



CITY OF MABLETON, GEORGIA
Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
April 13, 2026 at 6:30 PM

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

CITY COUNCIL REGULAR MEETING AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. INVOCATION**
- 4. PLEDGE OF ALLEGIANCE**
- 5. APPROVAL OF AGENDA**
- 6. PUBLIC HEARINGS**
 - a. 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 - *Planning Commission recommends approval of the applicant's request to withdrawal without prejudice - Director Michael Hughes***
- 7. PRESENTATIONS/ACKNOWLEDGEMENTS/PROCLAMATIONS**
- 8. APPOINTMENTS**
- 9. PUBLIC COMMENTS** - 2 minutes per speaker - no more than 30 minutes for all speakers.
Anyone wishing to make a public comment should complete and submit the public comment card to the City Clerk prior to the start of the meeting.
- 10. CONSENT AGENDA**
 - a. Ratification of Council member approved elevation- Sawmill Creek located near Maxham Road, PIN 18008700190. Additional Elevation - Bradley Plan**
 - b. Approval of March 25, 2026 5:15 PM Work Session Minutes**
 - c. Approval of March 25, 2026 6:30 PM Regular Meeting Minutes**
- 11. OTHER BUSINESS/DISCUSSION**
 - a. Update Presentation on the City of Mableton's Grants Management Program - Emily Ryan, Sustainability, Greenspace, and Beautification Director & Christopher Brewer,**

Fund It Forward Grant Consulting

- b. Beautification Operations Update - Emily Ryan, Sustainability, Greenspace, and Beautification Director**

12. UNFINISHED BUSINESS

- a. REZ2025-011 - (First Read) Tax Parcel 18042100010 /18042000090 (Oak Ridge Commerce Way) - Request to rezone a 29.15-acre parcel to rezone from MHP to LI for A 300,000 square foot warehouse/distribution center - *Planning Commission Recommends Approval with Stipulations - Director Michael Hughes***
- b. REZ2025-009 - Tax Parcel 18039000110 (6671 Mableton Parkway) - Request to rezone a 2.33-acre parcel to rezone from R-20 to NRC for a commercial development - *Planning Commission recommends approval of a temporary land use permit with stipulations - DEFERRED TO APRIL 22, 2026 DUE TO CANCELLATION OF APRIL 8, 2026 MEETING AND CONSIDERATION OF SUPPLEMENTAL INFORMATION FROM APPLICANT - Director Michael Hughes***

13. NEW BUSINESS

- a. Second Read - An Ordinance Amending the Year 2026 Council Regular Meeting Schedule by Adding another Monday Work Session and for Other Lawful Purposes - City Clerk Susan Hiott**
- b. Consideration and Approval of a Resolution Reinforcing the City's Commitment to Public Safety within the City and for Other Lawful Purposes - City Attorney Emilia Walker-Ashby**

14. CITY MANAGER'S ANNOUNCEMENTS/COMMENTS

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

16. MAYOR AND COUNCIL ANNOUNCEMENTS/COMMENTS

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

18. ADJOURNMENT

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



AGENDA ITEM MEMORANDUM

MEETING OF: April 13, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: REZ-2025-006 – Tax Parcel 18020100030 (Old Alabama Rd) and Tax Parcel 18025800020 (Cardell Rd) – Request to rezone 22 acres from R-20/OSC to RA-6 for the development of 94 single family detached homes - *Planning Commission recommends approval of the applicant's request to withdrawal without prejudice - Director Michael Hughes*

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. Revised Site Plan 3-24 (1)
2. Application for Rezoning (with attachments) - Old Alabama & Cardell Roads-combined (1)
3. REZ-2025-006 - Stipulation Letter (Revised) - 02-04-2026 (1)
4. REZ-2025-006 Staff Report (2)

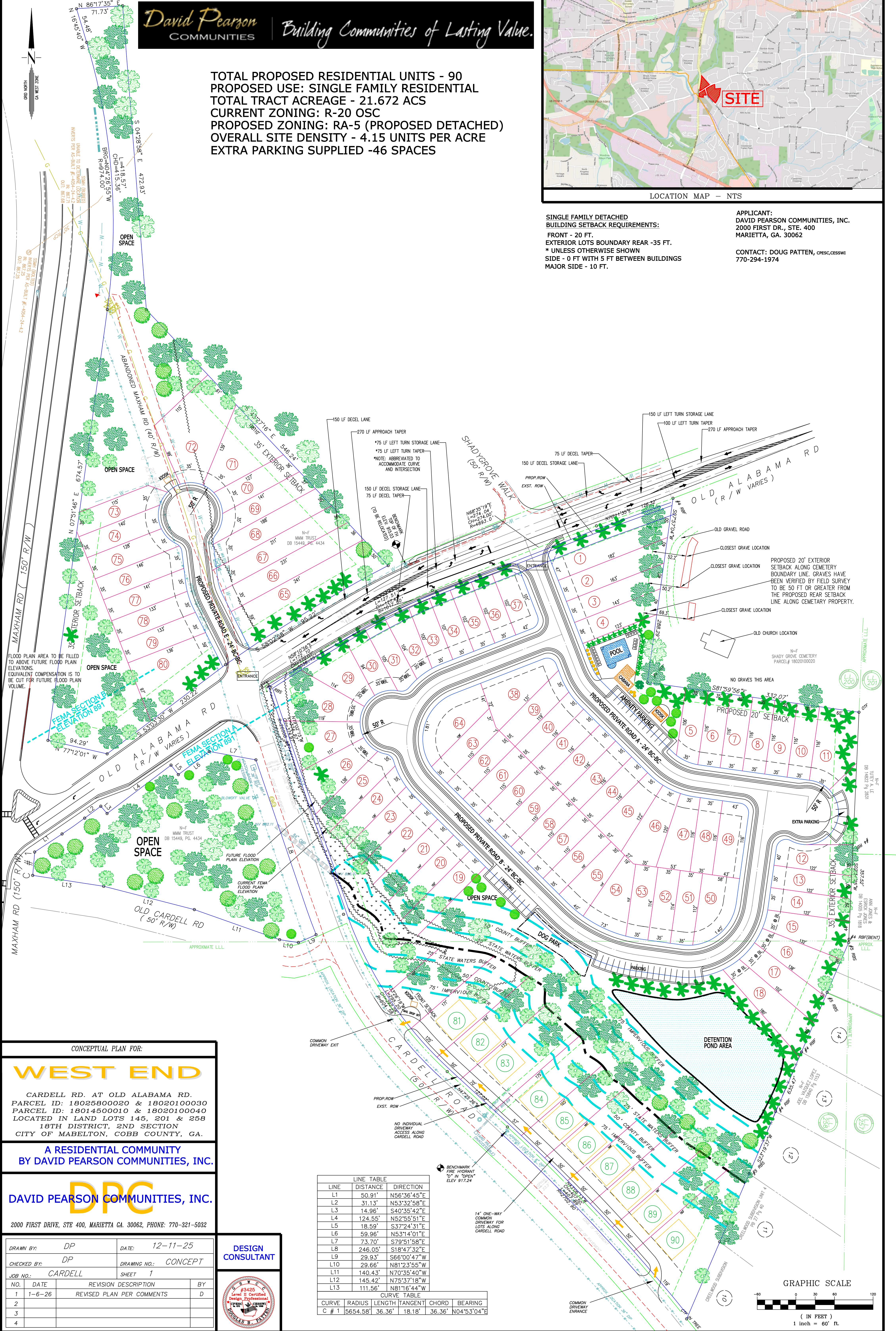
TOTAL PROPOSED RESIDENTIAL UNITS - 90
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
TOTAL TRACT ACREAGE - 21.672 ACS
CURRENT ZONING: R-20 OSC
PROPOSED ZONING: RA-5 (PROPOSED DETACHED)
OVERALL SITE DENSITY - 4.15 UNITS PER ACRE
EXTRA PARKING SUPPLIED -46 SPACES



SINGLE FAMILY DETACHED
BUILDING SETBACK REQUIREMENTS:
FRONT - 20 FT.
EXTERIOR LOTS BOUNDARY REAR -35 FT.
* UNLESS OTHERWISE SHOWN
SIDE - 0 FT WITH 5 FT BETWEEN BUILDINGS
MAJOR SIDE - 10 FT.

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

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



CONCEPTUAL PLAN FOR:

WEST END

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

A RESIDENTIAL COMMUNITY
BY DAVID PEARSON COMMUNITIES, INC.

DAVID PEARSON COMMUNITIES, INC.

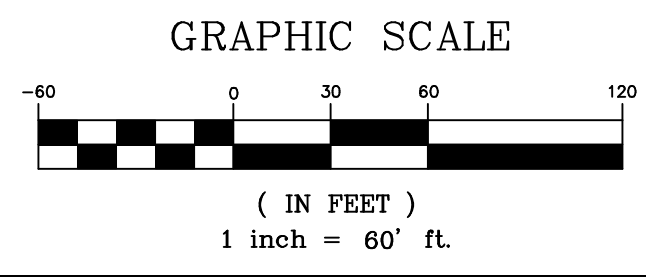
2000 FIRST DRIVE, STE 400, MARIETTA GA. 30062, PHONE: 770-321-5032

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

DESIGN CONSULTANT

#3425
Level II Certified
Design Professional
Cobb County, Georgia
DOUGLAS B. PATTEN

LINE TABLE			14' ON COMMON DRIVEWAY LOTS A CARPENTRY		
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



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.comMoore Ingram Johnson & Steele, LLP Emerson Overlook, Suite 100
J. Kevin Moore Address 326 Roswell Street, Marietta, GA 30060

(representative's name printed)

BY: J. Km Phone# (770) 429-1499 E-mail ikm@mijs.com

(representative's signature) Georgia Bar No. 519728

Signed, sealed and delivered in presence of:

Carolyn E. Cook
Notary PublicMy commission expires: January 10, 2027Titleholder 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]

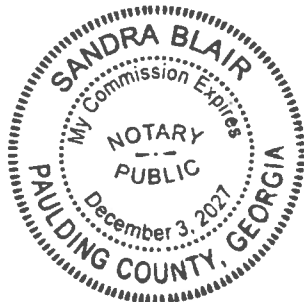
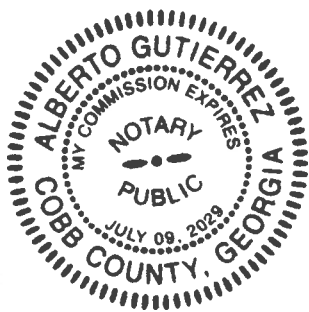


EXHIBIT "1" - ATTACHMENT TO APPLICATION FOR REZONING
City of Mableton, Georgia

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

Date Executed: August 27, 2015, 2025

Address: 1045 Chestnut Hill Circle
Marietta, Georgia 30064

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

Signed, sealed, and delivered in the presence of:

[Signature]
Notary Public

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

Part of the following Tax Parcels:
18025800020
18020100030

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

STATE OF GEORGIA

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

COUNTY OF COBB

Certificate of Trust

Comes now the undersigned and certifies the following:

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

MARY MARGARET MANNING

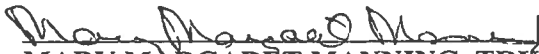
1045 Chestnut Hill Circle
Marietta, Ga 30064

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

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

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

Signed, sealed and delivered
in the presence of:

 [SEAL]
MARY MARGARET MANNING, TRUSTEE

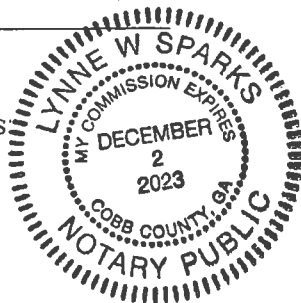


Witness



Notary Public

My commission expires:
(NOTARY SEAL)



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 REPORT¹ BY APPLICANT²

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

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

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

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

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

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

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

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

David Pearson Communities, Inc.

BY: _____

[Signature]
Applicant's Signature
David Pearson, President

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

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

Attachment C2

CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

Application No.: _____

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

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

No.

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

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

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

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

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

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

DAVID PEARSON COMMUNITIES, INC.

BY: _____

[Signature]
Applicant's Signature

David Pearson, President

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

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

Attachment C1

Application No.: _____

PROPERTY/FINANCIAL DISCLOSURE REPORT¹ BY APPLICANT²

(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.

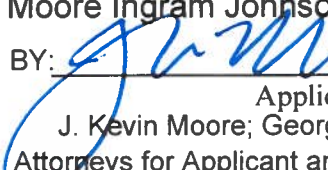
If so, describe the nature and extent of such interest: Not Applicable.

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

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

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

Attachment C2

CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

Application No.: _____

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

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

No.

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

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

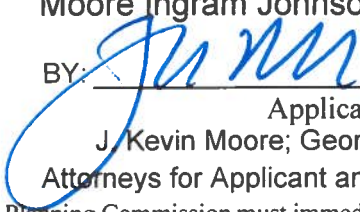
The name of the member(s) of the Mayor and Council or Planning Commission to whom the campaign contribution or gift was made: Not Applicable.

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

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

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

Moore Ingram Johnson & Steele, LLP

BY: 

Applicant's Signature

J. Kevin Moore; Georgia Bar No. 519728

Attorneys for Applicant and Property Owners

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

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

ATTACHMENT "D"

2024103207 Deed Book 16250 Page 5136
Filed and Recorded: 12/13/2024 1:01:45 PM
Real Estate 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.**

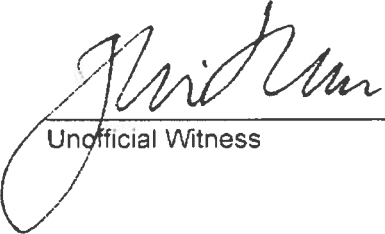
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members
and appurtenances thereof, to the same being belonging, or in anywise appertaining, to the only proper
use, benefit and behoof of the Grantee forever in FEE SIMPLE; subject only to those matters (hereinafter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

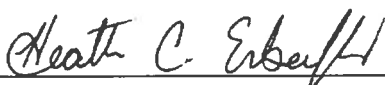
BRENT STEPP CONSTRUCTION COMPANY, INC.
a Georgia corporation



Unofficial Witness

By: _____
Brent Stepp, President





Heath C. Erbe

Notary Public
MY COMMISSION EXPIRES:



EXHIBIT "A"

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

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

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

EXHIBIT "B"

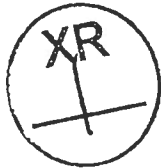
1. Taxes and assessments for the year 2025, and subsequent years, not yet due and payable.
2. Easement from Mrs. Mary C. Manning for R.C. Cousins Estate to Georgia Power dated September 16, 1953, filed January 27, 1954 and recorded in Deed Book 264, Page 596, Cobb County, Georgia Records.
3. Rural Post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

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

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

Rebecca Keaton

Rebecca Keaton
 Clerk of Superior Court Cobb Cty. Ga.



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

Rebecca Keaton

Rebecca Keaton
 Clerk of Superior Court Cobb Cty. Ga.

AFTER RECORDING PLEASE RETURN TO:

Jeffrey N. Gaba, Esq.
 Gregory, Doyle, Calhoun & Rogers, LLC
 49 Atlanta Street
 Marietta, GA 30060

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

STATE OF GEORGIA
 COUNTY OF COBB

WARRANTY DEED

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

WITNESSETH:

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

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

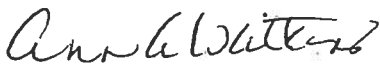
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

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

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

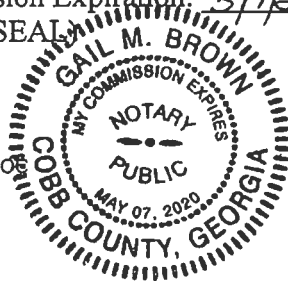
Signed, sealed and delivered
in the presence of:


MARY MARGARET MANNING


Unofficial Witness


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

2245103_1.DOC



TRACT I:

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

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

SAID TRACT CONTAINING 4.87 ACRES, MORE OR LESS.

TRACT III:

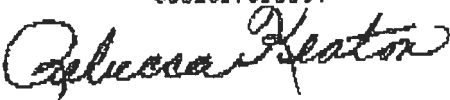
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 201 OF THE 18TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY SHOWN ON THAT PLAT OF SURVEY DATED JUNE 19, 2008 FOR MARY MARGARET MANNING BY JOHN C. GASKINS, RLS NO. 2060, AND CHRISTOPHER A. EVANS, RLS NO. 2748, GASKINS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

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

SAID TRACT CONTAINING 0.94 ACRES, MORE OR LESS.

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.

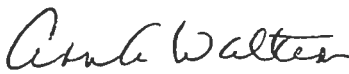
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

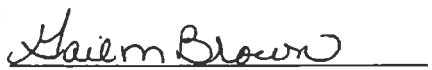
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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



2245107_1.DOC

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

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

SAID TRACT CONTAINING 0.51 ACRES, MORE OR LESS.

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

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

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

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

TRACT II:

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

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

SAID TRACT CONTAINING 1.63 ACRES, MORE OR LESS.

ATTACHMENT "E"

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

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

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

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

ATTACHMENT “E”

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

Parcel No. 18014500010

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

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

Said tract containing 4.87 acres, more or less.

Parcel No. 18020100040

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

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

Said tract containing 1.63 acres, more or less.

ATTACHMENT "F"



Printed: 8/13/2025

Cobb County Online Tax Receipt

Thank you for your payment!

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

Payer:
 BRENT STEPP CONSTRUCTION CO INC

**BRENT STEPP CONSTRUCTION COMPANY
 INC**

Payment Date: 10/15/2024

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

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



Scan this code with your
 mobile phone to view this
 bill



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

Printed: 8/13/2025

Cobb County Online Tax Receipt

Thank you for your payment!

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"



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

Printed: 8/13/2025

Cobb County Online Tax Receipt

Thank you for your payment!

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"



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

Printed: 8/13/2025

Cobb County Online Tax Receipt

Thank you for your payment!

Payer:
MARY MANNING

MMM TRUST

Payment Date: 10/11/2024

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2024	18020100040	10/15/2024	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$1,649.80	\$0.00	



Scan this code with your
mobile phone to view this
bill

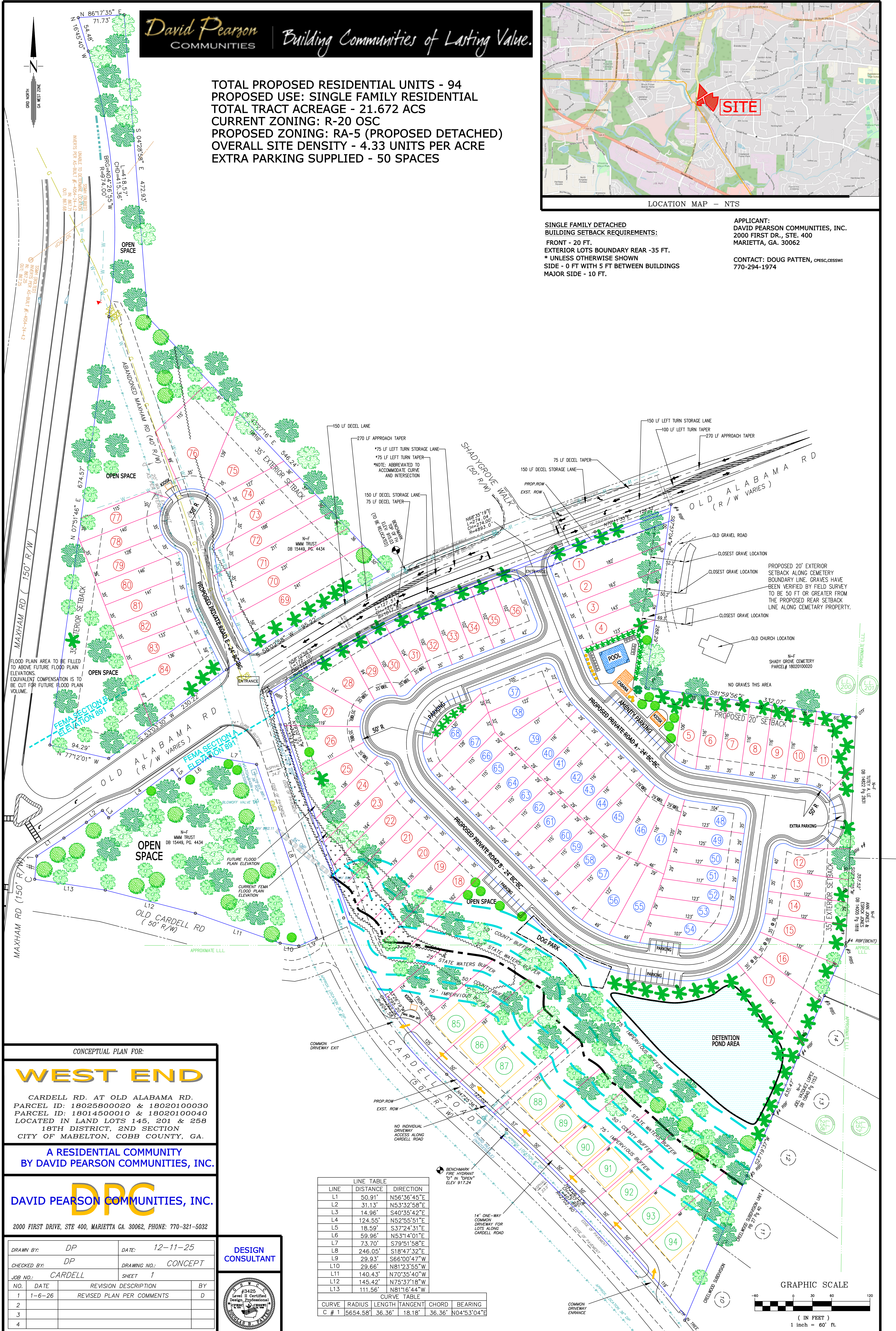
TOTAL PROPOSED RESIDENTIAL UNITS - 94
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
TOTAL TRACT ACREAGE - 21.672 ACS
CURRENT ZONING: R-20 OSC
PROPOSED ZONING: RA-5 (PROPOSED DETACHED)
OVERALL SITE DENSITY - 4.33 UNITS PER ACRE
EXTRA PARKING SUPPLIED - 50 SPACES



SINGLE FAMILY DETACHED
BUILDING SETBACK REQUIREMENTS:
FRONT - 20 FT.
EXTERIOR LOTS BOUNDARY REAR -35 FT.
* UNLESS OTHERWISE SHOWN
SIDE - 0 FT WITH 5 FT BETWEEN BUILDINGS
MAJOR SIDE - 10 FT.

