOWN

One of the major areas of consensus in the planning process is a desire for a "true" downtown, which is also where a sizable number of Mableton's remaining historic structures exist. As plans develop for this downtown, there is an opportunity to:

- Identify existing historic structures and show them remaining in place
- Promote development policies that reflect existing historic scale and character

O2 CELEBRATION OF THE NICKAJACK CREEK CORRIDOR

The Nickajack Creek corridor is rich in heritage resources, but these are not yet connected into a cohesive story—nor are they all accessible. There's an opportunity to study this resource more closely, and ultimately integrate the following elements together:

- Native American communities that settled near the creek over several periods
- The role of the creek in supporting various mill structures and the rural economy
- Union fortifications from the Civil War that relate to Johnston's River Line
- Other communities and stories uncovered through additional study

O3 PRESERVATION OF CONCORD COVERED BRIDGE STRUCTURES

Ruff's Mill—one of the foundational resources of the Historic District—is in need of investment. Short term, there is an opportunity to stabilize the structure to protect against further deterioration; longer term, a plan is needed for its preservation and potentially access for the community.

The Covered Bridge is under constant threat of damage and is a sore point in the mobility network. The ongoing damage to the bridge from oversized vehicles and the congestion it causes is not sustainable long term. However, it is essential that the covered bridge remains an active part of the community. Mableton should commit to a plan that better protects the bridge, while still maintaining its appropriate context.

O4 SHARING THE HISTORY OF MABLETON THROUGH ART, EVENTS, AND PARKS

There is an opportunity to expand how historic preservation is explored in Mableton. Although historic markers and exhibits have value, there are many other ways to celebrate the community's heritage through public art, more festivals and events, and interactive features in public spaces and parks.

Goals, Policies, and Key Actions

Like many Georgia municipalities, Mableton is home to several prominent historic resources and community landmarks, as well as a multitude of untold or under-told histories that deserve to be shared widely and prominently. The goals, policies, and actions in this section provide the City with strategies for the protection of existing resources and the creation of new resources that paint a more complete picture of Mableton's diverse history and communities.

1 *Tell the Story of Mableton's History and Communities through Art, Events, and Parks*

History can be incorporated into many different media: public art, public spaces, events, and even online resources managed by the city. Other goals related to public art, placemaking, and greenspace protection are fantastic opportunities to highlight components of Mableton's under-explored history.

Action	Needs and Opportunities Met
POLICY 1.A: Create and share a thorough, inclusive understanding of Mableton's history.	
Conduct a historic sites and structures inventory.	N1, O1, O3
To augment the inventory, invest in a public historian to study the area's history and conduct oral history interviews.	N3, O4
Establish an online platform for sharing Mableton's many stories from a broad variety of communities, especially those are typically overlooked such as the enslaved population, Native Americans, and other minority groups.	N3, O4
Integrate these themes into the recommended placemaking and public art plan.	N3, O4
Investigate the culture and stories associated with Nickajack Creek and include interpretation/ways to celebrate them in future green space planning.	N3, O2, O4
POLICY 1.B: Support and promote overlooked aspects of Mableton's history.	
Identify a group of artists to work with historians in creating a public art piece/exhibit that tells the stories of a variety of Mableton's under-recognized communities.	N3, O1, O4
Connect members of these underserved communities to potential partners and funding sources for creating new events and celebrations.	N3, O4

Case Study: Oral History Projects in Carrboro, NC and Thomasville, GA

Oral histories are a valuable and democratic method for collecting, interpreting, and sharing stories from diverse communities, especially those communities whose histories have not been recorded in text, images, or other traditional primary sources. Oral history collections are often focused on specific neighborhoods, demographic groups, or people connected to specific events. Two examples of oral history programs—one from Durham, North Carolina and another from Thomasville, Georgia—offer examples for how Mableton could establish and support a program that dives deep into the history of its diverse communities.