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

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



MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

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

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

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

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

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

ORLANDO, FLORIDA
1000 LEGION PLACE
SUITE 701
ORLANDO, FLORIDA 32801
TELEPHONE (407) 367-6232

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

MOORE INGRAM JOHNSON & STEELE

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

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

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

MOORE INGRAM JOHNSON & STEELE

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

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

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

[Balance of page 3 left intentionally blank]

[Signature contained on page 4]

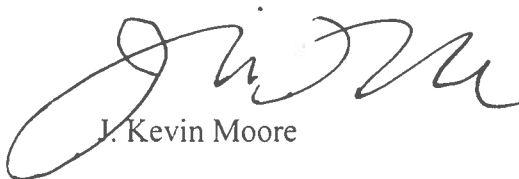
MOORE INGRAM JOHNSON & STEELE

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

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP

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

J. Kevin Moore

JKM:cc

Attachment

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

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

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

ATTACHMENT “J”
APPLICATION FOR REZONING
City of Mableton, Georgia

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

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

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

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

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

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











MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

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

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

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

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

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

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

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

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

February 4, 2026

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

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

Dear Chris:

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

MOORE INGRAM JOHNSON & STEELE

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

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

- (1) The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions, in whatsoever form, which are currently in place on the Subject Property; together with any and all prior Departmental Comments and Staff Recommendations submitted by Planning, Fire, Water, Sewer, and Drainage, relating to the Subject Property from any previous zoning actions.
- (2) Applicant seeks rezoning of the Subject Property from the existing zoning categories of R-20 and R-20/Open Space Community ("R-20/OSC") to the proposed zoning category of RA-6, with reference to the revised Site Plan dated December 11, 2025, last revised January 6, 2026, and submitted to Zoning Staff on January 16, 2026. A reduced copy of the revised Site Plan is attached as Exhibit "A" and incorporated herein by reference.
- (3) The Subject Property consists of a total of approximately 21.672 acres of total site area and shall contain a maximum of ninety-four (94) single-family, detached residential homes.
- (4) The proposed residences shall have exterior façades consisting of brick, stone, stacked stone, board and batten, hardi-plank, or combinations thereof, with complementary accents.
- (5) The proposed residences shall have a minimum of 1,700 square feet.
- (6) Applicant agrees to the creation of a mandatory homeowners association consistent with similar upscale communities in the area. The mandatory homeowners association shall be responsible for the upkeep and maintenance of all landscaping and maintenance of common areas, entrance area, mail kiosk, and the like contained within the proposed residential community.
- (7) Additionally, and in conjunction with the creation of the mandatory homeowners association, Applicant agrees to the recording and enforcement of a Declaration of Covenants, Easements, and Restrictions which will contain covenants, rules, and regulations applicable to the proposed development. The mandatory association shall be responsible for the enforcement of the Covenants, Easements, and Restrictions.

MOORE INGRAM JOHNSON & STEELE

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

- (8) The entrance signage for the proposed community shall be ground based, monument-style signage, and shall consist of brick, stone, stacked stone, stucco, or combinations thereof, with accents, complementary to materials used in the construction of the homes within the community. The entrance landscaping shall be professionally designed and implemented. Maintenance of the entrance area shall be by the mandatory homeowners association as set forth in the Declaration of Covenants, Easements, and Restrictions.
- (9) The setbacks for the proposed residential community shall be as shown on the Site Plan.
- (10) All setbacks, landscape, and buffer areas may be penetrated for purposes of access, utilities, and stormwater management, including, but not limited to, drainage facilities and any and all slopes or other required engineering features of the foregoing. Any disturbed areas must be replanted with like vegetation.
- (11) All designated stormwater management areas shall be fenced with the perimeter landscaped for purposes of visual screening from public right-of-way and adjacent residential properties.
- (12) The mail kiosk shall be constructed and styled to be of a high-quality appearance, including a roof, with materials compatible with those used for the exterior of the residences within the proposed community.
- (13) The proposed community shall have private streets.
- (14) Applicant agrees the Declaration of Covenants, Easements, and Restrictions shall include a provision the community streets will remain private, in perpetuity.
- (15) Applicant agrees to establish and fund a separate account for the benefit of the future homeowners association for purposes of future private street maintenance. Prior to approval of the initial final plat, Applicant agrees to perform a third-party street maintenance reserve study, subject to review and approval by the Cobb County Department of Transportation, and Applicant shall fund the private street maintenance reserve fund with the prescribed amount as determined in the reserve study.

MOORE INGRAM JOHNSON & STEELE

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

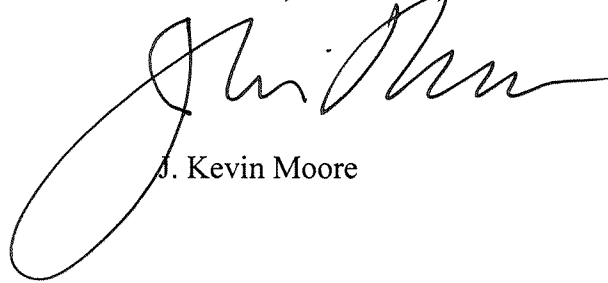
- (16) Applicant agrees the construction of the private streets shall be to public street standards with respect to the profile of the pavement sections.
- (17) Applicant shall be permitted to install mountable curb, rather than high-back curb, to provide better aesthetics and less transitions.

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

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP



J. Kevin Moore

JKM:cc
Attachment

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

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

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

MOORE INGRAM JOHNSON & STEELE

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

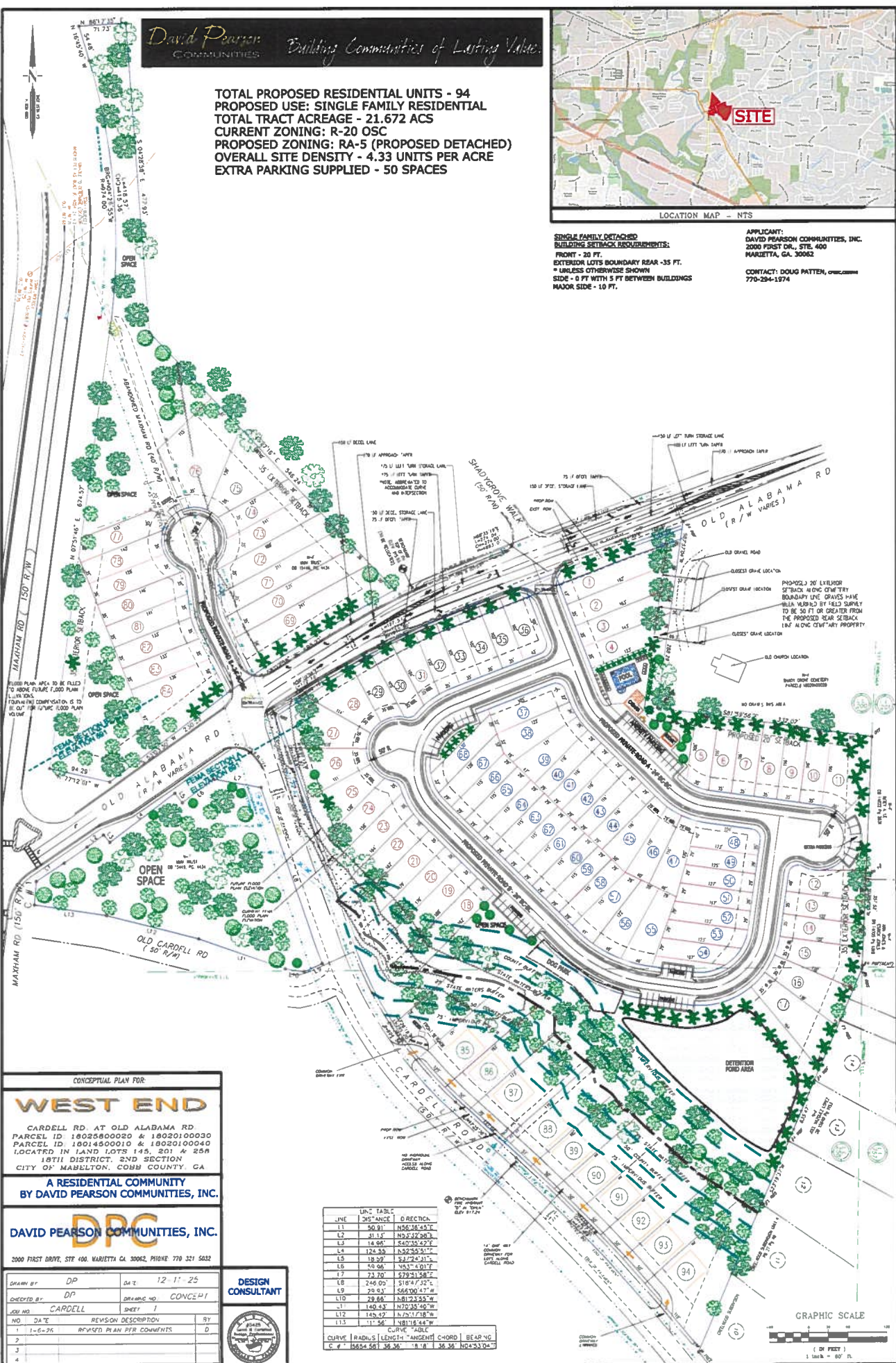
c: David Pearson Communities, Inc.
(With Copy of Attachment)

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



SINGLE FAMILY DETACHED
BUILDING SETBACK REQUIREMENTS:
FRONT - 30 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: DAVID PATTEN, CHAIRMAN
770-294-1974



CONCEPTUAL PLAN FOR:

WEST END

CARDELL RD. AT OLD ALABAMA RD.
PARCEL ID 18025800020 & 18020100030
PARCEL ID 18014000010 & 18020100040
LOCATED IN LAND LOTS 145, 201 & 258
18TH DISTRICT, 2ND SECTION
CITY OF MABLETON, COBB COUNTY, GA

A RESIDENTIAL COMMUNITY
BY DAVID PEARSON COMMUNITIES, INC.

DPC
DAVID PEARSON COMMUNITIES, INC.
2000 FIRST DRIVE, STE 400, MARIETTA GA 30062, PHONE 770 221 5032

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

DESIGN CONSULTANT

LINE	DISTANCE	DIRECTION
L1	50.91	N56°18'45"E
L2	31.12	R52°42'38"W
L3	14.96	S40°35'47"E
L4	124.55	S52°55'51"E
L5	18.09	S37°24'21"E
L6	15.96	N53°40'17"E
L7	73.70	S72°41'58"E
L8	248.00	S18°47'32"E
L9	28.53	S65°00'47"W
L10	28.86	S61°23'55"W
L11	140.43	N70°35'46"W
L12	148.47	N76°17'18"W
L13	11.56	N81°18'44"E

CURVE TABLE

CURVE	RADIUS	LENGTH	ANGEMENT	CHORD	BEARING
C-1	1654.58	38.36	19.18	38.36	N10°53'04"E



EXHIBIT "A"



City of Mableton
Community Development | Planning and Zoning Division
6116 Mableton Parkway, Suite 444
Mableton, GA 30126
(470) 417-4220
www.mableton.gov

PLANNING COMMISSION STAFF REPORT

GENERAL INFORMATION

CASE NUMBER: Z-2025-06

APPLICANT: David Pearson Communities, Inc

REQUEST: Rezoning from R-20/OSC to RA-6 to

PROPERTY LOCATION: Old Alabama Road and Cardell Rd, Mableton, Georgia 30126

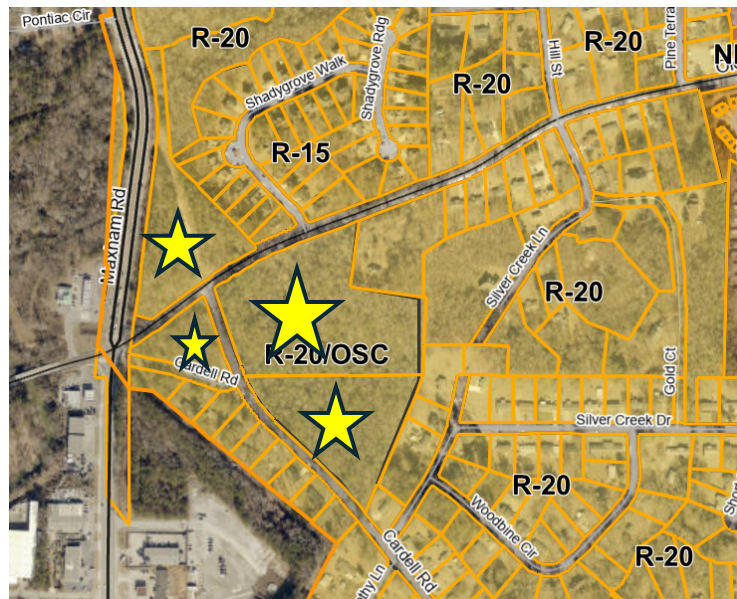
PARCEL ID: 18020100030, 18025800020, 18020100040, 18014500010

ACREAGE: 21,672

P.C. HEARING DATE: December 4th, 2025/January 8th 2026/February 5, 2026/April 2, 2026

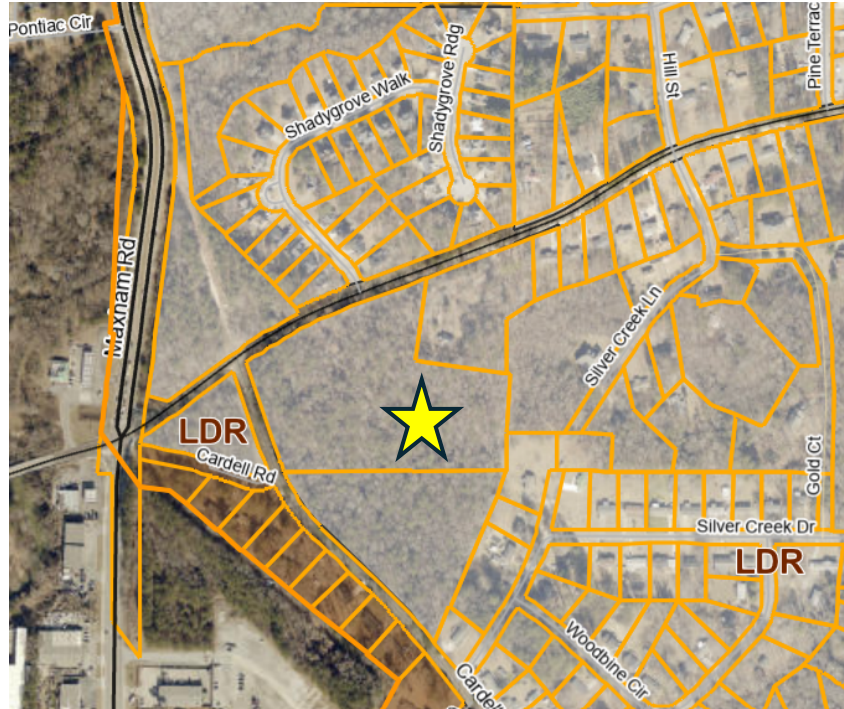
DISTRICT: 5 Councilman Ferguson and 1 Councilman Davis

ZONING MAP



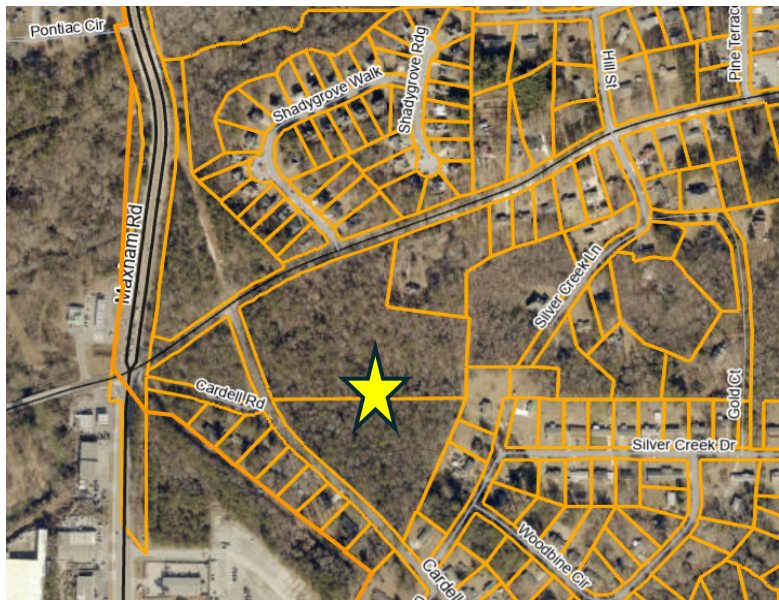
Star = Location of Subject Property

FLU MAP



Star = Location of Subject Property

AERIAL MAP



Star = Location of Subject Property

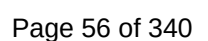
The applicant is requesting to rezone 21.672 acres from R-20/OSC (Single-Family Residential / Open Space Community) District to RA-6 (Single-Family Residential District 6,200 square foot lot size). The proposed development will consist of a maximum of ninety-four (94) single-family detached residential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

[illegible]

Page 55 of 340

PROPOSED SITE PLAN

Revised site Plan



Request Zoning District for the property

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

II. Property Description & Surrounding Land Use

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

Proposed Elevation





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

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

Residential Criteria

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

III. Analysis

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

1. Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

While broader trends such as population growth and housing demand may support additional residential development, these conditions do not override the

Comprehensive Plan's emphasis on maintaining low-density development patterns in established residential areas.

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

IV. Department Comments

Cobb County Water/Sewer

10/20/25

Water comments:

At development:

☒ YES

☐

NO

Fire flow test required:

☒ YES

☐

NO

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

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

Sewer comments:

In the drainage basin:

☒ YES

☐ NO

At development:

☐ YES

☒ NO

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

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

Peak flow = 55,650

Treatment plant: South Cobb WRF

Plant capacity:

☒ Yes

☐ NO

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

Off-site easement required: ☐ YES* ☐ NO

Line capacity study required: ☐ YES ☐ NO

Letter of allocation issued: ☐

YES ☒ NO Septic tank recommended by this

department: ☐ YES ☒ NO Subject to Health

Department approval: ☐

YES ☒ NO

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

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

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

Cobb County Stormwater

Site Data

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

Existing Conditions

Floodplain Information

1. Flood Damage Prevention Designated Flood Hazard: YES
The limits of the floodplain are not clearly visible on the provided site plan.
See: FEMA FIRM Map Panel No. 13067 C 0211H 2013

Stormwater Information

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

Topography Information

1. General site Description: The approximate 21.672ac parcel is predominately wooded with minimal existing development, and slopes generally southwest into the floodplain of Buttermilk Creek, near its confluence with Sweetwater Creek.
2. Downstream Description: Stormwater discharging from the site enters an un-named tributary which crosses Cardell Road and Old Alabama Road to flow into Sweetwater Creek.
3. Potential or known drainage problems may exist downstream from this site.

Project Design Comments and Recommendations

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

Proposed Project Onsite Design Requirements

1. At the time of plan review provide a comprehensive Hydrology Study and Design for the Stormwater Management Design will be required. The design and study shall be in accordance with the Georgia Stormwater Management Manual and the current Cobb County Codes. The design and study shall include but not limited to stormwater detention, runoff reduction and/or water quality, channel protection, and downstream flood prevention.
2. Project Engineer must evaluate the impact of increased volume of runoff generated by the proposed project on existing downstream drainage system(s). This includes hydrologic and hydraulic analysis of downstream pipe system(s).
3. At the time of plan review calculate and provide the percentage of impervious

coverage for the project site on the plans.