The Carrboro Oral History Project is a collaboration between the Town of Carrboro and the University of North Carolina at Chapel Hill, which hosts the Southern Oral History Program (SOHP). The project started in 2015 and collected interviews over the next several years. These interviews were focused on stories from Carrboro's oldest residents. Although new interviews have stopped, the SOHP has continued cross-referencing its archives for histories that are related to Carrboro or given by Carrboro residents. Mableton could explore a similar partnership structure through the South Cobb Regional Library or Georgia State University, which has strong programming related to historic preservation.

Similarly, the City of Thomasville, Georgia, began an oral history project in 2022 focused on capturing perspectives of African-American residents with connections to the Bottom neighborhood in Thomasville. This program is jointly managed by the Jack Hadley Black History Museum, Thomasville History Center, and the City. The program is grant-funded, which Mableton could pursue in partnership with an institution like the Mable House Arts Center.

Credit: City of Thomasville, Oral History Project

2 *Invest in the Protection of Remaining Historic Resources*

Protection of historic resources can look different based on the nature of the resource and how it is currently managed. Mableton's main three resources—the Concord Covered Bridge District, Johnston's River Line, and historic downtown Mableton—are very distinct and, as such, require nuanced approaches to ensure their longevity. These can range from considering a local historic district to ensuring development regulations allow existing historic structures, such as houses and storefronts, to be used and maintained. The City should consider how these resources can tie into other City initiatives as well, such as placemaking and economic development.

Action	Needs and Opportunities Met
POLICY 2.A: Proactively support the preservation of the Concord Covered Bridge District.	
Explore options for a local historic district, including meeting with the community to determine their level of support.	N2, O3
Identify potential ownership arrangements, grants and partnerships to support restoration of key structures.	N1, O3
Develop a plan to comprehensively address ongoing conflicts at the Concord Covered Bridge, including multiple alternatives and order-of-magnitude costs.	N1, O3
POLICY 2.B: Support and celebrate River Line resources.	
Continue to coordinate and collaborate with the River Line Historic Area organization.	N3, O2
Analyze the existing zoning code for opportunities to better support the sensitive resources and unique aesthetic of the River Line, balancing those resources with redevelopment at areas that are already developed.	O2
POLICY 2.C: Integrate historic structures into downtown Mableton's redevelopment.	
Evaluate the current zoning code to ensure that design standards for downtown Mableton are effective but not overly cumbersome for new development to meet.	N1, O1

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#	Action	Timeline					Lead
		2026	2027	2028	2029	2030	
Land Use & Development							
LU.1	Create a Mableton-specific zoning code that aligns with the Comprehensive Plan	X	X	X			Community Development
LU.2	Corridor/land use study for Veterans Memorial Highway, include special area studies/designs for mixed-use village locations, streetscaoe design	X	X				Community Development
LU.3	Corridor land/use study for Floyd Road, including enhanced connections to Mable House and the library			X	X		Community Development
LU.4	Begin implementation of Special Area Studies	X	X	X	X	X	Community Development
LU.5	Lead an educational campaign about land use decision-making processes		X	X			Community Development
LU.6	Convene and support citizen advocacy groups that can serve as ambassadors for Mableton Planning intitiatives		X	X	X	X	Community Development
LU.7	Coordinate with key partners to understand long-term goals near destinations	X	X	X	X	X	Community Development
LU.8	Create a master development plan for the area under jursidiction of the Urban Redevelopment Authority	X					Community Development
LU.9	Expand the jurisdiction of the URA as appropriate	X	X	X	X	X	Community Development
LU.10	Coordinate with property owners of existing businesses to build support for potential redevelopment projects	X	X	X	X	X	Community Development
LU.11	Create and implement a system of metrics to measure success towards reaching community goals	X	X	X	X	X	Community Development
LU.12	Partner with Cobb County and to conduct a East-West ConnectorJoint Plan		x	x	x		Community Development