4. Impervious calculations for residential subdivision design shall be based the maximum allowable percentage per lot based on the zoning category plus all additional impervious areas including but not limited to roads, sidewalks, and amenity areas.
5. Recommend a pre-design concept meeting with Cobb County Stormwater Management Division. At the time of the Concept Meeting a proposed concept stormwater management plan shall be presented.
6. The proposed onsite storm drain system and stormwater management facility is considered private. All annual inspections, maintenance and repairs are the responsibility of the property owner. A stormwater facility "Maintenance Agreement and Access Easement" will be required at the time of the land disturbance permit with the Cobb County Stormwater Management Division.
7. The proposed stormwater management facility(ies) within residential subdivisions with dedicated streets are to be located on a standalone parcel with a 20' minimum right-of-way frontage. All appurtenances of the storm management facility must be within the pond parcel.
8. The Owner/Developer is responsible for obtaining any required stream piping and wetland disturbance permits from the U.S. Army Corps of Engineers including any required mitigation. Copies of the Corps of Engineers approvals, permits, and proof of mitigation are to be furnished at the time of the Land Disturbance Permit and scanned onto the plan sheets of the project drawings.
9. The Owner/Developer is responsible for obtaining any required stream piping and buffer variances from the Georgia EPD including any mitigation. Copies of the State's approvals, permits, and proof of mitigation are to be furnished at the time of the Land Disturbance Permit and scanned onto the plan sheets of the project drawings.
10. Stormwater discharges must be controlled not to exceed the existing capacity of the downstream storm drainage system including pipe systems, drainage swales and roadside ditches.
11. Developer must secure drainage easement(s) to receive concentrated discharges where none naturally exist downstream.
12. Any spring activity discovered must be addressed by a qualified registered geotechnical professional engineer (PE) at the expense of the owner/developer.
13. Structural fill must be placed under the direction of a qualified registered geotechnical

engineer (PE) at the expense of the owner/developer.

Special Conditions

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

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

FIRE DEPARTMENT ACCESS:

Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2018 Edition and Cobb County Development Standards 402.11). A ten-foot separation, open to sky, is required in order to measure between structures. (CCDS 402.11)

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

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

Dead-end access roads more than 150 feet shall be provided with a turn-around (IFC Chapter-5, 120-3-3 Rules and Regulations, CCDS Section-401 & 402). Refer to APPENDIX-D for dimensional criteria for turn-arounds in commercial developments.

GUEST PARKING:

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

- Where driveways to two car garages exceed 50 feet in length, no additional guest parking is required.
- Where driveways to two car garages are at least 22 feet long and 20 feet wide, additional parking shall be required at .5 spaces per dwelling unit.

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

FIRE HYDRANT:

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

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

FIRE PROTECTION:

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

Cobb County DOT

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

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

vph = vehicles per day

Based on 2024 AADT count data taken by GDOT, as published on their website, for Maxham Road and Old Alabama Road
 Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A
 and LOS B are not available for local roads from this data source.
 LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

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

vph = vehicles per hour

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

Comments and observations

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

Maxham Road is classified as an arterial roadway and according to the available information the existing right-of-way does meet the recommended requirements for this classification.

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

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

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

A traffic Submittal 1 (dated May 16, 2025) and a revised Submittal 1 (dated June 2, 2025) were received for this proposed development. The June 2nd Submittal 1 was accepted, and the applicant was approved to continue to the full Submittal 2 traffic study on June 4, 2025. The Submittal 2 (dated June 12, 2025) was submitted to Cobb DOT on July 7, 2025. Cobb DOT provided comments (dated July 28, 2025) and received a final revised Submittal 2 traffic study on June 29, 2024.

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

Recommendations

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

1. Recommend applicant, WITHIN 12 MONTHS OF ZONING APPROVAL, donate right-of-way on Old Alabama Road, a minimum of 40' from each side of the roadway centerline or 3' behind back of final sidewalk location, whichever is further, in accordance with Cobb County Development Standard 401.2, Right-of-Way.
2. Recommend installing curb, gutter, and sidewalk along Old Alabama Road and Cardell Road frontage. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.
3. Recommend a minimum of 100' feet straight-line distance (from end of intersection curb return to start of driveway curb return) between residential driveways on Cardell Road. This recommendation is pursuant to Cobb County Development Standard 402.2. Possible mitigation measures to achieve this recommendation include, but are not limited to, the implementation of shared driveways or a shared access driveway. Final location and design will be determined by Cobb DOT as part of the driveway permit and/or Plan Review processes.
4. Recommend a minimum of 50 feet straight-line distance (from end of curb return to start of adjacent curb return) between any residential driveways and adjacent curves, onstreet parking or other driveways. This recommendation is pursuant to Cobb County Development Standard 402.7.1, Residential Driveways and Cobb County Development Standard Detail 116R, Residential Driveway Standard. The failure to meet this standard for internal driveway spacing is noted because it will preclude the interior roadways from being accepted by the County as public streets at a future date.

5. Recommend a minimum of 50 feet straight-line distance (from end of curb return to start of adjacent curb return) between any residential driveways and interior roadways, adjacent curves, on-street parking or driveways. This recommendation is pursuant to Cobb County Development Standard 402.7.1, Residential Driveways and Cobb County Development Standard Detail 116R, Residential Driveway Standard. However, because of the tight home spacing for attached single family homes, Cobb DOT notes that this standard cannot be met for adjacent internal driveways with the proposed site plan ([dated December 11, 2025](#)). The failure to meet this standard for internal driveway spacing is noted because it will preclude the interior roadways from being accepted by the County as public streets at a future date.
6. Recommend Old Alabama Road and Cardell Road access include a deceleration lane to address safety. This recommendation is pursuant to Cobb County Development Standard 402.9, Deceleration Lanes/Roadway Improvements Along Existing Streets, and Cobb County Development Standard Detail 401A, Deceleration Lanes. A conceptual deceleration lane is included on the revised site plan ([dated December 11, 2025](#)) but taper does not meet design standard for a 45-mph roadway. Recommend final location and design be determined during plan review, subject to Cobb County DOT approval.
7. Recommend Old Alabama Road access includes left turn lane to address safety. This recommendation is pursuant to Cobb County Development Standard 402.10, Left Turn Lane Design Guidelines, and Cobb County Development Standard Detail 401F, Left Turn Lane. Cobb DOT also follows Table 9-24 and Figure 9-35 recommendations published in the American Association of State Highway and Transportation Officials (AASHTO) A Policy on Geometric Design of Highways and Streets (Green Book), 7th Edition. A conceptual left turn lane is included on the revised site plan ([dated December 11, 2025](#)). Recommend final location and design be determined during plan review, subject to Cobb County DOT approval.
8. Recommend mail kiosk for proposed development be located off the right-of-way and either on the inward traffic flow or adjacent to off-street guest parking. This recommendation is to address safety because of the potential of illegal parking movements crossing opposing traffic. The revised site plan ([dated December 11, 2025](#)) does provide perpendicular parking on the private roadway adjacent to the mail kiosk.
9. Recommend applicant verify that minimum intersection sight distance is available for the Old Alabama Road and Cardell Road access and if it is not, implement

remedial measures, subject to the Department's approval, to achieve the minimum requirement. This recommendation is pursuant to Cobb County Development Standard Detail 401B, Intersection Sight Distance.

10. All signage and landscaping should be installed off county right-of-way and where it will not impede the line of sight for the driveways or roadways.
11. Recommend 10' no access easement on Maxham Road unless needed for stormwater detention access.
12. Recommend 10' no access easement on Old Alabama Road unless needed for stormwater detention access.
13. Recommend 10' no access easement on Cardell Road, for lots 21 to 31, unless needed for stormwater detention access.
14. Recommend curb and gutter along both sides and sidewalk along one side of proposed private roadway. The revised site plan ([dated December 11, 2025](#)) appears to comply with this recommendation.
15. Recommend clearly labeling all internal roadways as private.
16. Recommend private streets, lighting, and utilities be constructed to the Cobb County Standard Specifications for public streets. Private streets that do not meet Cobb DOT specifications for public streets cannot be considered for potential future transfer to Cobb County. This recommendation is pursuant to Cobb County Development Standard 401, Streets and Access (including subsections) and Cobb County Development Standard Details, including the following: Detail 110A, Typical Section Residential Street; Detail 100B, Residential Street Grading; Detail 104a, Typical Residential Cul-de-sac; Detail 104b, Typical Offset Cul-de-sac; and Detail 113, Sidewalks.
17. Recommend crosswalks be installed parallel to the adjacent roadway. Recommend final location and design be determined during plan review, subject to Cobb County DOT approval
18. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.
19. Final location and design will be determined by Cobb DOT as part of the driveway permit and/or Plan Review processes.

V. Staff Recommendation

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

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



AGENDA ITEM MEMORANDUM

MEETING OF: April 13, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Ratification of Council member approved elevation- Sawmill Creek located near Maxham Road, PIN 18008700190. Additional Elevation - Bradley Plan

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

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

Previous elevations were approved by the Council on November 12, 2025.

The attached plans were approved by Councilman Ferguson on March 27, 2026.

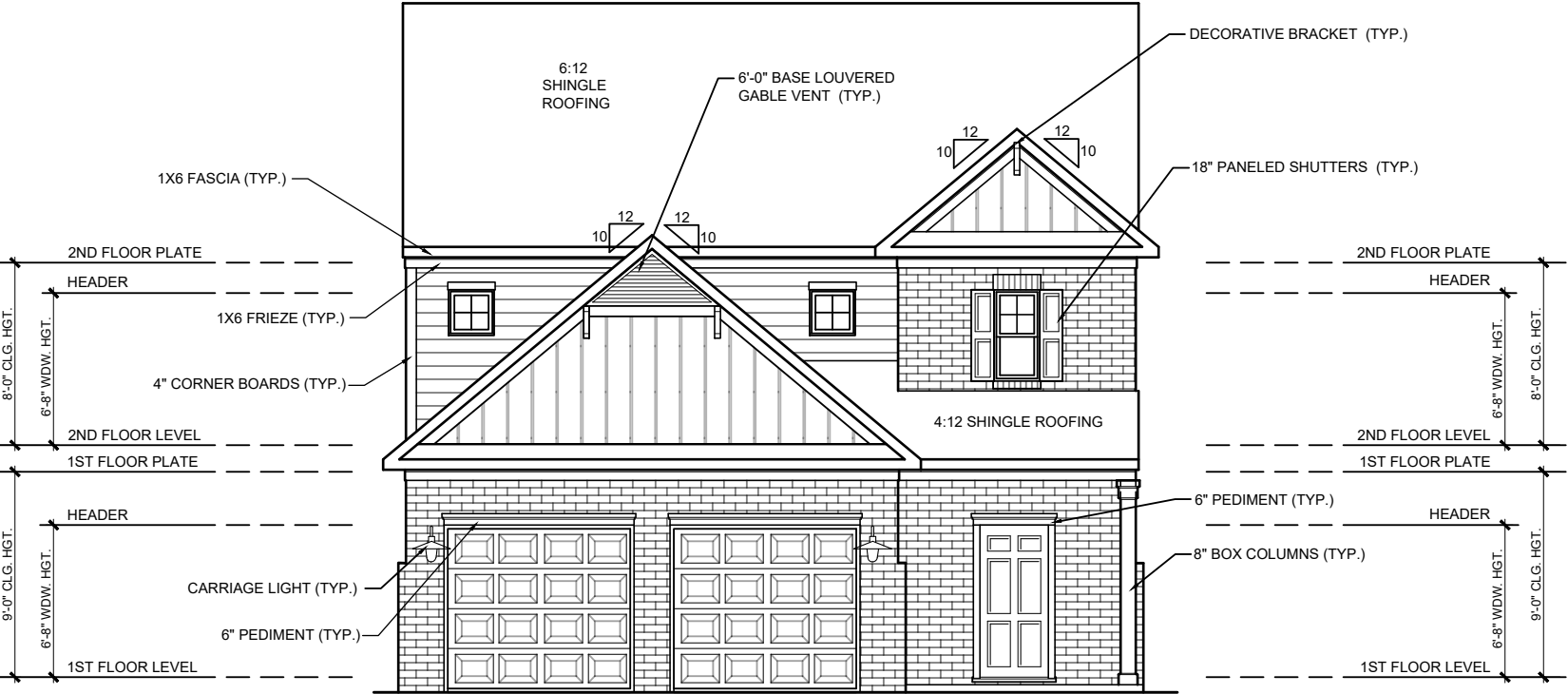
.

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION: Approval

ATTACHMENTS:

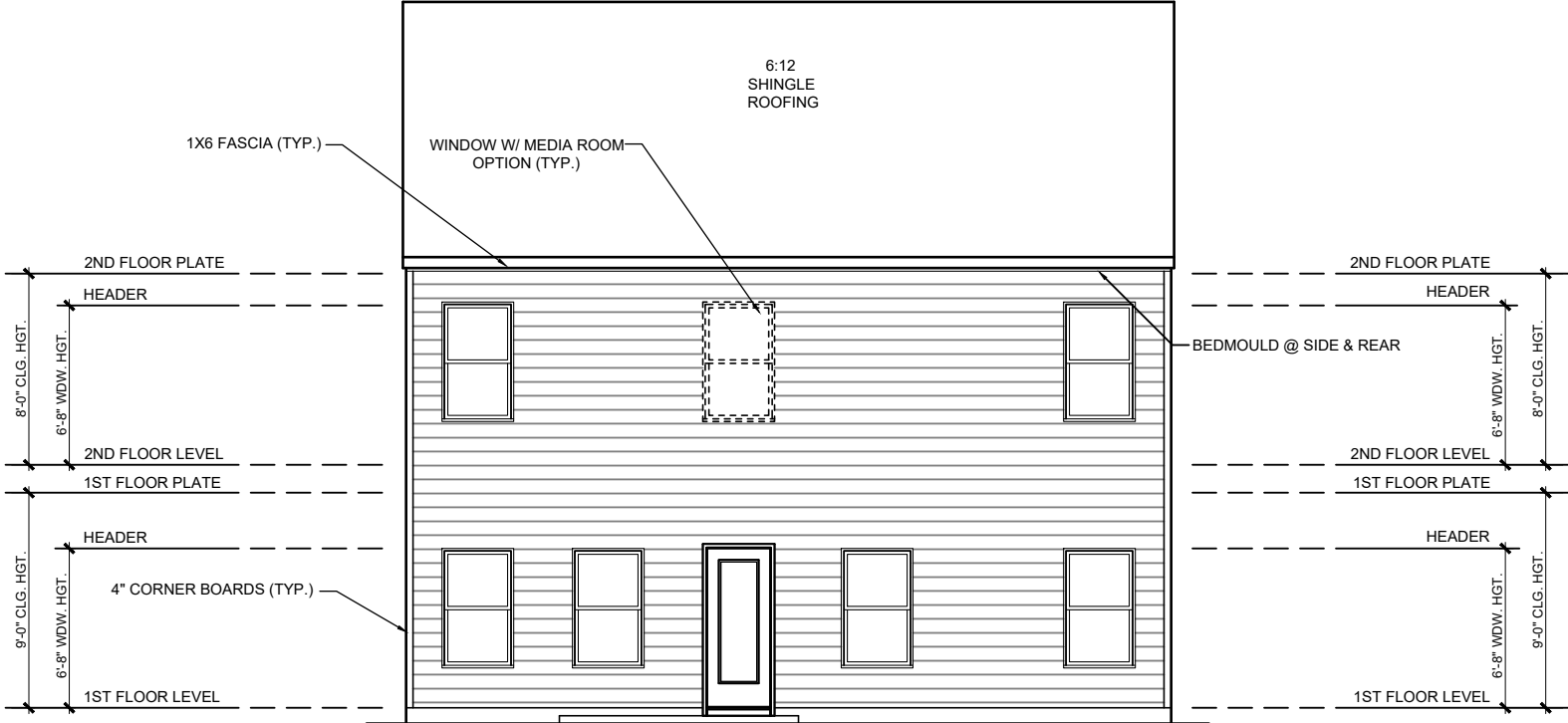
1. Bradley Elevations



FRONT ELEVATION "AA"

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

Bradley Plan Elevation AA

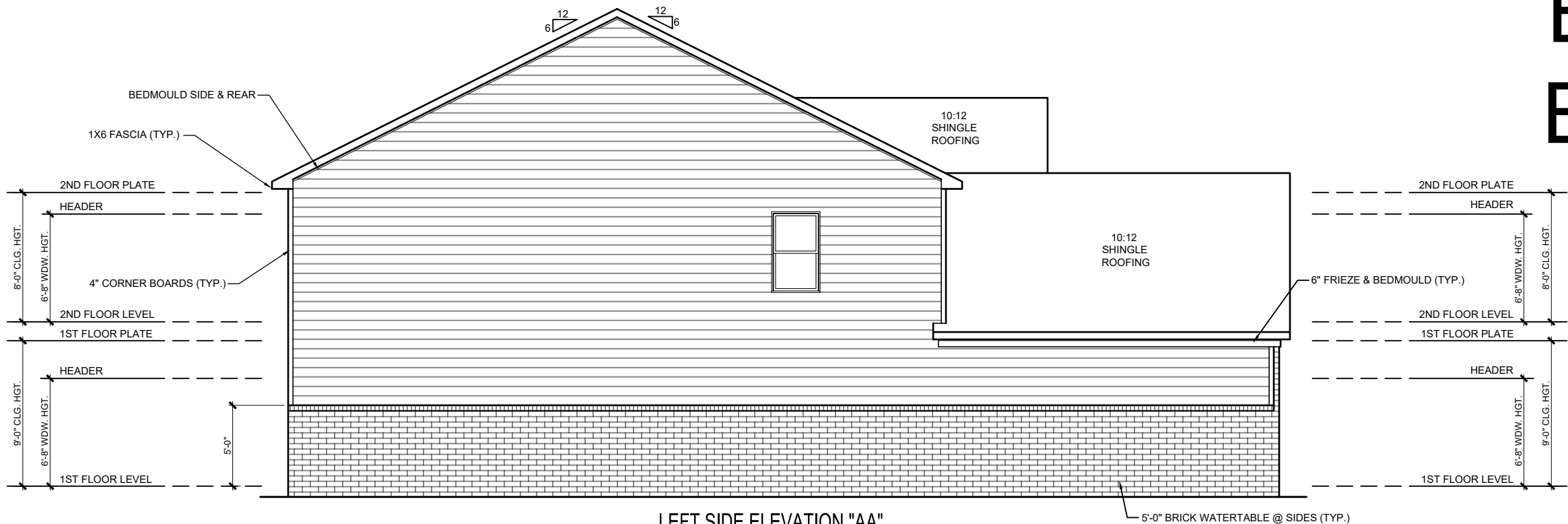


REAR ELEVATION "AA"