Potential Partners	Estimated Cost	Potential Funding Source
Consultant	$300,000-$500,000	General Fund
Atlanta Regional Commission	$200,000	General Fund or ARC's LCI Program
Atlanta Regional Commission	$150,000	General Fund and/or ARC's LCI Program
Economic Development, City Council, property owners	varies	General Fund, private funds
City Council	staff time	n/a
City Council	staff time	n/a
Six Flags, Trust for Public Land, Cobb County Parks and Recreation	staff time	n/a
Community Development, consultant	$15,000	n/a
Community Development	staff time	n/a
Property owners	staff time	n/a
City Council	staff time	n/a
Cobb County, City of Smyrna	$50,000 (City portion)	General Fund

#	Action	Lead
Land Use & Development - Longer Term		
LU.2.1	Create a marquee public space within a master planned development that can servve as a central gathering space for cultural events and programming	
LU.2.2	Land use/transportation corridor studies for Austell Road, East-West Connector, Factory Shoals Road, Floyd Road, Mableton Parkway, Powder Springs Road; include special area studies/designs for mixed-use village areas	

Potential Partners	Estimated Cost	Potential Funding Source

#	Action	Timeline					Lead
		2026	2027	2028	2029	2030	
Economic Development							
ED.1	**Create a New Downtown and Walkable Cores** Identfiy a targeted location for a new downtown for Mableton that includes green spaces, a civic anchor, and opportunities for private development	X	X				Economic Dev.
ED.2	Create smaller opportunities for mixed-use development in a more walkable format		X	X			Economic Dev.
ED.3	**Bolster the Entertainment Node on I-20** Create opportunities for new lodging, dining, and other supportive retail in the I-20 entertainment core.	X	X				Economic Dev., Planning
ED.4	Pursue opportunities to secure a lifestyle retail center in the I-20 entertainment core.	X					Economic Dev.
ED.5	Stabilize Six Flags as an entertainment anchor on I-20	X					Economic Dev.
ED.6	**Bolster Key Employment Cores** Invest in the quality of life in targeted cores w/in Mableton via sidewalks, streetscapes, etc.			X	X		Public Works
ED.7	Pursue a corridor redevelopment strategy for Veterans Memorial Highway		X	X			Economic Dev., Planning

Potential Partners	Estimated Cost	Potential Funding Source	Notes
ARC, Cobb County Economic Development	n/a	ARC Livable Cities Initiative	Staff-lead initiative, possibly with consulting assistance
ARC, Cobb County Economic Development	n/a	n/a	Internally-lead initiative focused on near- and long-term efforts to create framework for more dense development.
n/a	n/a	n/a	Investigate zoning opportunities, potential to work with existing property owners, incentives to encourage supportive land uses.
n/a	n/a	n/a	Initiate conversations w/ major outlet owners/ operators to gauge potential interest in an intown Atlanta location, site/ funding needs, etc.
n/a	n/a	n/a	In the very near-term, initiate conversations w/ Six Flags ownership to understand plans, potential issues impacting the park, etc.
Cobb County, Ga. Dept of Transporation, ARC	n/a	n/a	Creation of a more inviting environment to attract new private-sector investment
ARC, Ga. Dept of Transportation	$150,000	ARC Livable Centers Initiative	Veterans Memorial is the most significant thoroughfare in the city--addressing perceptions of disinvestment is critical to encouraging private investment in the corridor.

#	Action	Timeline					Lead
		2026	2027	2028	2029	2030	
Economic Development							
ED.8	**Enhance Mableton's Image** Enhance the image of Riverside Parkway	X	X	X			Police, Economic Development, Bldg Inspection
ED.9	Target key intersections along Veterans Memorial for enhancement and beautification			X	X		Economic Development, Planning
ED.10	**Maximize Mableton's Convenience** Invest in regional corridors and access points to maintain strong regional access		X	X	X		Mableton DOT
ED.11	Broaden shopping and services offerings in Mableton	X	X	X			Mableton Econ Dev. And planning