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

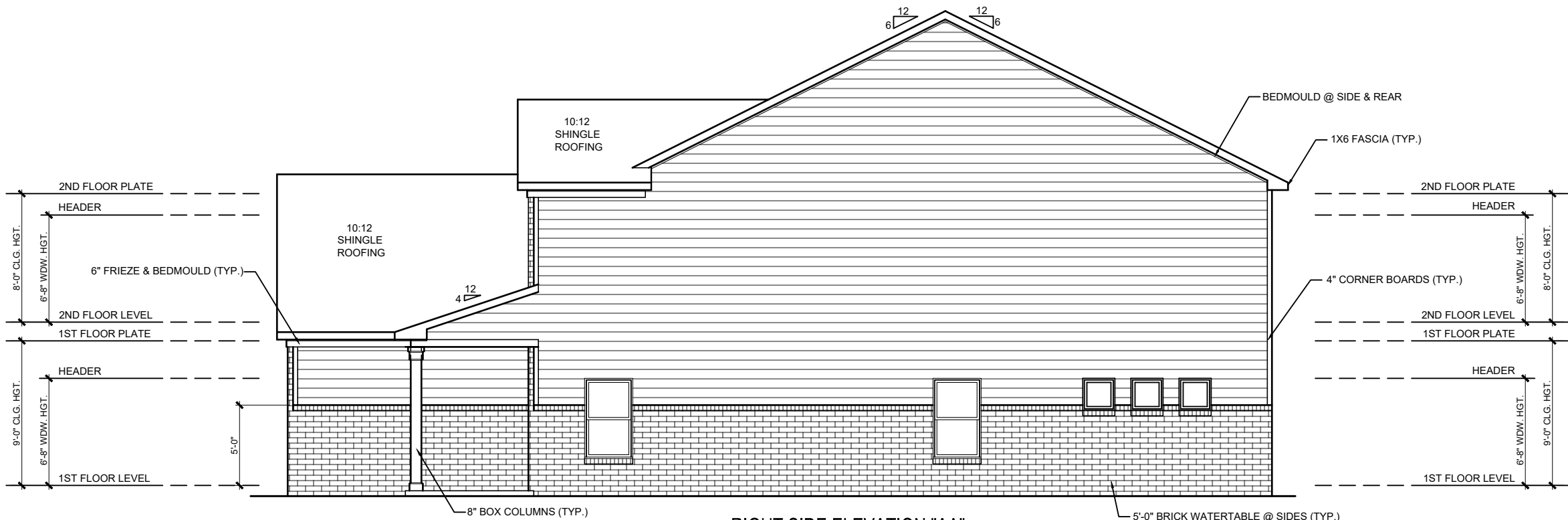
Bradley Plan

Elevation AA



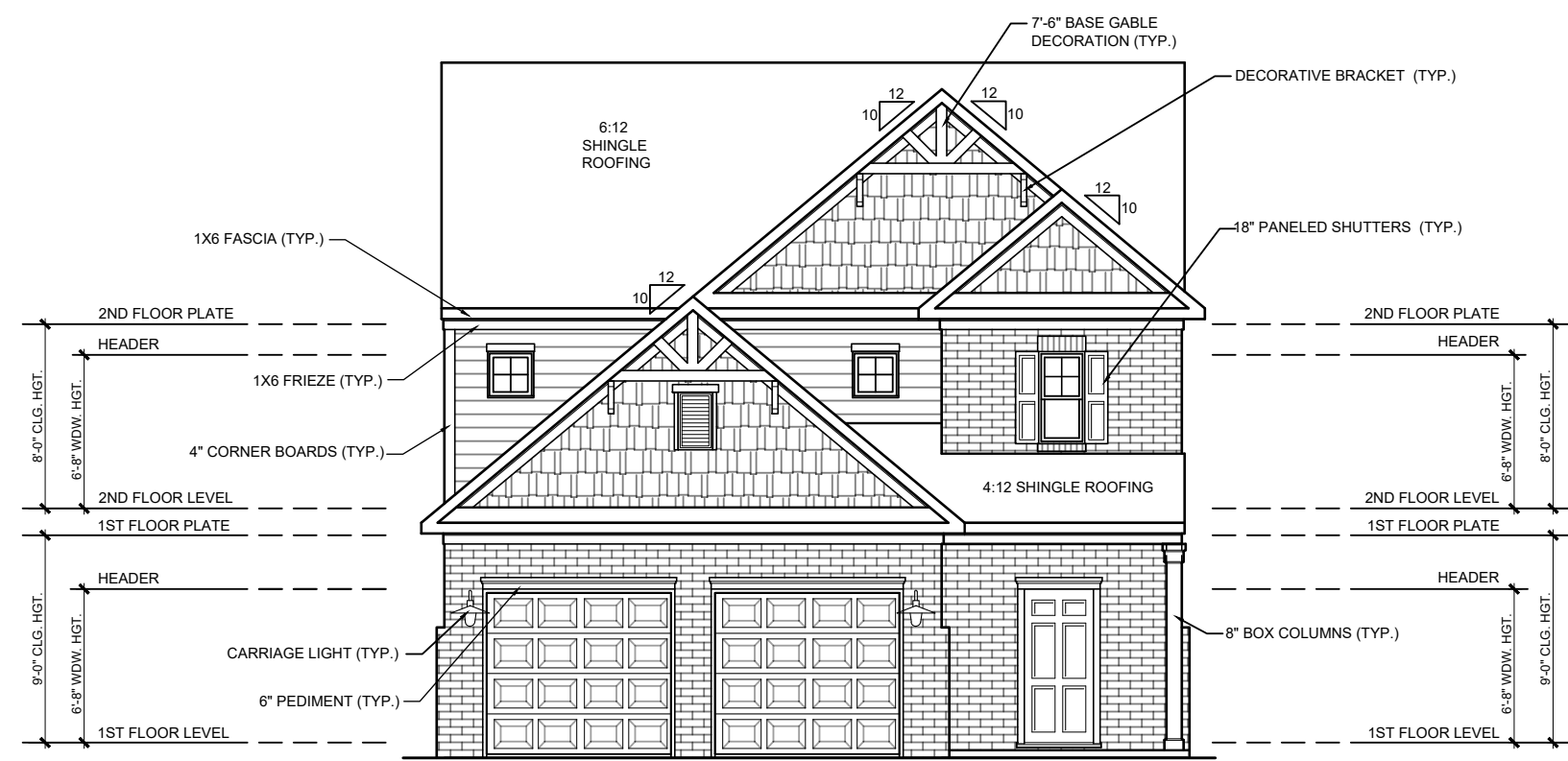
LEFT SIDE ELEVATION "AA"

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

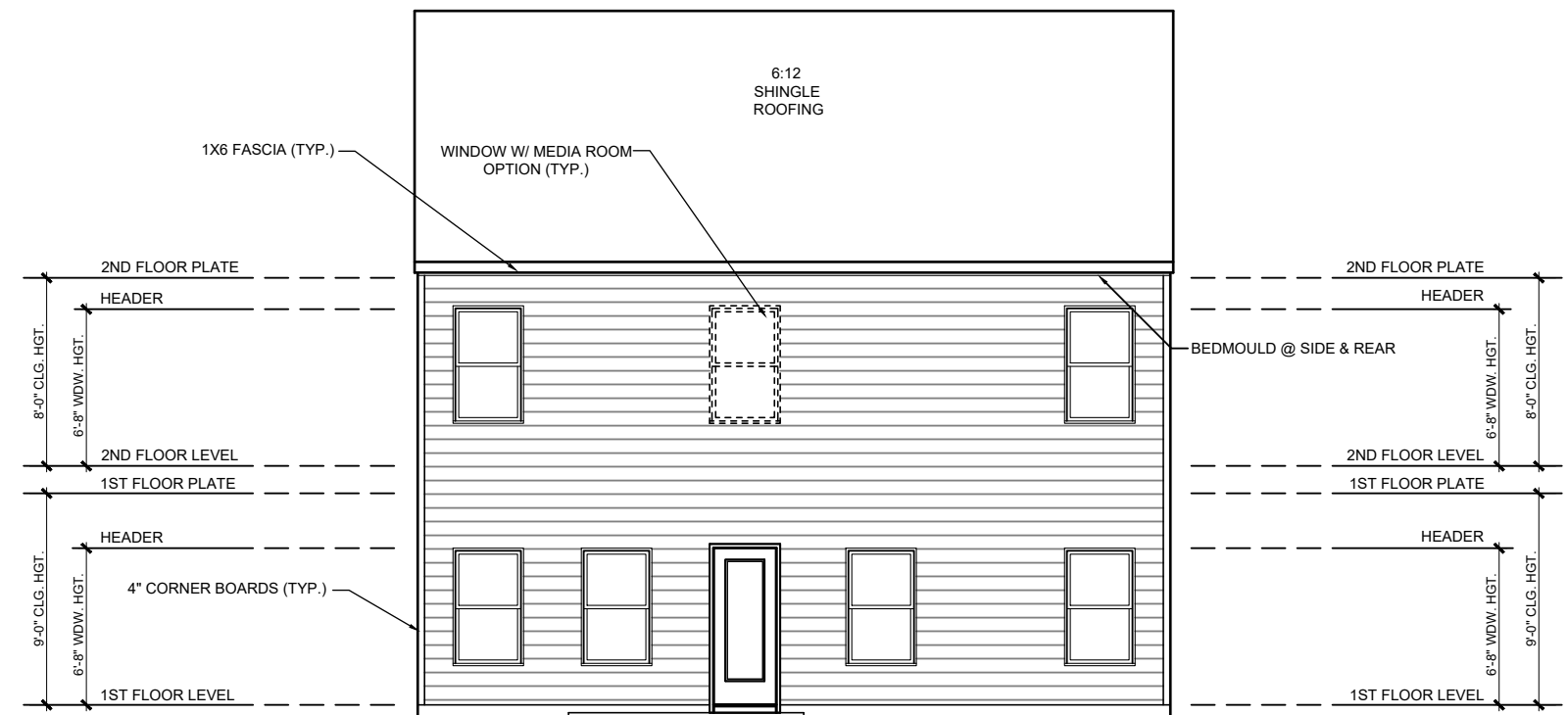


RIGHT SIDE ELEVATION "AA"

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



FRONT ELEVATION "BB"
 SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
 SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

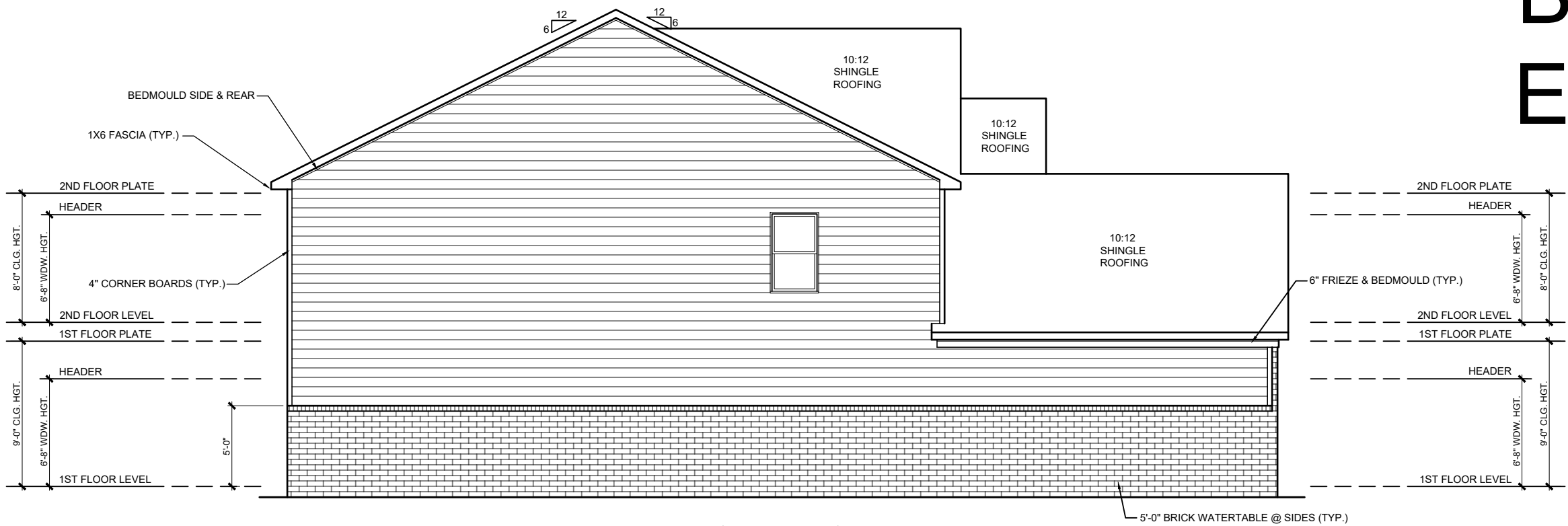


REAR ELEVATION "BB"
 SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
 SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

Bradley Plan Elevation BB

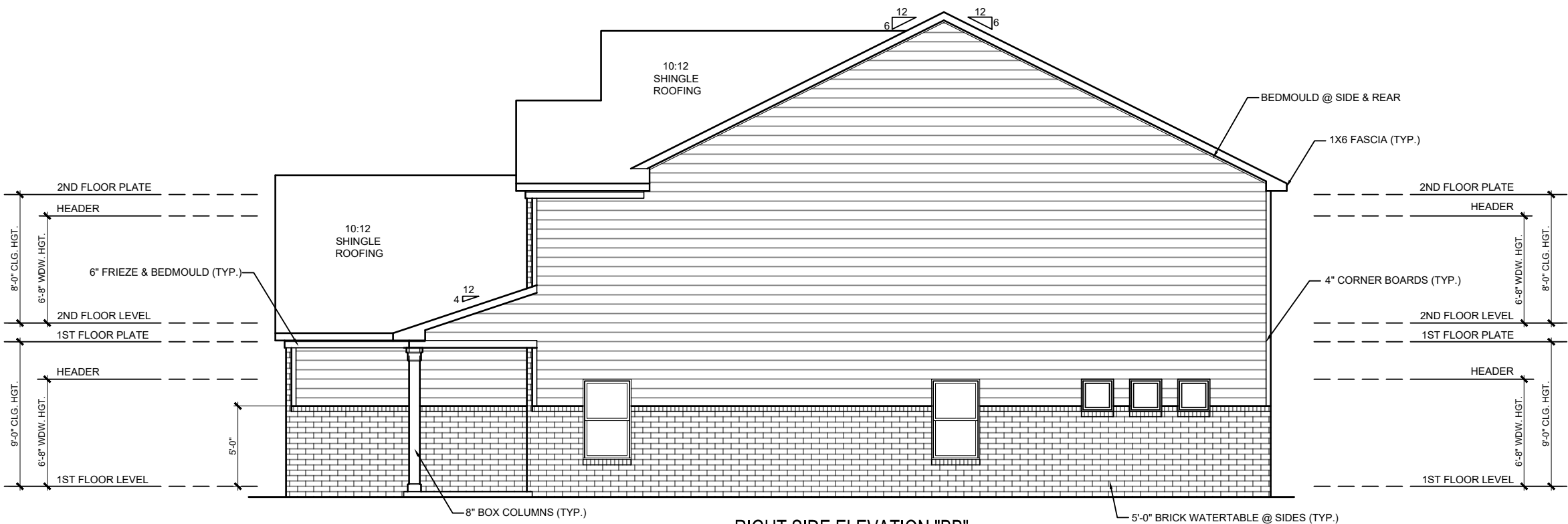
Bradley Plan

Elevation BB



LEFT SIDE ELEVATION "BB"

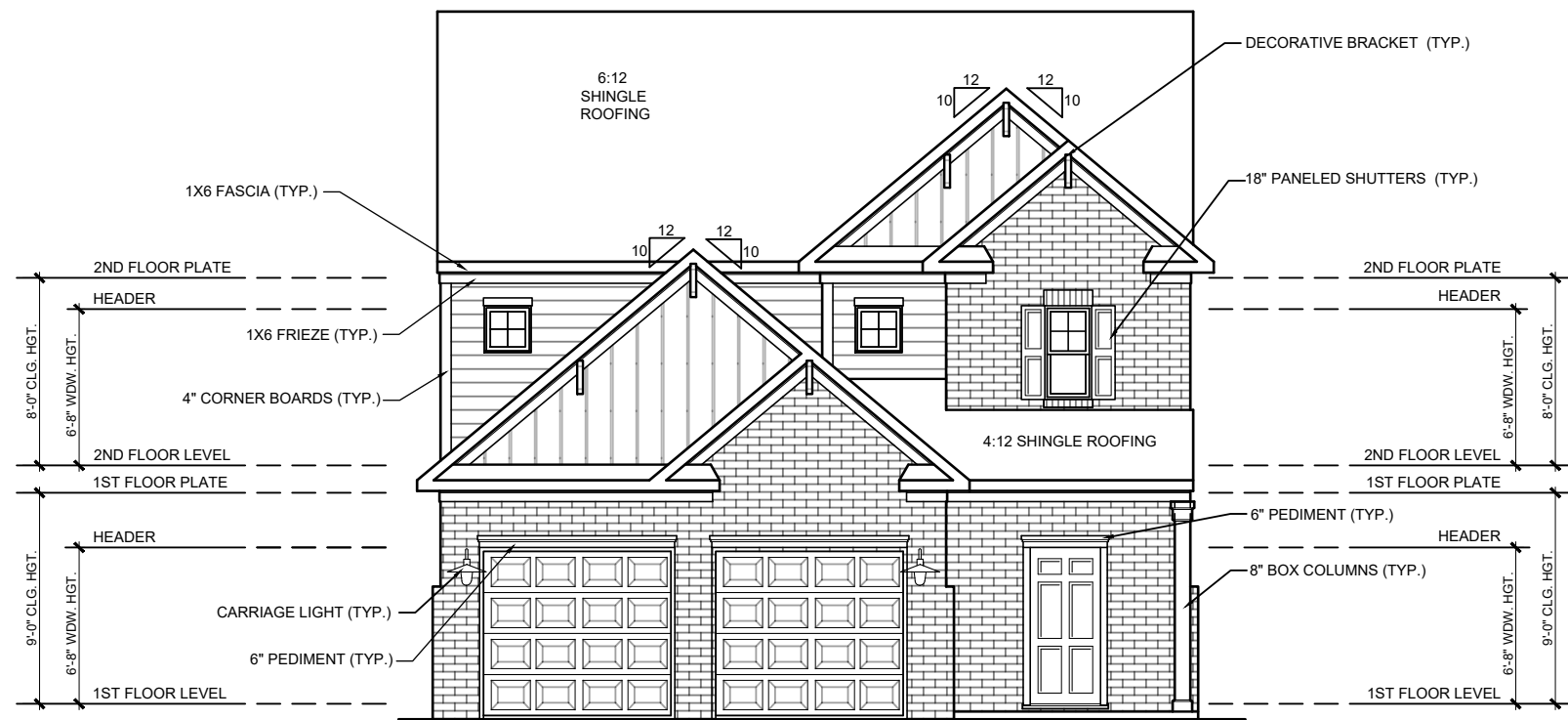
SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



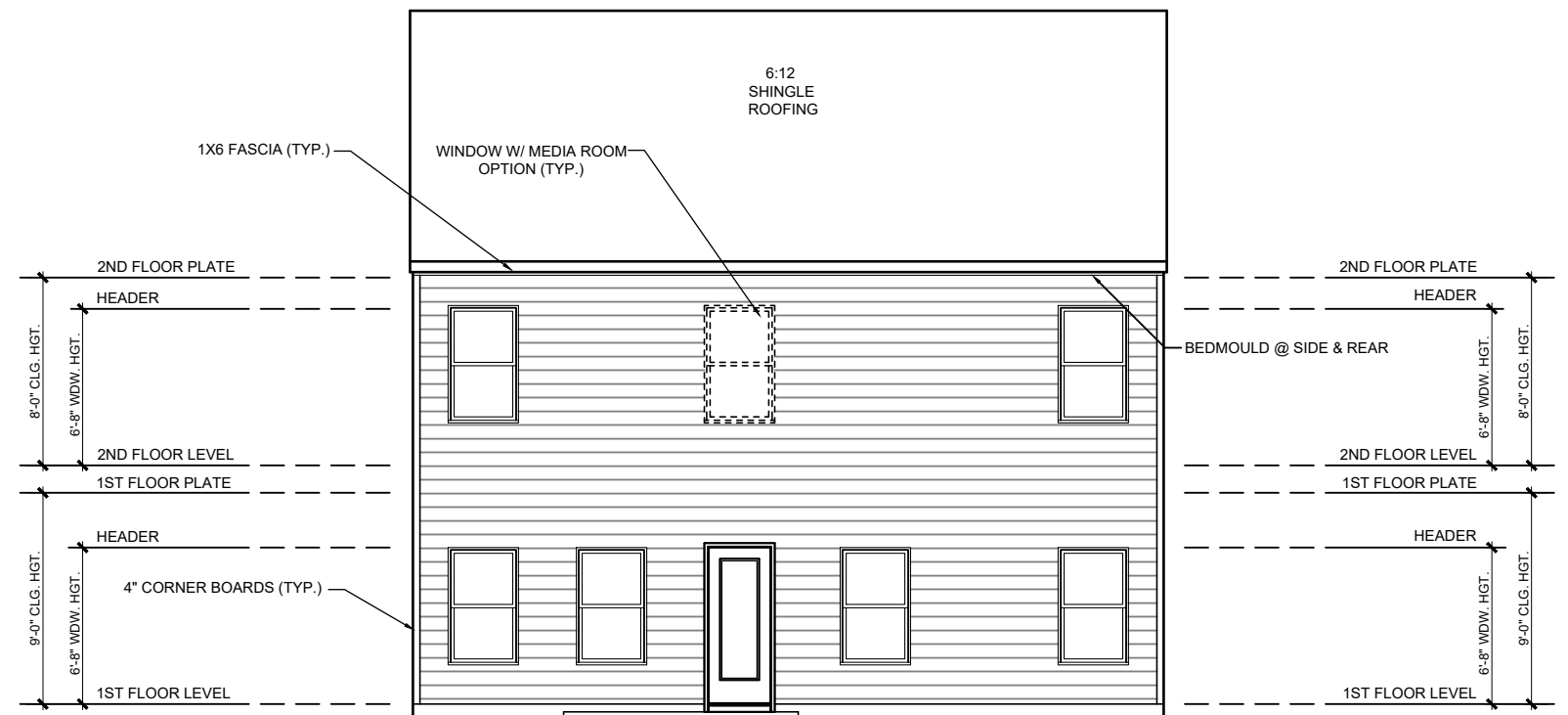
RIGHT SIDE ELEVATION "BB"

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

Bradley Plan Elevation CC



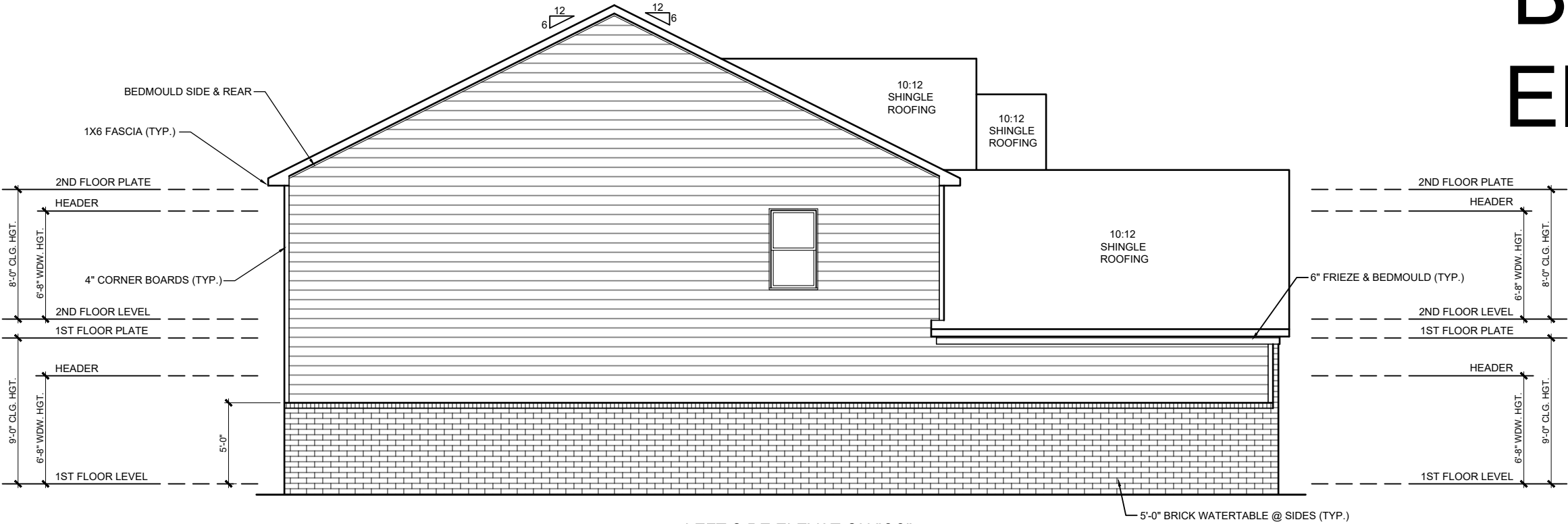
FRONT ELEVATION "CC"
SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