Potential Partners	Estimated Cost	Potential Funding Source	Notes
Mableton Econ Dev, Police, Bldg Services	n/a	n/a	Crime and disinvestment perceptions along Riverside Parkway are impacting opportunities for enhancing the I-20 entertainment core
Georgia DOT, Cobb County Econ Dev.	n/a	n/a	Follow-on to the broader strategy for enhancing Veterans Memorial Highway.
Georgia DOT, Cobb County DOT	n/a	n/a	Identify intersections and corridors where congestion and other factors limit access and convenience for Mableton's residents and businesses.
ARC	n/a	n/a	Creation of locations, walkable areas within Mableton can help attract new dining, retail, and services opportunities.

#	Action	Timeline					Lead
		2026	2027	2028	2029	2030	
Housing							
H.1	**Create greater flexibility in zoning codes** Create more flexibility in single-family neighborhoods	X	X				Mableton Planning
H.2	Increase housing flexibility in mixed-use cores	X	X				Mableton Planning
H.3	**Further the Family Market** Support school quality in Mableton		X	X			Mableton Planning
H.4	**Encourage the Development of more schools in walkable areas** Encourage the development of schools in walkable, mixed-use cores		X	X			Mableton Planning
H.5	**Allow your seniors to age in place** Encourage the development of a mix of housing types in mixed-use cores	X	X				Mableton Planning
H.6	Create greater flexibility to allow for seniors to stay with extended families	X	X				Mableton Planning & Zoning

Potential Partners	Estimated Cost	Potential Funding Source	Notes
Cobb County Planning	n/a	n/a	Examine opportunities to allow duplex and triplex units in single-family neighborhoods to further oppor tunities for more attached product.
Cobb County Planning	n/a	n/a	Examine zoning codes and opportunities for creating greater flexibility for development of more dense housing in mixed-use cores.
Cobb County Planning	n/a	n/a	Work with Cobb County to pursue strategies to invest in existing and new schools to enhance school quality.
Cobb County Planning	n/a	n/a	Create opportunities and incentives to secure sites in key walkable cores.
Mableton Zoning & Planning	n/a	n/a	Create flexibility in mixed-use cores to ease and allow the development of zero-lot, patio home, independent & assisted living communities to accommodate more mature residents seeking a lower cost of living.
Cobb County Planning & Zoning	n/a	n/a	Create flexibility in the zoning codes to allow for Accessory Dwelling Units (ADUs) in single-family zones.

#	Action	Timeline					Lead
		2026	2027	2028	2029	2030	
Housing							
H.7	Explore funding opportunities to help homeworners make improvements or renovations to their homes	X	X				Community Development
H.8	**Create lifestyle opportunities** Focus on creating opportunities for walkable settings	X	X				Mableton Planning & Zoning

Potential Partners	Estimated Cost	Potential Funding Source	Notes
Cobb County Community Development	n/a	n/a	Pursue funding sources and opportunities that allow residents to improve their homes and remain in place.
City & County Parks & Recreation	n/a	n/a	Examine opportunities to extend greenways, secure parks, and provide flexibility to encourage more housing in mixed-use cores.

#	Action	Timeline					Lead
		2026	2027	2028	2029	2030	
Transportation							
T.1	Develop a Mableton Comprehensive Transportation Plan	X					City of Mableton
T.2	Develop a Citywide Mobility Safety Plan		X				City of Mableton
T.3	Install Citywide Streetname Signage with City Logo			X			City of Mableton
T.4	Austell Road Corridor Study		X				City of Mableton
T.5	East-West Connector Corridor Study		X				City of Mableton
T.6	Thorton Road Corridor Study			X			City of Mableton
T.7	Floyd Road Corridor Study			X			City of Mableton
T.8	Veterans Memorial Highway (US 278) Corridor Study	X					City of Mableton
T.9	Mableton Parkway (SR 139) Corridor Study	X					City of Mableton
T.10	Lee Industrial Boulevard Corridor Study				X		City of Mableton
T.11	Safe Routes to Schools (SRTS) Plan		X				City of Mableton
T.12	East-West Connector at Austell Road Intersection Improvements		X				City of Mableton