REAR ELEVATION "CC"
SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

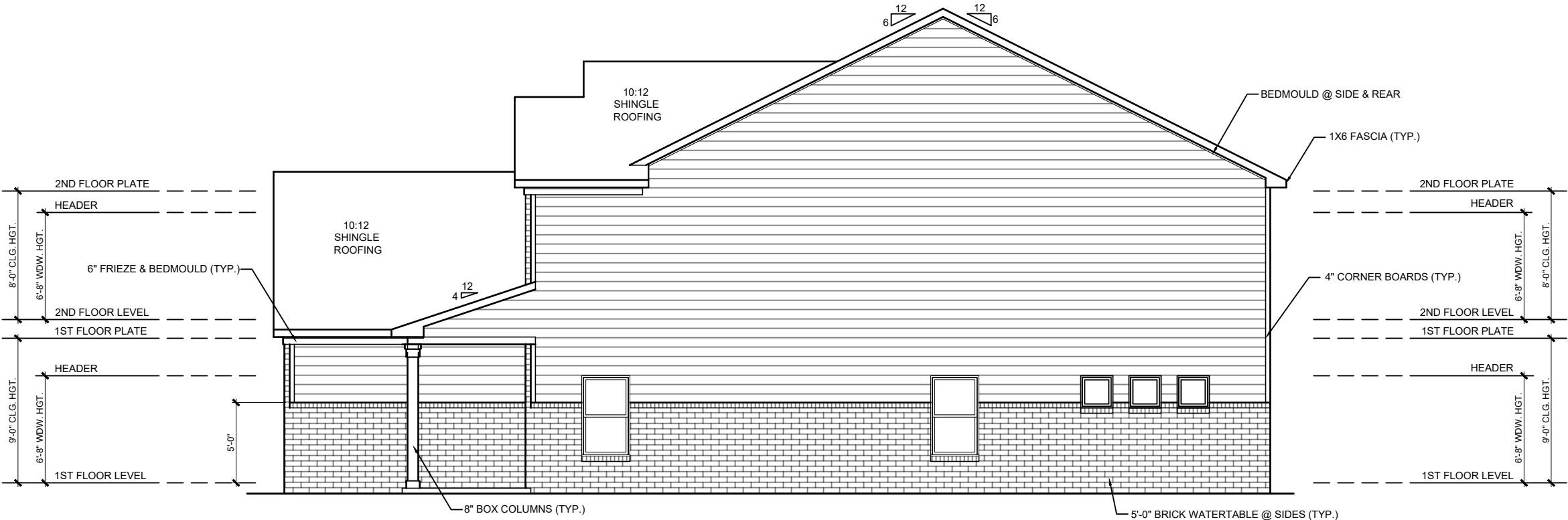
Bradley Plan

Elevation CC



LEFT SIDE ELEVATION "CC"

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



RIGHT SIDE ELEVATION "CC"

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



AGENDA ITEM MEMORANDUM

MEETING OF: April 13, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Approval of March 25, 2026 5:15 PM Work Session Minutes

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. March 25, 2026 Council Work Session Minutes - 515 PM



CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
March 25, 2026 at 5:15 PM

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

CITY COUNCIL WORK SESSION MINUTES

1. CALL TO ORDER

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

2. ROLL CALL

City Clerk Hiott conducted the roll call and a quorum was present. Mayor Owens and Councilmember Jeffcoat were not present at the time of the roll call. They did arrive later during the recess.

3. AGENDA ITEMS AND DISCUSSION

4. PRE REGULAR MEETING AGENDA REVIEW

Mayor Pro Tem Davis asked if there were any questions about the Pre Regular Meeting Agenda. There were no questions.

Motion made by Councilmember Ferguson and seconded by Councilmember McNeely to go into recess until 6:15 pm. Council recessed at 5:24 pm.

Mayor Owens and Councilmember Jeffcoat arrived during the recess.

5. ANNOUNCEMENTS

None.

6. OATHS FOR BOARDS AND COMMISSIONS ADMINISTERED BY MAYOR OWENS - 6:15 PM

During the recess, Mayor Owens and Councilmember Jeffcoat arrived. At 6:29 pm, Mayor Owens administered an updated Oath of Office to the current boards and commissions.

The following took an updated Oath of Office. They had previously taken an oath. Photos were taken of the attending members of the boards and commissions.

Planning Commission:

Cheryl Davis
Carl Valenzano
Robin Meyer
Donte Philpot

License Review Board:

Clyde Ward
Sandra Braswell
Linda Brackner
Andres Heraro

Ethics Board:

Joel Cope
Angela Weston
Tammi Danie
Ebony McCants

Board of Zoning Appeals:

Helen Butler-Simmons
Yolanda Bennett

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

None.

8. ADJOURNMENT

Motion was made by Councilmember Jeffcoat and seconded by Councilmembr Brown to adjourn. The motion passed 7-0. There being no further business, the Mayor adjourned the meeting at 6:36 p.m.

Dr. Michael Owens, Mayor

Susan Hiott, City Clerk



AGENDA ITEM MEMORANDUM

MEETING OF: April 13, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Approval of March 25, 2026 6:30 PM Regular Meeting Minutes

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. March 25, 2026 Wednesday Regular Meeting Minutes - 630 PM



CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
March 25, 2026 at 6:30 PM

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

CITY COUNCIL REGULAR MEETING MINUTES

1. CALL TO ORDER

Mayor Owens called the meeting to order at 6:37pm.

2. ROLL CALL

City Clerk Hiott conducted the roll call and a quorum was present.

3. INVOCATION

Led by Councilmember Ron Davis.

4. PLEDGE OF ALLEGIANCE

Senator Rhett, a proud Airforce veteran, led in the Pledge of Allegiance.

5. PRESENTATIONS/ACKNOWLEDGEMENTS/PROCLAMATIONS

a. Reading of State Resolution 600, Recognizing and Commending the Mableton Mayor and City Council - Presented by Senator Rhett of the Senate 33rd District

Mayor Owens commended Senator Dr. Michael Rhett as a long-term champion of the South Cobb community, noting that he has served with dignity and honor. Mayor Owens thanked Senator Rhett for his dedicated service. He invited Senator Rhett to share a few remarks.

Senator Dr. Rhett acknowledged the Mayor and Council for their efforts in building both a legacy and a city. He highlighted the collaboration between State Representatives and the City in passing the municipal court technology fee and Tax Allocation District bills. He also recognized the Council's achievements, emphasizing that building a city from scratch is not an easy task. He presented the Resolution and read it aloud. Photos were taken.

Mayor Owens thanked Senator Rhett for coming out and presenting this resolution to the Council, noting the effort had been in the making in earlier days. Mayor Owens emphasized that someone is always watching and thanked all the State Representatives

involved in advancing the resolution on behalf of the City, Mayor and Council.

6. APPROVAL OF AGENDA

Motion was made by Councilmember Ferguson and seconded by Councilmember Herndon to approve the agenda with a modified amendment to move Item 12A after Executive Session. Motion approved 7-0.

7. PUBLIC HEARINGS

- a. REZ-2026-001- 0 Lynne Ciricle (18015600490) Request to rezone from R-20 (Single Family Detached) to RD (Residential Duplex) for duplex development. - Applicant requested withdrawal. Director Hughes**

Mayor Owens announced the item and recognized Director Hughes, who reported that the City had received a formal request from the applicant to withdraw, and the staff found that the request was in order.

Motion made by Councilmember Ferguson and seconded by Councilmember McNeely to accept the withdrawal of REZ 2026-001, 0 Lynne Circle. The motion passed 7-0.

8. APPOINTMENTS

- a. Reappointment of Carl Valenzano to the Planning Commission**

Motion made by Councilmember Brown and seconded by Councilmember Ferguson to reappoint Carl Valenzano to the Planning Commission as the District 4 representative. Originally appointed by Councilmember Patricia Auch, Mr. Valenzano is now being reappointed by Councilmember Cassandra Brown to continue representing District 4. The motion passed 7-0.

Mayor Owens administered the Oath of Office to Mr. Valenzano. Photos were taken.

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

Monica Delancy recapped the Renters Rights Summit, expressing appreciation to attendees and presenters. She noted participation from all six districts. She announced an upcoming youth pedestrian safety event on Sunday, March 29.

Brianne Perkins announced two upcoming community events hosted by State Representative Terry Cummings and noted that flyers were provided. She shared that Representative Cummings would host a virtual community conversation on Bill 406 in partnership with Senator Donzella James. She also highlighted a Family Fun Day scheduled for May 16 at Sweetwater Creek Park, held in conjunction with former State Representative

Roger Bruce.

She concluded by highlighting key accomplishments from the legislative session, which ends April 2, including the passage of HB 1213 (Mableton Redevelopment Powers Referendum) and HB 1452 (Mableton Municipal Court Technology Fee Bill), recognition of the Sonic Edge a cappella group from Pebblebrook High School, and the participation of over 100 JROTC students from Pebblebrook and South Cobb High Schools at the State Capitol.

Sam Culbreth spoke on behalf of the Austell Community Task Force, inviting everyone to their next meeting at South Cobb Rec Center on April 6. He also highlighted Commissioner Sheffield's District 4 Earth Day cleanup on Saturday, March 28, noting that the Riverside Community Garden will be one of the focus areas.

Patricia Burns represented the Friends of the Concord Covered Bridge and discussed the group's mission to beautify the bridge's entrances and showcase the historic landmark. She noted that the Georgia Trust for Historic Preservation selected the bridge and surrounding sites for its upcoming Spring Ramble. She outlined the beautification plans and emphasized the need for community support.

Jo Lahmon reported on the success of the book sale and prom swap, expressing gratitude for the donations and volunteer support.

Mel Keyton introduced himself and expressed his interest in helping the City with development.

Olivia Clemmons chose not to speak in person, but City Clerk Hiott read her statement expressing concerns about the homeless encampments on Fontaine Road.

Mayor Owens thanked everyone for attending and sharing their comments.

10. CONSENT AGENDA

Mayor Owens reviewed the agenda's consent items for consideration.

Motion made by Councilmember Brown and seconded by Councilmember Davis to approve the Consent Agenda. The motion passed 7-0.

- a. Approval of March 9, 2026 Work Session Minutes**
- b. Approval of March 11, 2026 Regular Council Meeting Minutes**
- c. Approval of March 6-8, 2026 Planning Conference Minutes**

11. UNFINISHED BUSINESS

N/A

12. NEW BUSINESS

- a. Consideration and Approval of Resolution Updating the City Attorney's**

Classification and for Other Lawful Purposes -Mayor Michael Owens

This item was moved after the Executive Session. A motion to approve was made after the Executive Session.

b. Second Read - An Ordinance Amendment Updating Chapter 12, Solid Waste Management, of the City of Mableton Code of Ordinances - Sustainability, Greenspace, and Beautification Director Emily Ryan & Code Enforcement Director Jerry Silver

Mayor Owens announced the item and asked if there were any substantial changes since the First Read. City Attorney Walker-Ashby and staff indicated there were none.

Motion made by Councilmember Ferguson and seconded by Councilmember Brown to approve the Second Read — An Ordinance Amendment Updating Chapter 12, Solid Waste Management of the City of Mableton.

Mayor Owens asked if there were any questions. There were none. The motion passed 7-0.

c. First Read - An Ordinance Amending the Year 2026 Council Regular Meeting Schedule by Adding another Monday Work Session and for Other Lawful Purposes - City Clerk Susan Hiott

City Clerk Hiott addressed the proposed changes to the Council's 2026 meeting calendar. There were concerns about the April 6 and April 8 meeting dates due to Cobb County's School Spring Break. This was a First Read and no action was taken.

13. OTHER BUSINESS/DISCUSSION

N/A

14. CITY MANAGER'S ANNOUNCEMENTS/COMMENTS

City Manager Tanks recognized the dedication and hard work of City staff. He acknowledged Court Administrator Minor for receiving a scholarship from the Georgia Council of Court Administrators for a professional development program. He also recognized the new Parks and Recreation Director, Travis Landrum, for his immediate commitment to the City by attending the Spring Planning Conference while his daughter was playing in a championship basketball game. City Manager Tanks highlighted the IT Director's attendance at the Spring Planning Conference despite experiencing a personal family loss. Lastly, he wished Deputy City Clerk Alison Benson a happy birthday.

Overall, he emphasized the outstanding level of dedication demonstrated by the entire staff.

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

City Clerk Susan Hiott acknowledged Deputy City Clerk Benson for her dedicated service

and wished her a happy birthday.

Mayor Owens extended a Happy Birthday to Ms. Benson as well and acknowledged her dedication.

16. MAYOR AND COUNCIL ANNOUNCEMENTS/COMMENTS

Councilmember Davis wished a Happy Birthday to Deputy Clerk Benson. He indicated that he went to Washington DC to attend the National League of Cities conference. He acknowledged the comradery and learning experience. He mentioned it shows the dedication and studiousness of the Mayor and Council. He extended a great night; safety wishes and encouraged everyone to express their love for the people they love while they are here.

Councilmember McNeely echoed the sentiments about the NLC conference and the great opportunity it afforded to be able to see what others officials are doing, get ideas and share with other municipalities across the country. He emphasized the power within the municipalities across the nation.

Councilmember Jeffcoat extended a Happy Birthday to Deputy Benson. She expressed appreciation for all City staff. She highlighted her attendance at a City's Movie in the Park event and noted that it was a fantastic time. She encouraged everyone to visit Mableton.gov to stay informed and learn about opportunities to get involved. She highlighted that the city is hiring. She was proud to see majority of the Council attend NLC this year as it provided an opportunity for them to bond and connect with other elected officials around the nation. She note some of the critical topics included grate access and housing. She emphasized the importance of staying connected and taping into all available resources.

Councilmember Brown noted that she found the NLC to be invaluable as a new Councilperson. She looks forward to continuing to engage with those that she met while attending the conference and utilizing their assistance while seeking additional funding sources. She mentioned the city's recent movie night and looks forward to more opportunities to bring communities together. She also noted that other boards/commission will need an appointment from the council coming up. He highlighted the launch of the new City website. She sent a shout out to the Mayor and Councilmember Fergsuon who initiated a website on behalf of the City.

Councilmember Brown spoke about utilizing social media to reach her for concerns. She encourages reaching out to her via email or phone. She addressed the homeless encampments in District 4 and indicated that they are both on private property. She has been working with Code Enforcement and thanks them for their efforts in assisting with that effort. She indicated that Code Enforcement has been in contact with the property owners of those properties and encouraged that Fontaine Road will be cleaned up in the near future. She will monitor that progress. She emphasized that the goal is to have the property cleaned up and that the homeless are not criminalized or demonized. She hopes that there is education in the future regarding councils involvement in the issue of homelessness around the City.

Councilmember Ferguson expressed appreciation for the directors (IT, Parks & Communications). He mentioned that if the public has any input about the website, they

should reach out to the Communications team. Councilmember Ferguson mentioned that he attended a worship service in honor of the 60th birthday of Pastor B Dwayne Harden of Embassy ATL. He acknowledged unresponsiveness of his to addressing the concerns of his constituents. He highlighted a recent event held to paint a mural that will be displayed around the city, and the unavailing will happen on March 31st. The mural was done in conjunction with the Cobb collaborative and Paint Love.

Councilmember Ferguson highlighted his fireside chat event that he hosted and the bonding that happened between men of all ages from around the City. He encouraged everyone to consider joining a list of events that will be in the future. He noted a project that he has coming up for a beautification project for the women of D5. He mentioned an adaptive cycling program and will include monthly rides. He provided information about joining.

Councilmember Herndon thanked everyone for attending and acknowledged those tuning in online. She gave out a shout out to the Communications Department for the new website. She extended a Happy Birthday wish to Deputy Clerk Benson. She recommended checking out the Georgia symphony orchestra for a show.

Mayor Michael Owens thanked the GA Planners Association (GPA) who invited him to keynote speak about cloud security and AI. He acknowledged the staff that takes time out for training and noted that Mableton continues to be well represented. He mentioned the NLC and highlighted that he was proud to see the majority of the Council attending and engaged. He stated that he was appointed to the National Information, Technology and Communications committee for the NLC. Mayor Owens indicated that his main focus while attending the NLC conference was to engage on the topics of roads, bridges, homelessness & housing and how the City can better gain access to improve these areas around the City. He noted that he goes around to Mableton city schools and speak/read to the students and thanked the schools for allowing him to come and do so. He noted it is always a great opportunity to go into classrooms and speak to the youth of the City.

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

Motion to Motion was made by Councilmember Jeffcoat and seconded by Councilmember Ferguson to go into Executive Session for litigation, real estate, and personnel. The motion passed unanimously. Yeas: Davis, McNeely, Jeffcoat, Brown, Ferguson, Herndon and Owens (7:58 pm)

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Brown to close the Executive Session. The motion carried unanimously. Yeas: Davis, McNeely, Jeffcoat, Brown, Ferguson, Herndon and Owens

Motion was made to approve a Resolution Updating the City Attorney's Classification and for other purposes by Councilmember Ferguson and seconded by Councilmember Brown. The motion passed 7-0.

Motion made by Councilmember Herndon and seconded by Councilmember Jeffcoat to authorize Mayor Owens to finalize and execute, in substantial form, the agreement with

Ellenwood MCRE LP for the purchase and sale of property within the city located on or about 6116 Mableton Parkway, for a purchase price not to exceed \$2,550,000. The motion passed 7-0.

Motion made by Councilmember Ferguson and seconded by Councilmember Jeffcoat to negotiate an amended contract with the City Manager within the confines of the current budget. The motion passed 7-0.

18. ADJOURNMENT

Motion was made by Councilmember McNeely and seconded by Councilmember Brown to adjourn. The motion passed 7-0. There being no further business, the Mayor adjourned the meeting at 11:28 pm.