Potential Partners	Estimated Cost	Funding Source	Notes
ARC	$300,000.00	SPLOST	
	$200,000.00	SPLOST, HSIP	
	$250,000.00	SPLOST	Estimated at $125 per sign - 2000 signs - Manufactured and Installed
	$120,000.00	SPLOST	Include corridor analysis (Roadway and 4-6 Intersections Improvement Concepts)
GDOT, CobbCO	$120,000.00	SPLOST	Include corridor analysis (Roadway and 4-6 Intersections Improvement Concepts)
	$120,000.00	SPLOST	Include corridor analysis (Roadway and 4-6 Intersections Improvement Concepts)
	$120,000.00	SPLOST	Include corridor analysis (Roadway and 4-6 Intersections Improvement Concepts)
GDOT	$120,000.00	SPLOST	Include corridor analysis (Roadway and 4-6 Intersections Improvement Concepts)
GDOT	$120,000.00	SPLOST	Include corridor analysis (Roadway and 4-6 Intersections Improvement Concepts)
	$120,000.00	SPLOST	Include corridor analysis (Roadway and 4-6 Intersections Improvement Concepts)
GDOT, USDOT	$250,000.00	SPLOST	
GDOT, CobbCO	$650,000.00	SPLOST	PE - $150,000 / Construction - $550,000 (ROW Not Included)

#	Action	Timeline					Lead
		2026	2027	2028	2029	2030	
Transportation							
T.13	Veterans Memorial Highway (US 278) at Floyd Road Intersection Improvements		X				City of Mableton
T.14	East-West Connector at Powder Springs Road Intersection Improvements			X			City of Mableton
T.15	Austell Road at Hurt Road Intersection Improvements			X			City of Mableton
T.16	East-West Connector at Floyd Road Intersection Improvements				X		City of Mableton
T.17	Veteran Memorial Highway at Discovery / Oakdale Road Intersection Impr.				X		City of Mableton
T.18	East-West Connector at Hicks Road Intersection Improvements					X	City of Mableton
T.19	Clay Road at Austell Road Intersection Improvements					X	City of Mableton
T.20	Riverside Parkway at Factory Shoals Road Intersection Improvements	X					City of Mableton
T.21	Mableton Parkway at Discovery / Lee Industrial Boulevard Int. Improv,		X				City of Mableton
T.22	Floyd Road at Hicks Road Intersection Improvements			X			City of Mableton
T.23	Veterans Memorial Parkeay (US 278) at Church Street At-Grade Crossing Study				X		City of Mableton
T.24	Intelligent Transportation Systems Master Plan		X				City of Mableton

Potential Partners	Estimated Cost	Funding Source	Notes
GDOT	$650,000.00	SPLOST	PE - $150,000 / Construction - $550,000 (ROW Not Included)
GDOT	$650,000.00	SPLOST	PE - $150,000 / Construction - $550,000 (ROW Not Included)
	$550,000.00	SPLOST	PE - $150,000 / Construction - $400,000 (ROW Not Included)
GDOT	$650,000.00	SPLOST	PE - $150,000 / Construction - $550,000 (ROW Not Included)
GDOT	$650,000.00	SPLOST	PE - $150,000 / Construction - $550,000 (ROW Not Included)
GDOT	$650,000.00	SPLOST	PE - $150,000 / Construction - $550,000 (ROW Not Included)
	$550,000.00	SPLOST	PE - $150,000 / Construction - $400,000 (ROW Not Included)
	$650,000.00	SPLOST	PE - $150,000 / Construction - $550,000 (ROW Not Included)
	$650,000.00	SPLOST	PE - $150,000 / Construction - $550,000 (ROW Not Included)
	$550,000.00	SPLOST	PE - $150,000 / Construction - $400,000 (ROW Not Included)
CSX/NS, GDOT	$150,000.00	SPLOST, HSIP	One of two of the highest at grade crash location in Cobb County
GDOT, Cobb County	$175,000.00	SPLOST, CMAQ, TEA	