Dr. Michael Owens, Mayor

Susan Hiott, City Clerk



AGENDA ITEM MEMORANDUM

MEETING OF: April 13, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Update Presentation on the City of Mableton's Grants Management Program - Emily Ryan, Sustainability, Greenspace, and Beautification Director & Christopher Brewer, Fund It Forward Grant Consulting

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. Final - SGB - 04.13.26 - Grants Update

City of Mableton Grant Program Update

Prepared for: City Council Regular Meeting, April 13, 2026

*Prepared by: Emily Ryan - Sustainability, Greenspace, and Beautification (SGB) Director
Christopher Brewer, Founder, Fund It Forward Grant Consulting*



Agenda: Grants Update

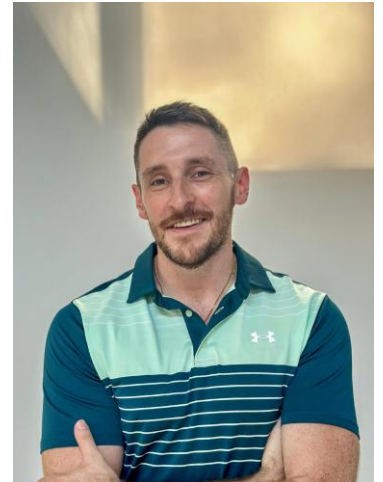
1. Introduction – Fund It Forward
2. Program Overview
3. Grant Highlights
4. Questions & Feedback



Introduction: Fund It Forward

Christopher Brewer, Founder & Lead Writer

- Established in 2018, Fund It Forward works with non-profits & local governments throughout the US & internationally, with a focus in the state of Georgia.
- Secured over \$24 million in grant funding, specializing in:
 - *Housing & Homelessness*
 - *Education & Youth Development*
 - *Arts & Culture*
 - *Mental Health & Substance Abuse*
 - *Public Safety*
 - *Municipal Infrastructure & Planning*



Chris@FunditForwardGrants.com
(470) 632-1828



Introduction: Fund It Forward

Atlanta Based, Local Impact

- Works with neighboring cities: Powder Springs, Norcross, Morrow, Hampton, Murray County Sheriff's Office

Regional Experience

- State of Georgia
 - Mableton department head experience + state government departments
- Federal Government
 - U.S. Department of Transportation
 - U.S. Department of Justice
 - Federal Emergency Management Agency
 - Congressional Directed Spending Program
 - U.S. Forest Service
 - U.S. Department of Education



Introduction: Fund It Forward

City Operations

- Help Chris determine the best staff POC for related grants
- Manage scope and monthly payments
- Update the Council on proposed grant projects and obtain approval to apply

Services include:

- Research and identification of worthwhile opportunities
- Unlimited amount of written grant proposals per month
- Manages reporting, invoicing, and award oversight



Program Overview

Mableton's Qualifying Status

- Existing plans aid grant applications

Total Grants Applied For: 17

Total Anticipated Awarded to Date: \$540,000

Monthly Contract Price: \$1,645

Return on Investment: \$27.35 for every \$1 (2,635%)



Grant Highlights: U.S. DOT

Safe Streets and Roads for All (SS4A)

- \$240,000 **award**
- Comprehensive Safety Action **Plan**
 - *High-visibility crosswalks & pedestrian signals*
 - *Traffic calming measures on high-speed corridors*
 - *Critical sidewalk gaps & trail connections*
 - *Intersection redesigns to reduce vehicle collisions*



Grant Highlights: Atlanta Regional Commission

Livable Centers Initiative (LCI)

- \$160,000 **requested** (\$40,000 city match)
- Master **Planning and Study Document**
- Works to re-envision communities as vibrant, walkable places
 - *Increased mobility options*
 - *Encourage healthy lifestyles*
 - *Provide improved access to jobs and services*



Grant Highlights: Lowe's

Community Impact Grant

- \$300,000 **requested**
- Public safety **infrastructure** and other large scale renovation projects for community spaces



Grant Highlights: GA Environmental Protection Division

Recycling and Waste Diversion Grant

- \$50,000 **award**
- Local city general fund support
- Household Hazardous Waste (HHW) Collection **Event** this summer



Future Grant Strategies

Council priorities

- Housing Stability
- Public Safety
- Blight Removal & Beautification
- Workforce Development Opportunities

2045 Comprehensive Plan Adoption

Questions & Feedback





AGENDA ITEM MEMORANDUM

MEETING OF: April 13, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Beautification Operations Update - Emily Ryan,
Sustainability, Greenspace, and Beautification Director

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. Final - SGB - 04.13.26 - Beautification Update

City of Mableton Beautification Update

Prepared for: City Council Regular Meeting, April 13, 2026

Prepared by: Emily Ryan - Sustainability, Greenspace, and Beautification (SGB) Director



**SUSTAINABILITY,
GREENSPACE, &
BEAUTIFICATION**



DEPARTMENT

Agenda

1. Illegal Dumping Mitigation

- *Updated Ordinance*
- *Litter Index*
- *Sign Installation*

2. Trees Atlanta Front Yard Tree Program

3. Right-of-Way Beautification Projects

4. Department Updates

5. Questions & Feedback



Illegal Dumping

Updated Solid Waste Management Ordinance

- Scrap Tire Enforcement

Litter Index

- Required to establish Keep Mableton Beautiful
- Data-driven analysis
- Council participation

Signage Installation

- Locations supported by the Litter Index & Code Enforcement reports
- 35 signs at illegal dumping “hotspots”



Trees Atlanta

Front Yard Tree Program

- Supported through the Tree & Beautification Fund
- Successful 2025 pilot year
 - \$10,000 maximum contract price / \$325 per tree / 1 per resident
 - 30 trees available / 17 planted
- Contract completed March 2026



Right-of-Way (ROW) Beautification Projects

Pilot ROW Project: Concord Covered Bridge – A Gateway to Mableton

- In partnership with Friends of the Concord Covered Bridge
- Supported through the Tree & Beautification Fund
- Native plantings, invasive removals, historic preservation

Future ROW Projects: District Specific

- Pilot project review and constraints analysis
- Council feedback
- Upcoming budget considerations



Department Updates

Social Media Launching Soon!

 cityofmabletonsgbga

 City of Mableton – Sustainability, Greenspace, and Beautification

Earth Week Programming

- BINGO activity
- Cleanup opportunities

Household Hazardous Waste (HHW) Event This Summer

Questions & Feedback?





AGENDA ITEM MEMORANDUM

MEETING OF: April 13, 2026

DEPARTMENT: [DEPARTMENT]

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

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. Alliance Indus. REZ2025-011
2. REZ-2025-011 Staff Report PC rec
3. ORD 2026-XX-XX Warehouse
4. Presentation Rez 2025-011



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

Pre-Application Meeting Request Form

Instructions:

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

1. Applicant Information

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

2. Project Information

- Project Name/Title: Dakridge Commerce Center
- Project Address/Location: 18042100010 / Bowen Rd
- Parcel Number(s): 1
- Current Zoning: MHP (Mobile Home Park)
- Proposed Use/Development Type: (Check all that apply)
 - ☐ Residential
 - ☐ Commercial
 - ☒ Industrial
 - ☐ Mixed-Use
 - ☐ Other (please specify): _____
- Brief Description of Proposal:

300,000 sq ft Warehouse

3. Meeting Preferences

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

1. H. Bailey
2. Frank Fallon

- Preferred Meeting Format:

- ☐ In-person
- ☒ Virtual/Online
- ☐ Phone

4. Supporting Documents

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

None

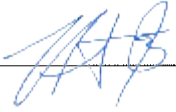
5. Questions or Topics for Discussion

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

Question about the zoning process and application
deadlines

6. Signature

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

Signature: 

Date: 7/30/25

For Office Use Only:

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



City of Mableton, Georgia Rezoning Application and Instructions

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

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

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

1. **Rezoning Application.** (Attachment A) Original notarized signatures of titleholder(s) and representative(s) are required.
2. **Summary of Intent.** (Attachment B)
3. **Corporate Documentation.** If the titleholder(s) is a domestic or foreign corporation, then the following documentation shall also be required:
Written authentication with the presence of the corporate seal, or a facsimile thereof, attested by the secretary or assistant secretary of the corporation, or other officer to whom the bylaws or the directors have delegated the responsibility for authenticating records of the corporation, shall attest:
 - a) That the corporate seal or facsimile thereof affixed to the document is in fact the seal of the corporation of true facsimile thereof, as the case may be;
 - b) That any officer of the corporation executing the document does in fact occupy the official position indicated, that one in such position is duly authorized to execute such document on behalf of the corporation, and that the signature of such officer subscribed thereto is genuine; and
 - c) That the execution of the document on behalf of the corporation has been duly authorized.
4. **Disclosure Form.** Zoning Application Disclosure forms (Attachments C1 and C2) must be completed.
5. **Warranty Deed.** A copy of the warranty deed that reflects the current owner(s) of the property. Security deeds are not acceptable. (Mark as Attachment D)
6. **Legal Description.** A current legal description of the subject property. If the application consists of several tracts, a legal description of each tract is required. A separate legal description of each zoning classification is also required, as well as an overall description of all tracts and/or classifications combined. No legal description should include more property than is included in the application for rezoning. (Mark as Attachment E)

7. **Tax Receipt.** A copy of the paid tax receipt for the subject property or a statement signed by an official in the Tax Commissioner's Office or other official document issued by the Tax Commissioner's Office indicating the taxes have been paid. Properties with delinquent taxes may be withdrawn by the staff or may be delayed or denied by the Mayor and Council. (Mark as Attachment F)
8. **Site Plan.** A copy of current site plan and current boundary survey drawn to scale by a registered engineer, architect, land planner, or land surveyor currently registered in accordance with applicable state laws. The plan must be stamped by the applicable professional. The plan must include the information listed below. If any item below is inapplicable, please explain why. (Mark as Attachment G)
 - a) north arrow,
 - b) land lot lines,
 - c) district lines,
 - d) lot lines,
 - e) angles,
 - f) total acreage,
 - g) bearing and distances,
 - h) adjoining street with right-of-way (present and proposed),
 - i) paving widths,
 - j) the exact size (dimensions and square footage) and location of all buildings along with intended use,
 - k) building setback.
 - l) Renderings or elevations illustrating all four sides of any building in .pdf or .jpg format in color and at a sufficient resolution for quality printing.
 - m) buffer areas,
 - n) parking spaces,
 - o) parking deck location,
 - p) lakes and streams,
 - q) utility easements,
 - r) limits of the 100-year flood plain and acreage of flood plain,
 - s) cemeteries,
 - t) wetlands,
 - u) access points,
 - v) architectural or archeological landmarks,
 - w) stormwater detention/retention areas,
 - x) percentage of impervious surface before and after changes are made to the property,
 - y) stream buffers with required width,
 - z) lot sizes (if property will be subdivided)
9. **Septic Tank Documentation.** If the property is or will be on septic tank, documentation of approval from the Cobb County Health Department (770-435-7815). (Mark as Attachment H)
10. **Statement of Agreeable Zoning Conditions.** List all the characteristics of the proposed development beyond the minimum requirements of the zoning category, including agreements reached with neighboring property owners and other community members and organizations. Attachment C may be used or the information may be on a form or letterhead used by the applicant or the applicant's representative. (Mark as Attachment I)

11. **Zoning Analysis.** A complete written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters. (Mark as Attachment J)
- (a) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;
 - (b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
 - (c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
 - (d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;
 - (e) Whether the zoning proposal is in conformity with the policy and intent of the land use plan; and
 - (f) Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal.
9. **Traffic Study.** Any application for a rezoning involving a request of more than 75 residential dwelling units or 50,000 square feet of non-residential building space, in single or multiple phases, shall be required to submit a traffic impact study (prepared in accordance with industry accepted standards, including at a minimum, level of service impacts for adjacent roadways and intersections) and mitigation package to address the cumulative effects from the project's impact. Said applicant shall also be required to coordinate and fund any recommended mitigation measures limited to project related improvements with applicable federal, state and local agencies including the Georgia Regional Transportation Authority and the Atlanta Regional Commission.
- Any application for a rezoning involving a request of more than 150 residential dwelling units or 100,000 square feet of non-residential building space, in single or multiple phases, shall be required to submit a traffic impact study (prepared in accordance with industry accepted standards), the scope of which shall be determined by the Director of the Cobb County Department of Transportation or his/her designee and shall at a minimum address conditions and impacts resultant from the project within a 10 year scope. Said applicant shall also be required to coordinate and fund any recommended mitigation measures limited to project related improvements with applicable federal, state and local agencies including the Georgia Regional Transportation Authority and the Atlanta Regional Commission. (Mark the traffic study as Attachment K.)
- These requirements shall not apply to a "Development of Regional Impact", as defined by the Georgia Department of Community Affairs or Georgia Regional Transportation Authority, as may be amended from time to time. (Attachment L)
10. Application fee for rezoning, please see attached Rezoning Fee Structure. (Attachment M) Fees must be paid by credit card or Venmo.

Rezoning Process Requirements

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

Council.

2. **Mailings.** Applicants are required to provide a Certificate of Mailing that demonstrates that all property owners within a 1,000-foot radius of the subject property have been notified of the rezoning application. Applicants are encouraged to provide the letter to city staff for a cursory review prior to completing the Certificate of Mailing. The notice must be postmarked 30 calendar days prior to the Planning Commission Hearing. The applicant/representative is required to file with the Zoning Division proof of the mailing no later than 21 days prior to the Planning Commission Zoning Hearing for which the application is scheduled to be considered. Staff is authorized to continue any pending case in which the above requirements are not met. The notification must include:
 - a. A legible copy of the application and site plan
 - b. The date, time and location of the monthly public open house (see below)
 - c. Phone numbers and email addresses for the applicant and the City zoning office.
3. **Community Open House Meeting.** The applicant or their representative must attend the monthly Community Open House Meeting hosted by the City of Mableton, during which interested citizens can ask questions of both the applicant and city staff, about the application. If applications are held or continued, applicant must continue to attend the Community Open House Meetings until their application is approved or denied by the Mayor and Council. Applicants are encouraged to produce explanatory materials for these open houses. The dates, times and locations for these open houses will be updated quarterly and available for review on the city's website.
4. **Public Hearings.** The applicant or their representative must attend both the Planning Commission and Mayor and City Council zoning hearings. If the application is held or delayed by either body, there may be more than two hearings. Failure to appear at the hearing may result in denial of the application.
5. **Public Contact.** Rezoning applications are public information and will be visible on the City website, advertised in the newspaper and otherwise disseminated to the general public. Applicants and their representatives should expect communication (phone calls, emails) from members of the public and should respond to their questions and concerns with complete, factual information and courtesy.

List of Attachments

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

Application for Rezoning

Mableton, Georgia

Application No. _____

PC Hearing Date: _____

M&C Hearing Date: _____

Applicant Alliance Industrial Partners, LLC c/o Henry Bailey Esq.

Phone# 803-730-8134

Address (applicant's name printed)
1720 Peachtree Street NW, Suite 150

E-mail frank.fallon@allindustrialco.com

Henry Bailey

Address 3630 Peachtree Road NE, Suite 700, Atlanta, Georgia 30326

(representative's name, printed)

(representative's signature)

Phone# 803.730.8134

E-mail hbailey@clarkhubb.com

Signed, sealed and delivered in presence of:

Raven F. Cooper
Notary Public

My commission expires

Titleholder

1915 Carrell Road Owner II LLC

Phone# 212-239-3355

E-mail sherrfguities.com

(titleholder's name, printed)

Signature

Address

(attach additional signature, if needed)

DEOMATTEE B FAUDER

NOTARY PUBLIC OF NEW JERSEY

ID # 2170188

My Commission Expires Oct. 14, 2029

Signed, sealed and delivered in presence of:

Deomattee B Fauder
Notary Public

My commission expires: 10/14/2029

Zoning Request From MHP Mobile Home Park

to Light Industrial

(present zoning)

(proposed zoning)

For the Purpose of Warehouse/Distribution (300,000 sq. ft.)

Size of Tract 29.15

Acre(s)

(subdivision, restaurant, warehouse, apt., etc.)

Location 0 Oak Ridge Commerce Way

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

Land Lot(s) 421

District(s) 18th

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

(applicant's signature)

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

(applicant's signature)

Attachment B

Application No. _____

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): ^{N/A} _____
- b) Proposed building architecture: _____
- c) List all requested variances: _____
- _____
- _____
- _____

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

- a) Proposed use(s): 300,000 square feet Warehouse/distribution facility _____
- b) Proposed building architecture: Industrial _____
- c) Proposed hours/days of operation: TBD _____
- d) List all requested variances: None _____
- _____
- _____
- _____

Attachment C1

PROPERTY/FINANCIAL DISCLOSURE REPORT¹ BY APPLICANT²

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

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

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

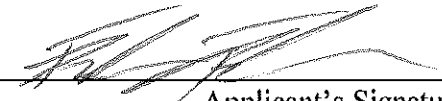
Does any member of the Mayor and Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is ten percent (10%) or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association,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

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

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

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

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


Applicant's Signature

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

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

Attachment C2

CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

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

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

No.

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

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

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

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

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

I certify that the foregoing information is true and correct, this 5th day of November, 2025.



Applicant's Signature

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

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

Attachment H

STATEMENT OF AGREEABLE ZONING CONDITIONS

NONE

Attachment K

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

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

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

(17) Intermodal Terminals	New Facilities	New facilities	New facilities	New facilities	New facilities
(18) Truck Stops	A new facility with more than three (3) diesel fuel pumps, or containing a half acre of truck parking or 10 truck parking spaces	10 or more diesel fuel pumps or 20 or more truck parking spaces	10 or more diesel fuel pumps or 20 or more truck parking spaces	10 or more diesel fuel pumps or 20 or more truck parking spaces	10 or more diesel fuel pumps or 20 or more truck parking spaces
(19) Correctional/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

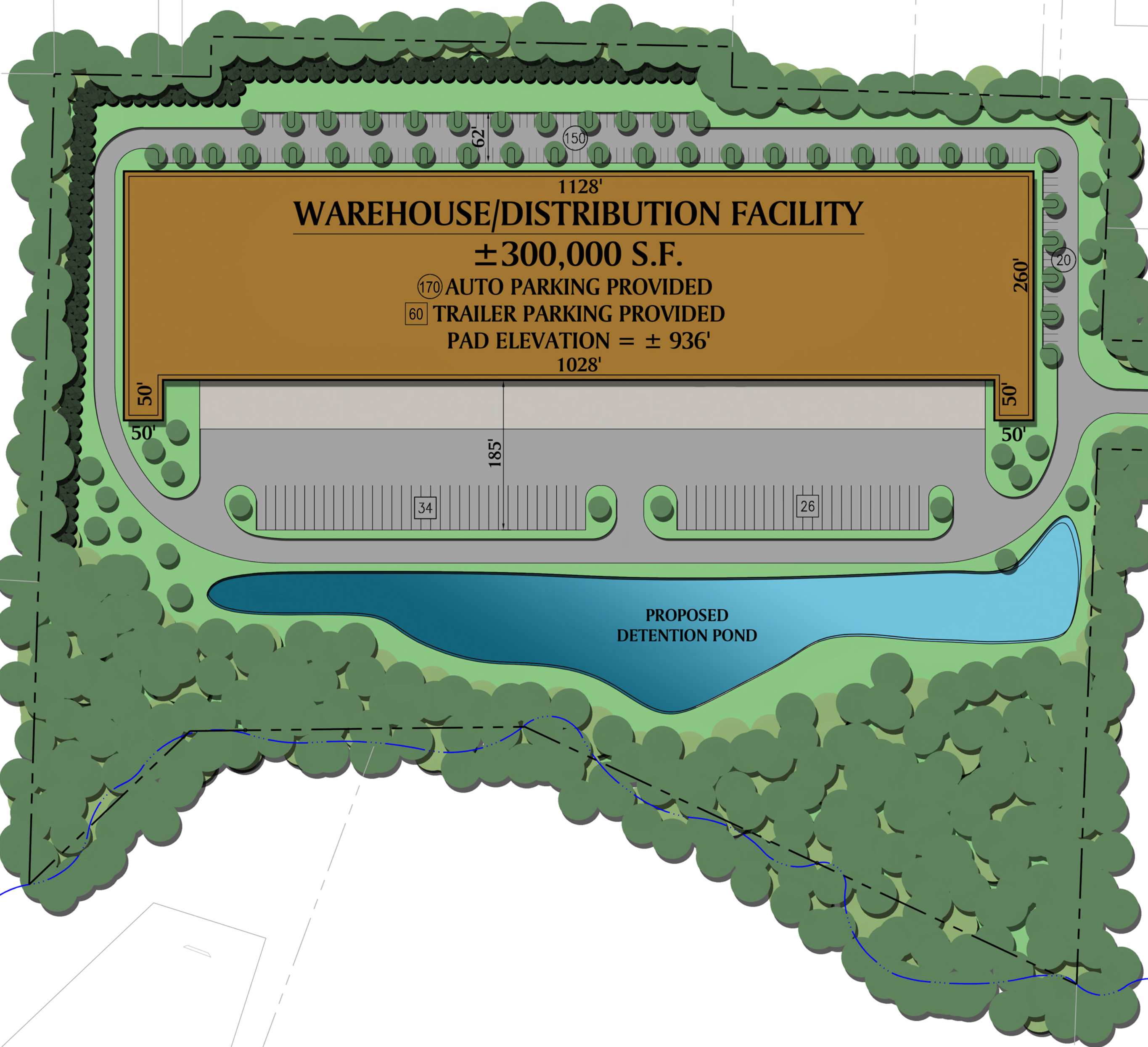
of the proposed building(s) on the rezoning site, **whichever fee is greater.**

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.

PRELIMINARY SITE PLAN DISCLAIMER:

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

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



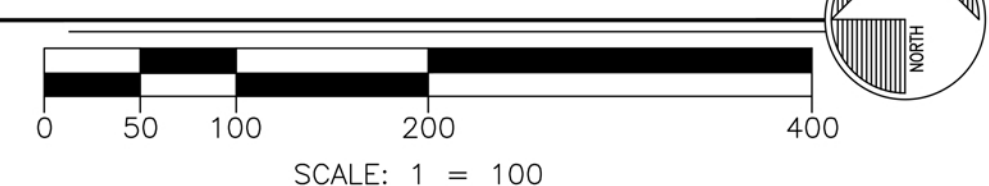
VICINITY MAP

COBB COUNTY, GA SCALE: NTS

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

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

ZONING PLAN



PAULSON·MITCHELL·WISE
— CIVIL ENGINEERS & PLANNERS —

INFO@CIVILPMW.COM
770.650.7685
CIVILPMW.COM

85-A MILL STREET
SUITE 200
ROSWEIL, GA 30075

OAK RIDGE WAREHOUSE

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

FOR:
ALLIANCE
INDUSTRIAL COMPANY

1720 PEACHTREE ROAD NW,
SUITE 150
ATLANTA, GA 30309

ZONING INFORMATION

ZONING RESEARCH DATE: MONTH, YEAR

ZONING CLASSIFICATION

JURISDICTION: COBB COUNTY, GA

EX. ZONING: MHP (MOBILE HOME PARK)

PR. ZONING: LI (LT. INDUSTRIAL)

BUILDING SETBACKS (LI)

FRONT: 50'

SIDE: 20'

REAR: 30'

BUFFERS (SEC. 134.230)

FRONT/STREET: 8' LANDSC. STRIP

SIDE (ADJ. TO RESIDENTIAL): 50'

REAR: --'

BUILDING SUMMARY

MAX. BUILDING HT.: 70' (4 STORIES)

FLOOR AREA RATIO (FAR): 0.75

PARKING SUMMARY (134.272, 403.16)

WAREHOUSE REQ.: 0.5 SPACES/1,000 S.F.

OFFICE REQ.: 3.5 SPACES/1,000 S.F.