#	Action	Timeline					Lead
		2026	2027	2028	2029	2030	
Transportation							
T.25	Citywide Traffic Signal Modernization and Upgrade			X			City of Mableton
T.26	Citywide Traffic Signal Timing Project			X			City of Mableton
T.27	New North-South and East-West Alignment and Connection Study	X					City of Mableton
T.28	Complete Phase II of the Mableton Parkway pedestrian improvements	X	X				Cobb County
T.29	Develop a plan to comprehensively address ongoing conflicts at the Concord Covered Bridge, including multiple alternatives and order-of-magnitude costs		X	X			City of Mableton
T.30	Study need/feasibility for a local shuttle that offers transit service throughout the Medical Center and across Austell Road and East-West Connector to existing commercial centers				X	X	City of Mableton
T.31	Enhance the pedestrian experience along Discovery Boulevard, either through improved sidewalks and landscaping or a multi-use trail				X	X	City of Mableton

#	Action	Lead
Transportation - Long term		
T.1.1	Study need/feasibility for a local shuttle that operates separately from MARTA/ CobbLinc, expanding transit service throughout Mableton Entertainment District and adjacent workplace district	City of Mableton

Potential Partners	Estimated Cost	Funding Source	
GDOT	$5,000,000.00	SPLOST, CMAQ, TEA	Upgrade Twenty-five signalized intersections to install Mast Arms (ROW and Utility Relocation NOT included.)
GDOT	$480,000.00	SPLOST, CMAQ, TEA	
	$350,000.00	SPLOST	Include preliminary Environmental Assessment
	$1,000,000	SPLOST	
Cobb County,	$70,000	General Fund	Engage Friends of the Concord Covered Bridge Historic District
Cobb County, Wellstar	$50,000	General Fund	
Cobb County	TBD	General Fund	Cost to be determined once specific improvements identified

Potential Partners	Estimated Cost	Potential Funding Source
	$50,000	General Fund, potential future TAD

#	Action	Timeline					Lead
		2026	2027	2028	2029	2030	
Enviromental Sustainability							
ES.1	Implement River Line Historic Area Master Plan's recommendations for trails and greenspace along Nickajack Creek						Community Development
ES.2	Implement recommendations for the Chattahoochee RiverLands initiative and identifty opportunities for new access points to the river						Community Development
ES.3	Identify and map target clean-up areas, and develop partnerships for clean ups	x	x	x	x	x	Community Development
ES.4	Identify residential recycling pick-up opportunities for residents.	x					Public Works?
ES.5	Explore how to bring a facility such as the Center for Hard to Recycle Materials (CHaRM) to Mableton to provide a viable alternative to illicit dumping.	x					Economic Development
ES.6	Develop a parks and recreation master plan, including an inventory of current parks and recreation facilities in Mableton (including private recreation facilities); include plan for improved access to and interpretation of history/culture of the Chattahoochee River and Nickajack Creek			x	x		Community Development
ES.7	Create an inventory of undeveloped or natural land.	x					Community Development
ES.8	Create an inventory of priority natural features and viewsheds, and develop plans for their preservation.		x	x	x	x	Community Development

Potential Partners	Estimated Cost	Potential Funding Source	Notes
River Line			
Trust for Public Land, ARC, River Line, consultant			
HOAs, local community groups	Staff Time	N/A	
Private recycling companies	Staff Time	N/A	
CHaRM (or similar)	Staff Time	N/A	
Cobb County Parks, consultant	$50,000 (City share)	N/A	Would need to be part of broader Cobb County Parks and Recreation plan
	Staff Time	N/A	
Trust for Public Land, Georgia Conservancy	$25,000	General Fund	

#	Action	Timeline					Lead
		2026	2027	2028	2029	2030	
Enviromental Sustainability							
ES.9	Develop a plan for addressing flooding where Veterans Memorial Highway and Nickajack Creek intersect."		x	x			Public Works?
ES.10	Work with Cobb County Stormwater Management to update basin plan				x	x	Public Works?
ES.11	Through corridor studies (see Items XX and XX), Identify priority corridors for street trees and improved landscaping.	x	x	x	x	x	Community Development
ES.12	Advertise Mableton's participation in Trees Atlanta's Front Yard Tree Program.	x	x	x	x	x	
ES.13	Provide resources and education on removing invasive species that are harmful to the tree canopy.	x	x	x	x	x	Community Development

#	Action	Lead
Enviromental Sustainability - Longer Term		
ES.1.1	Install green infrastructure in floodplains and low-lying areas near River Line	

Potential Partners	Estimated Cost	Potential Funding Source	Notes
Consultant	$75,000	General Fund	
Cobb County Stormwater Management	Staff Time	N/A	
Trees Atlanta	Staff Time	N/A	
	Staff Time	N/A	

Potential Partners	Estimated Cost	Potential Funding Source	Notes

#	Action	Timeline					Lead
		2026	2027	2028	2029	2030	
Natural & Cultural Resources							
NC.1	Conduct an Arts & Culture Study that identifies arts and culture organizations in Mableton; identifies local arts and cultural leaders; inventories potential arts/culture venues; identifies other Cobb-base arts and culture groups with needs/desires to expand; studies how to expand access to the arts citywide; explores partnerships; and determines a citywide plan for art and placemaking			X	X		Community Development
NC.2	Create an event-hosting guide for groups looking for space in Mableton					X	Community Development
NC.3	Connect members of under-represented communities to potential partners and funding sources for creating new events and celebrations.	X	X	X	X	X	Community Development
NC.4	Continue to coordinate and collaborate with the River Line Historic Area organization	X	X	X	X	X	Community Development

#	Action	Lead
Natural & Cultural Resources - Long Term		
NC.1.1	Identify a group of artists to work with historians in creating a public art piece/ exhibit that tells the stories of a variety of Mableton's under-recognized communities	

Potential Partners	Estimated Cost	Potential Funding Source	Notes
Mable House, Consultant, ARC	$70,000	General Fund, grants	Consolidates several actions from Cultural Resources Element into a single planning task
	Staff Time	n/a	
River Line Historic Area	Staff Time	n/a	

Potential Partners	Estimated Cost	Potential Funding Source	Notes

#	Action	Timeline					Lead
		2026	2027	2028	2029	2030	
Historical Resources							
HR.1	Conduct a historic sites and structures inventory.			X			Community Development
HR.2	Conduct a Special Resource Study for the Covered Bridge area that inveotries historic sties/structures and their preservation needs; identifies potential ownership arrangements; recommends regulatory protections; and recommends projects/ initiatives for interpretation		X				Community Development
HR.3	For the old Downtown, develop an incentive program for façade improvements and other home renovation and rehabilitation projects		X	X	X	X	Community Development
HR.4	Invest in the services of a public historian to develop a history of Mableton and conduct oral history interviews			X	X		Community Development
HR.5	Establish an online platform for sharing Mableton's many stories from a broad variety of communities, especially those are typically overlooked such as the enslaved population, Native Americans, and other minority groups.					X	Community Development

Potential Partners	Estimated Cost	Potential Funding Source	Notes
Consultant	$20,000	General Fund, grants	
Consultant	$50,000	General Fund, grants	Consolidates several actions in Land Use and Historic Resources Element into a single study
Economic Development	staff time, plus $50,000/year for incentives	General Fund, TBD	
Consultant	$30,000	General Fund, Tgrants	
Consultant	$25,000	General Fund, Tgrants	