STD. CAR STALL DIMENSIONS: 9' x 19'

STD. TRAILER STALL DIMENSIONS: 12' x 55'

MIN. TRUCK DRIVE AISLE: --'

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

LANDSCAPE REG'S. (416.02.04/04.03)

TREE DENSITY: 15 UNITS/ACRE

ISLAND REQ.: MAX. 50 FT. TREE TO PKG. SPACE

MIN. ISLAND SIZE/WIDTH: 148 S.F./8'

GREENSPACE %: 1 TREE/1,140 S.F. OF PARKING

FEMA MAP

FIRM PANEL #: 13067C0211H (03.04.13)

DRAWING RECORD

DRAWN BY: --

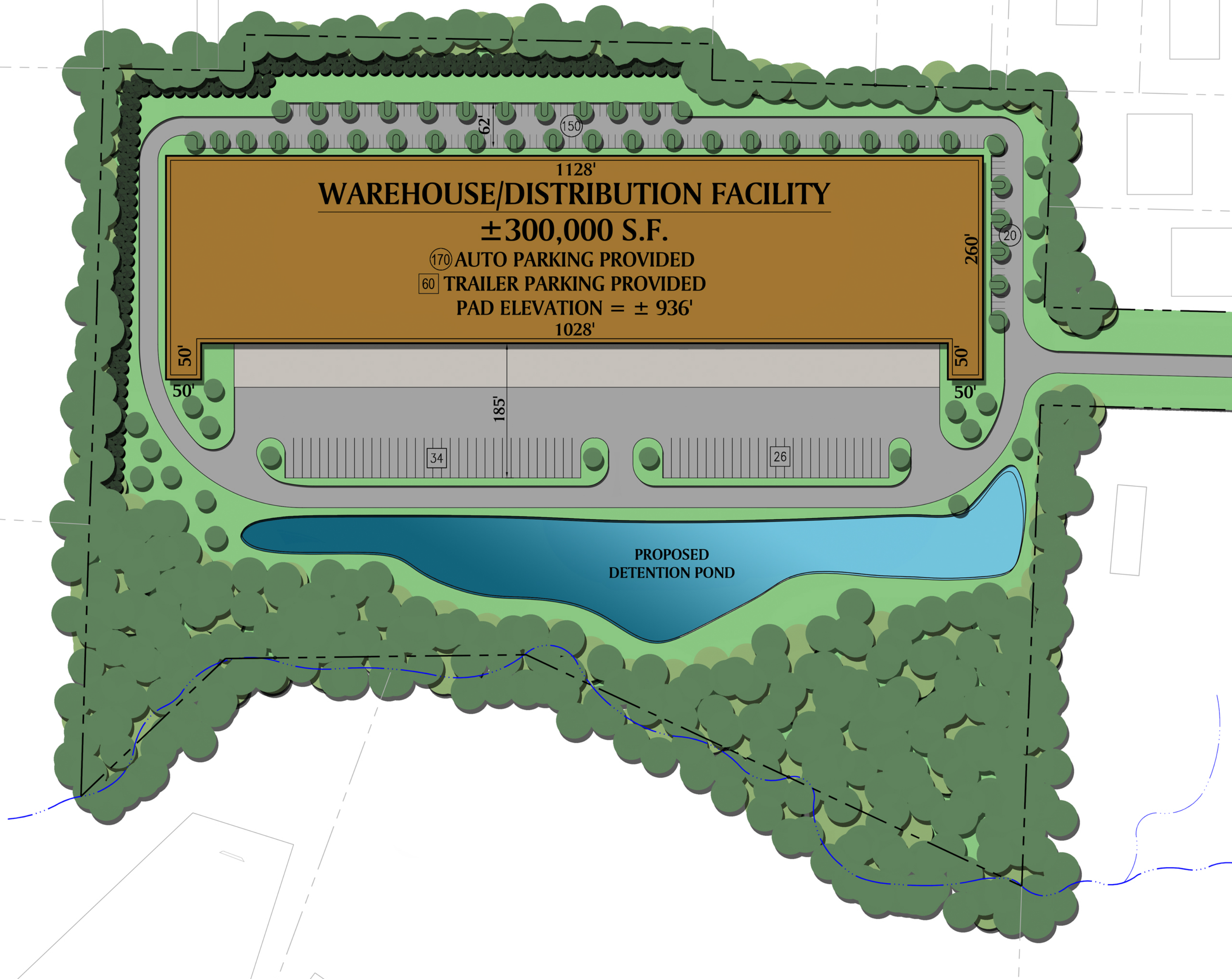
2024155 Z-1 11.03.25

renderbase.dwg

ZONING PLAN

SHEET

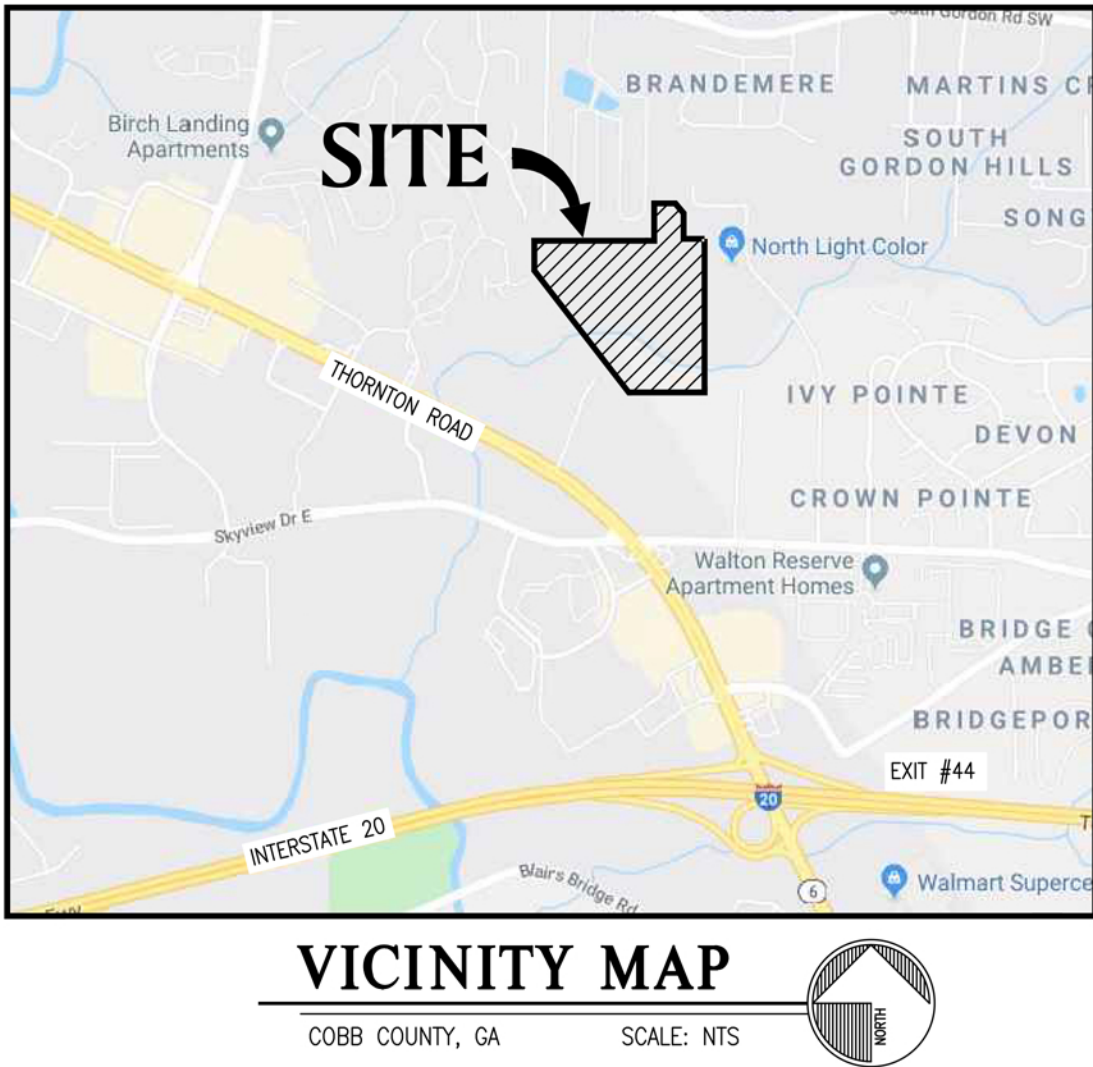
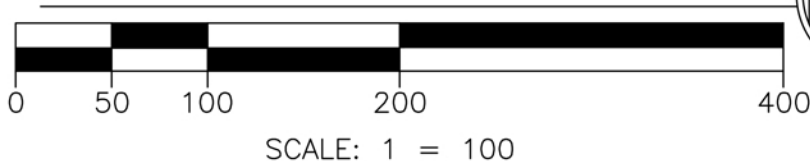
PRELIMINARY SITE PLAN DISCLAIMER:
SITE PLAN IS BASED ON CLIENT PROVIDED INFORMATION POSSIBLY INCLUDING BUT NOT LIMITED TO THE FOLLOWING: TAX MAPS, USGS MAPS, GIS INFORMATION, SCANNED/DIGITAL BOUNDARY SURVEY, SCANNED/DIGITAL TOPOGRAPHICAL SURVEY, SCANNED/DIGITAL AS-BUILT PLAN, SCANNED/DIGITAL ALTA SURVEY,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



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

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

ZONING PLAN



PAULSON-MITCHELL-WISE

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

OAK RIDGE WAREHOUSE

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



1720 PEACHTREE ROAD NW,
SUITE 150
ATLANTA, GA 30309

ZONING INFORMATION

ZONING RESEARCH DATE: MONTH, YEAR

ZONING CLASSIFICATION

JURISDICTION: COBB COUNTY, GA

EX. ZONING: MHP (MOBILE HOME PARK)

PR. ZONING: LI (LT. INDUSTRIAL)

BUILDING SETBACKS (LI)

FRONT: 50'

SIDE: 20'

REAR: 30'

BUFFERS (SEC. 134.230)

FRONT/STREET: 8' LANDSC. STRIP

SIDE (ADJ. TO RESIDENTIAL): 50'

REAR: --'

BUILDING SUMMARY

MAX. BUILDING HT.: 70' (4 STORIES)

FLOOR AREA RATIO (FAR): 0.75

PARKING SUMMARY (134.272, 403.16)

WAREHOUSE REQ.: 0.5 SPACES/1,000 S.F.

OFFICE REQ.: 3.5 SPACES/1,000 S.F.

STD. CAR STALL DIMENSIONS: 9' x 19'

STD. TRAILER STALL DIMENSIONS: 12' x 55'

MIN. TRUCK DRIVE AISLE: --'

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

LANDSCAPE REG'S. (416.02.04/04.03)

TREE DENSITY: 15 UNITS/ACRE

ISLAND REQ.: MAX. 50 FT. TREE TO PKG. SPACE

MIN. ISLAND SIZE/WIDTH: 148 S.F./8'

GREENSPACE %: 1 TREE/1,140 S.F. OF PARKING

FEMA MAP

FIRM PANEL #: 13067C0211H (03.04.13)

DRAWING RECORD

DRAWN BY: --

2024155 Z-1 11.03.25

renderbase.dwg

ZONING PLAN

SHEET

Z-1

EVERGREEN SCREENING PLANTING



GREEN GIANT ARBORVITAE (T. x Green Giant)



SOUTHERN MAGNOLIA (M. grandiflora)



AMERICAN HOLLY (I. opaca)

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

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

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

Participant ID(s): 0070962796,
7067927936

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

BK 3962 PG 687 - 690

After recording, return to:

Kevin T. Caiaccio, Esq.
CAIACCIO LAW FIRM LC
P.O. Box 422584
Atlanta, Georgia 30342
#454

STATE OF GEORGIA
COUNTY OF Cobb

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

LIMITED WARRANTY DEED

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

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

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

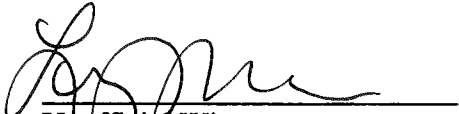
TOGETHER WITH all fixtures, structures and improvements located on such property and the easements, rights, members and appurtenances thereunto appertaining.

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

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

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

Signed, sealed and delivered
in the presence of:


Unofficial Witness


Notary Public

My commission expires: 09/01/2024

(Notary Seal)

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

By: 
James T. Butler, President

(Corp. Seal)

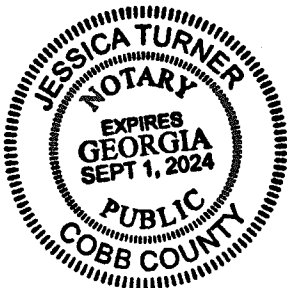


EXHIBIT "A"**Undeveloped Land**

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

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

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

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

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

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

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

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

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

1. N80°40'49"W FOR A DISTANCE OF 31.08';
2. N76°49'35"W FOR A DISTANCE OF 40.67', 3. S86°02'31"W FOR A DISTANCE OF 45.51', 4. N88°07'02"W FOR A DISTANCE OF 87.69', 5. N44°20'24"W FOR A DISTANCE OF 75.92', 6. N36°36'44"W FOR A DISTANCE OF 18.07', 7. N14°29'21"W FOR A DISTANCE OF 44.91', 8. N65°52'11"W FOR A DISTANCE OF 116.00', 9. N55°15'45"W FOR A DISTANCE OF 65.33', 10. N73°30'57"W FOR A DISTANCE OF 49.29', 11. N60°21'01"W FOR A DISTANCE OF 91.29', 12. N42°31'43"W FOR A DISTANCE OF 50.22', 13. N50°09'29"W FOR A DISTANCE OF 49.51', 14. S80°41'27"W FOR A DISTANCE OF 56.56', 15. S86°01'10"W FOR A DISTANCE OF 44.48', 16. S71°39'16"W FOR A DISTANCE OF 77.05', 17. N86°43'45"W FOR A DISTANCE OF 51.45', 18. N84°30'07"W FOR A DISTANCE OF 55.85', 19. N83°07'11"W FOR A DISTANCE OF 132.06', 20. N88°04'01"W FOR A DISTANCE OF 52.97',
21. N88°04'01"W FOR A DISTANCE OF 3.39';
22. S61°39'54"W FOR A DISTANCE OF 56.21';
23. S46°52'25"W FOR A DISTANCE OF 84.50';
24. S42°46'27"W FOR A DISTANCE OF 28.68';
25. S18°33'23"W FOR A DISTANCE OF 64.20';
26. S57°50'56"W FOR A DISTANCE OF 30.26';
27. S72°05'53"W FOR A DISTANCE OF 22.89';

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

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for 2021 and subsequent years, a lien not yet due and payable.
2. Deed of Easement made by and between Sarah and Robert Bowen and Green Acres Mobile Home Estates, Inc., dated October 18, 1984, filed for record December 4, 1984, recorded at Deed Book 3331, Page 517, Cobb County, Georgia Records.
3. Right-of-Way Easement made by Green Acres Mobile Home Estates, Inc., to Southern Bell Telephone and Telegraph Company, dated June 18, 1985, filed for record August 16, 1982, recorded at Deed Book 3608, Page 278, Cobb County, Georgia Records.
4. Right-of-Way Easement made by Green Acres Mobile Home Estates, Inc., to Douglas County Electric Membership Corporation, dated August 2, 1985, filed for record October 30, 1985, recorded at Deed Book 3705, Page 33, Cobb County, Georgia Records.
5. Right-of-Way Easement made by Winnie Crook Price to Douglas County Electric Membership Corporation, dated December 5, 1985, filed for record February 14, 1986, recorded at Deed Book 3825, Page 73, Cobb County, Georgia Records.
6. Easement made by Green Acres Mobile Home Estates, Inc., to BellSouth Telecommunications, Inc., dated April 13, 1998, filed for record June 22, 1998, recorded at Deed Book 11403, Page 123, Cobb County, Georgia Records.
7. Drainage Easement Agreement made by and between Green Acres Mobile Home Estates, Inc., and McCar Development Corporation, dated January 7, 2003, filed for record February 18, 2003, recorded at Deed Book 13688, Page 1006, Cobb County, Georgia Records.
8. Right-of-Way Easement made by Green Acres Mobile Home Estates, Inc., to GreyStone Power Corporation, dated January 19, 2005, filed for record February 8, 2005, recorded at Deed Book 14109, Page 4528, Cobb County, Georgia Records.
9. Easement made by Green Acres Mobile Homes Estates, Inc., to BellSouth Telecommunications, Inc. d/b/a AT&T Georgia, dated March 24, 2009, filed for record June 8, 2009, recorded at Deed Book 14699, Page 2003, Cobb County, Georgia Records.



Printed: 11/24/2025

Cobb County Online Tax Receipt

Thank you for your payment!

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

Payer:
Isadore Betesh

**1915 CARDELL ROAD PHASE II OWNER
LLC**

Payment Date: 10/10/2025

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2025	18042100010	10/15/2025	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$10,980.33	\$0.00	



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

OAK RIDGE COMMERCE “AS-SURVEYED” LEGAL DESCRIPTION

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

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

THENCE, from the POINT OF BEGINNING and southerly along the common land lot line to Land Lots 420 and 421 a bearing of South 02 degrees 08 minutes 15 seconds West, a distance of 159.88 feet to a ½” rebar found;

THENCE, southerly continuing along said common land lot line a bearing of South 02 degrees 16 minutes 56 seconds West, a distance of 139.02 feet to a ½” rebar found;

THENCE, southerly continuing along said common land lot line a bearing of South 01 degrees 39 minutes 14 seconds West, a distance of 134.85 feet to a ½” rebar found;

THENCE, southerly continuing along said common land lot line a bearing of South 02 degrees 14 minutes 39 seconds West, a distance of 643.92 feet to the north bank of Gordon Creek (a.k.a. Carroll Creek, a.k.a. Sweetwater Creek);

THENCE, westerly along said north bank of Gordon Creek the following twenty-seven (27) courses and distances: North 61 degrees 03 minutes 27 seconds West, a distance of 25.22 feet to a point; THENCE, North 73 degrees 52 minutes 41 seconds West, a distance of 39.37 feet to a point; THENCE, South 65 degrees 40 minutes 57 seconds West, a distance of 42.88 feet to a point; THENCE, South 84 degrees 11 minutes 17 seconds West, a distance of 57.07 feet to a point; THENCE, North 79 degrees 35 minutes 35 seconds West, a distance of 83.59 feet to a point; THENCE, North 26 degrees 27 minutes 20 seconds West, a distance of 59.88 feet to a point; THENCE, North 18 degrees 25 minutes 36 seconds West, a distance of 48.75 feet to a point; THENCE, North 45 degrees 12 minutes 24 seconds West, a distance of 51.33 feet to a point; THENCE, North 81 degrees 27 minutes 01 seconds West, a distance of 61.76 feet to a point; THENCE, North 62 degrees 37 minutes 49 seconds West, a distance of 87.32 feet to a point; THENCE, North 67 degrees 33 minutes 38 seconds West, a distance of 59.63 feet to a point; THENCE, North 70 degrees 27 minutes 29 seconds West, a distance of 41.28 feet to a point; THENCE, North 39 degrees 42 minutes 06 seconds West, a distance of 89.99 feet to a point; THENCE, North 60 degrees 59 minutes 43 seconds West, a distance of 64.48 feet to a point; THENCE, South 67 degrees 44 minutes 03 seconds West, a distance of 63.88 feet to a point; THENCE, South 77 degrees 21 minutes 56 seconds West, a distance of 70.67 feet to a point; THENCE, South 78 degrees 01 minutes 57 seconds West, a distance of 59.12 feet to a point; THENCE, North 84 degrees 13 minutes 59 seconds West, a distance of 63.39 feet to a point; THENCE, North 78 degrees 39 minutes 29 seconds West, a distance of 57.35 feet to a point; THENCE, North 84 degrees 08 minutes 25 seconds West, a distance of 72.89 feet to a point; THENCE, North 89 degrees 05 minutes 03 seconds West, a distance of 57.99 feet to a point; THENCE, South 56 degrees 14 minutes 39 seconds West, a distance of 77.68 feet to a point; THENCE, South 51 degrees 01 minutes 35 seconds West, a distance of 66.99 feet to a point; THENCE, South 36 degrees 14 minutes 29 seconds West, a distance of 44.92 feet to a point; THENCE, South 21 degrees 43 minutes 43 seconds West, a distance of 45.10 feet to a point; THENCE, South 52 degrees 20 minutes 47 seconds West, a distance of 39.58 feet to a point; THENCE, South 71 degrees 23 minutes 55 seconds West, a distance of 9.66 feet to a point located on the common land lot line to Land Lots 421 and 422;

THENCE, northerly leaving the north bank of said creek along the common land lot line to Land Lots 421 and 422 a bearing of North 02 degrees 03 minutes 47 seconds East, a distance of 7.44 feet to a 1” steel rod found;

THENCE, northerly continuing along said common land lot line a bearing of North 02 degrees 10 minutes 01 seconds East, a distance of 349.58 feet to a 1” steel rod found;

THENCE, northerly continuing along said common land lot line a bearing of North 01 degrees 17 minutes 47 seconds East, a distance of 217.88 feet to a capped ½” rebar found on the common county line between Cobb County and Douglas County;

THENCE, northerly continuing along said common land lot line between Land Lots 421 and 422 a bearing of North 01 degrees 38 minutes 46 seconds East, a distance of 411.97 feet to a 1” steel rod found at the common land lot corner to Land Lots 376, 377, 421 and 422;

THENCE, easterly along the common land lot line to Land Lots 377 and 421 a bearing of South 88 degrees 53 minutes 28 seconds East, a distance of 193.67 feet to a point;

THENCE, northerly leaving said common land lot line a bearing of North 01 degrees 06 minutes 32 seconds East, a distance of 50.00 feet to a point;

THENCE, easterly a bearing of South 88 degrees 40 minutes 41 seconds East, a distance of 645.43 feet to a point;

THENCE, southerly a bearing of South 00 degrees 51 minutes 44 seconds West a distance of 50.00 feet to a 1” steel rod found on the common land lot line to Land Lots 377 and 421;

THENCE, easterly along said common land lot line a bearing of South 88 degrees 13 minutes 33 seconds East, a distance of 76.13 feet to a 1” open-topped pipe found;

THENCE, easterly continuing along said common land lot line a bearing of South 88 degrees 59 minutes 14 seconds East, a distance of 148.84 feet to a ½” rebar found;

THENCE, easterly continuing along said common land lot line a bearing of South 88 degrees 31 minutes 14 seconds East, a distance of 180.55 feet to a ½” rebar found;

THENCE, easterly continuing along said common land lot line a bearing of South 88 degrees 22 minutes 36 seconds East, a distance of 64.95 feet to the POINT OF BEGINNING.

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

(Attachment J)

Project Summary of Intent and Impact Analysis

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

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

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

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

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

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

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

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

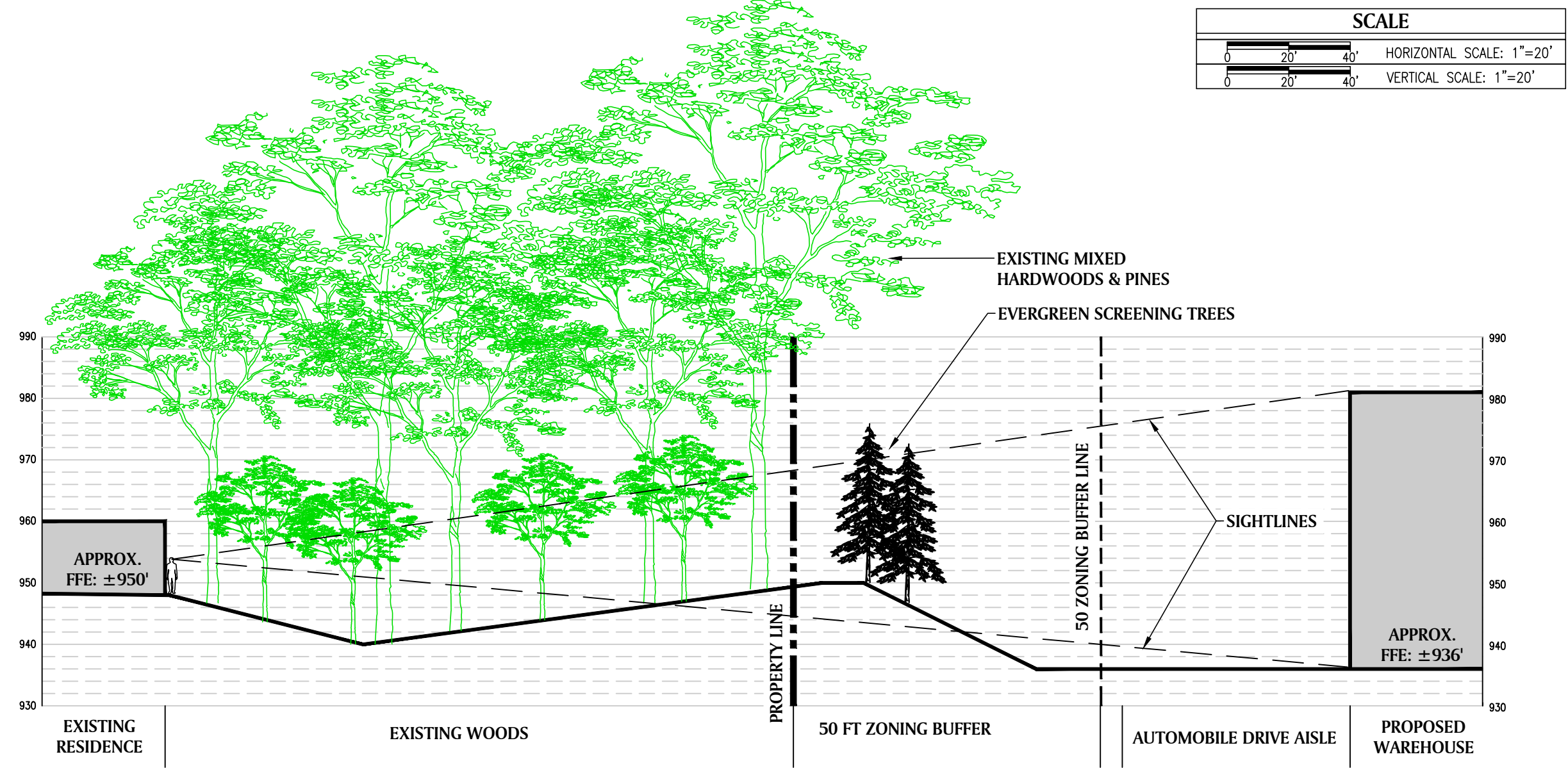
The property is located in a largely industrial area with all of the necessary utilities in place. The property will not cause excessive use of existing streets or transportation facilities as evidenced by the traffic impact study submitted along with this application. There is not expected to be any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

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

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

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

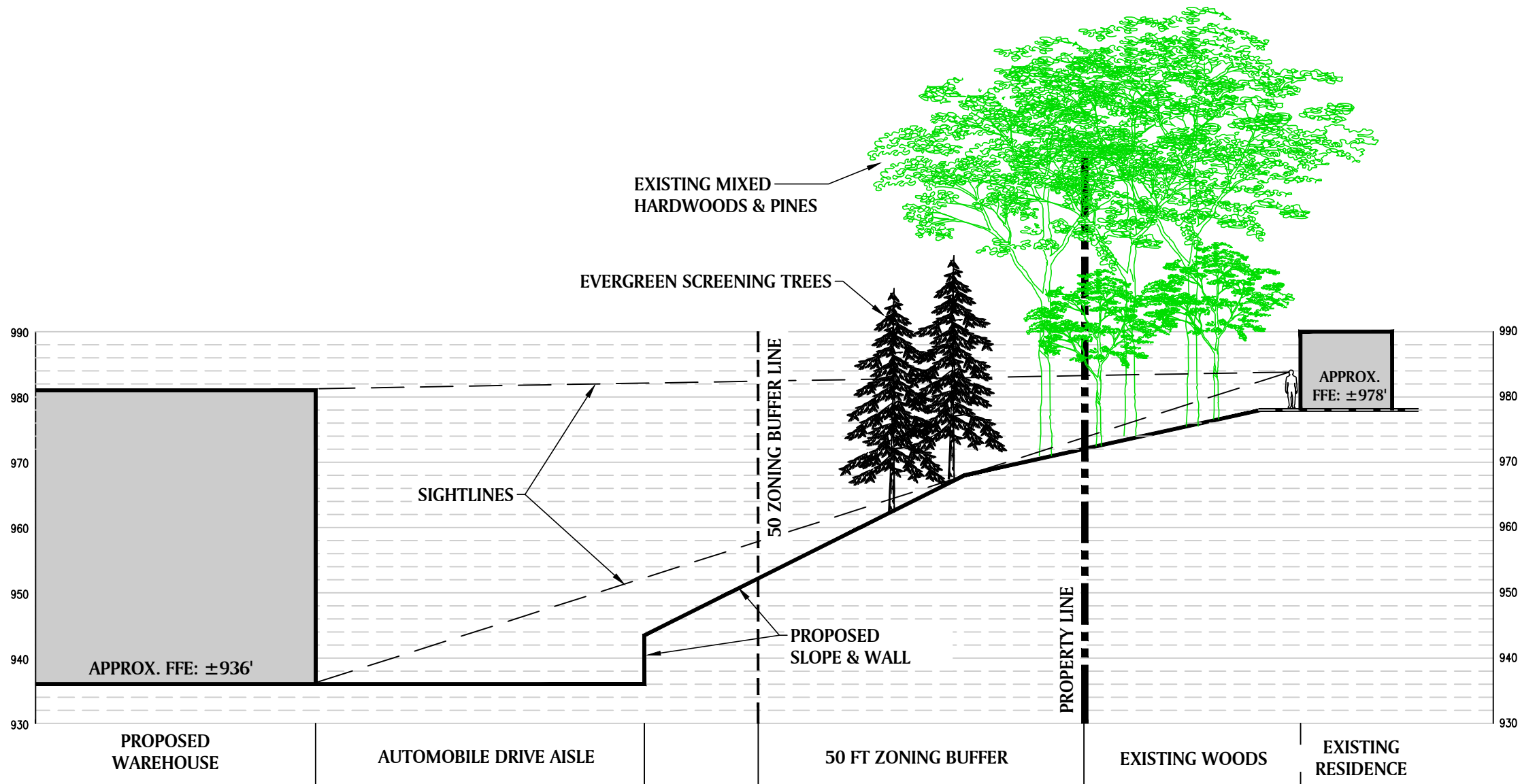
There are existing conditions affecting the use and development of the property. The property as zoned at its current acreage is oversized relative to the yield expected with a mobile home park development. Further, the property is located in a highly industrial area that has established a neighborhood character. This character is most suitable for other industrial developments as opposed to any other development type – especially on a property with this acreage. Given that the area is industrial, the proposed use of the property as a light industrial warehouse building will be able to use the existing infrastructure in the area without overburdening said infrastructure and impacting the mobile home park adjacent to the north.



SIGHTLINE A-A



SIGHTLINE B-B



SIGHTLINE C-C



PAULSON • MITCHELL • WISE

CIVIL ENGINEERS & PLANNERS

INFO@CIVILPMW.COM

770.650.7685

CIVILPMW.COM

85-A MILL STREET

SUITE 200

ROSWELL, GA 30075

PROJECT:

OAK RIDGE WAREHOUSE

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

FOR:



ALLIANCE INDUSTRIAL COMPANY

1720 PEACHTREE ROAD NW,
SUITE 150
ATLANTA, GA 30309

ZONING INFORMATION

ZONING RESEARCH DATE: MONTH, YEAR

ZONING CLASSIFICATION

JURISDICTION: COBB COUNTY, GA

EX. ZONING: MHP (MOBILE HOME PARK)

PR. ZONING: LI (LT. INDUSTRIAL)

BUILDING SETBACKS (LI)

FRONT: 50'

SIDE: 20'

REAR: 30'

BUFFERS (SEC. 134.230)

FRONT/STREET: 8' LANDSC. STRIP

SIDE (ADJ. TO RESIDENTIAL): 50'

REAR: --'

BUILDING SUMMARY

MAX. BUILDING HT.: 70' (4 STORIES)

FLOOR AREA RATIO (FAR): 0.75

PARKING SUMMARY (134,272, 4031.6)

WAREHOUSE REQ.: 0.5 SPACES/1,000 S.F.

OFFICE REQ.: 3.5 SPACES/1,000 S.F.

STD. CAR STALL DIMENSIONS: 9' x 19'

STD. TRAILER STALL DIMENSIONS: 12' x 55'

MIN. TRUCK DRIVE AISLE: --'

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

LANDSCAPE REG'S. (416.02.04/04.03)

TREE DENSITY: 15 UNITS/ACRE

ISLAND REQ.: MAX. 50 FT. TREE TO PKG. SPACE

MIN. ISLAND SIZE/WIDTH: 148 S.F./8'

GREENSPACE %: 1 TREE/1,140 S.F. OF PARKING

FEMA MAP

FIRM PANEL #: 13067C0211H (03.04.13)

DRAWING RECORD

DRAWN BY: --

2024155 Z-1 - 11.06.25

SL EXHIBITS.dwg

SIGHTLINE EXHIBIT

SHEET EXH-SL2



GREEN GIANT ARBORVITAE (T. x Green Giant)



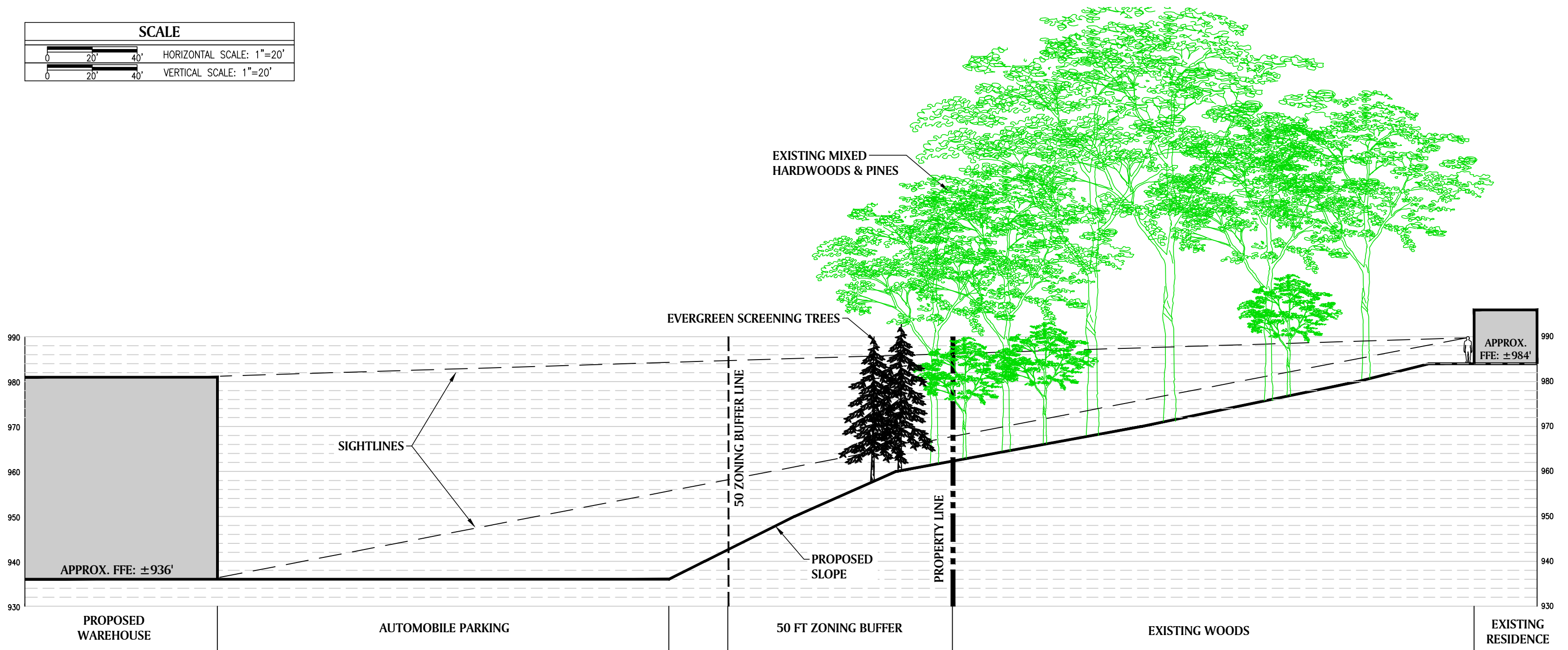
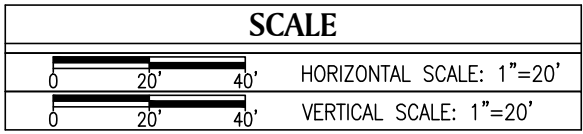
SOUTHERN MAGNOLIA (M. grandiflora)



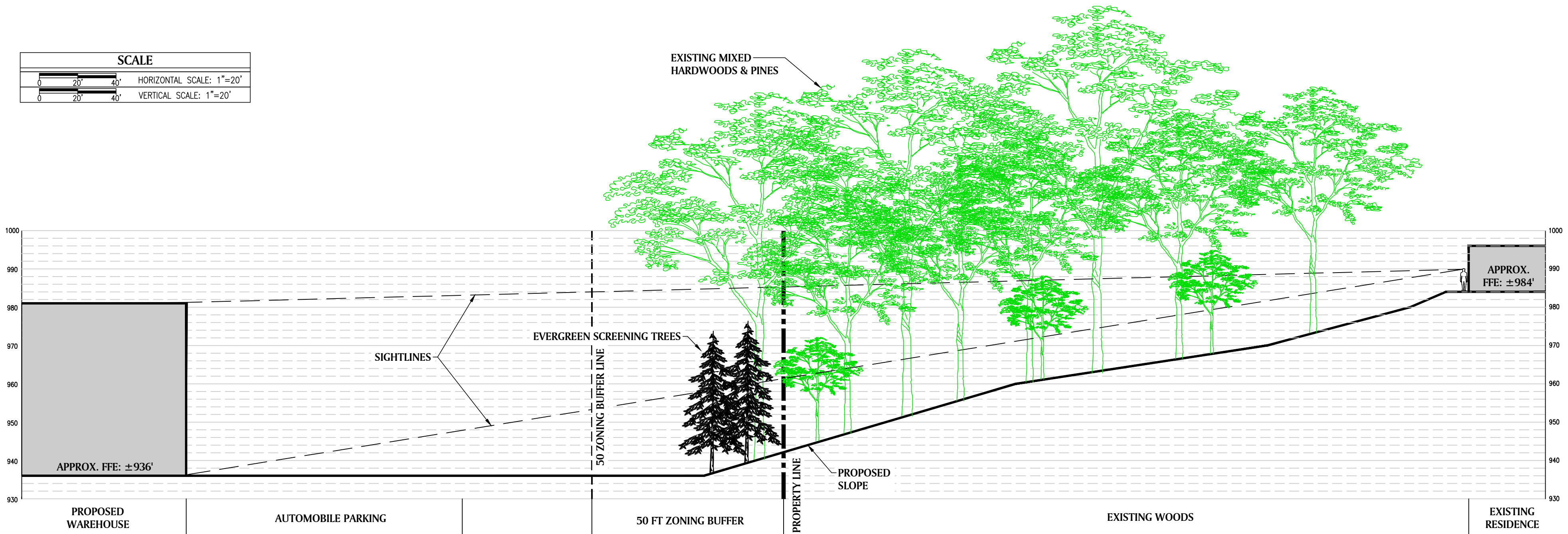
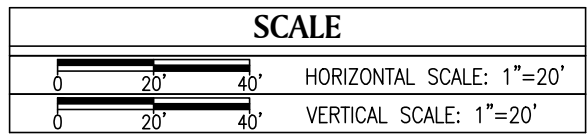
AMERICAN HOLLY (I. opaca)

- PROPOSED SCREENING TREES:
- DBL STAGGERED ROW AT 12-16 FT SPACING
 - 6 FT HT MIN. WHEN INSTALLED, PER CODE
 - TREES WILL ATTAIN 30-50 FT MATURE HT
- TREES SHALL BE EVERGREEN AND MAY INCLUDE:
- GREEN GIANT ARBORVITAE (T. x Green Giant)
 - AMERICAN HOLLY (I. opaca)
 - SOUTHERN MAGNOLIA (M. grandiflora)

EVERGREEN SCREENING PLANTING



SIGHTLINE D-D



SIGHTLINE E-E

PROJECT:

OAK RIDGE WAREHOUSE

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

FOR:

ALLIANCE INDUSTRIAL COMPANY

1720 PEACHTREE ROAD NW,
SUITE 150
ATLANTA, GA 30309

ZONING INFORMATION

ZONING RESEARCH DATE: MONTH, YEAR

ZONING CLASSIFICATION

JURISDICTION: COBB COUNTY, GA

EX. ZONING: MHP (MOBILE HOME PARK)

PR. ZONING: LI (LT. INDUSTRIAL)

BUILDING SETBACKS (LI)

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

BUFFERS (SEC. 134.230)

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

BUILDING SUMMARY

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

PARKING SUMMARY (134.272, 403.16)

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

LANDSCAPE REG'S. (416.0204/04.03)

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

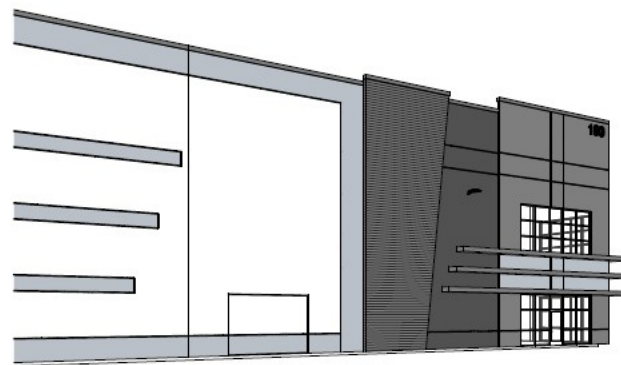
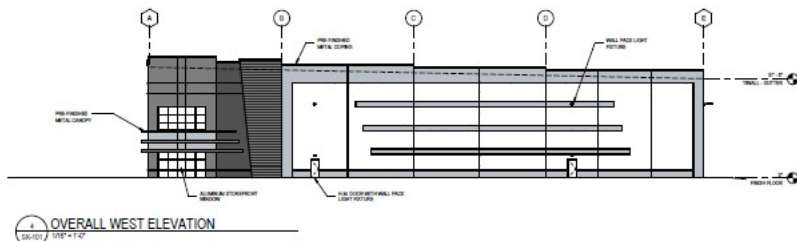
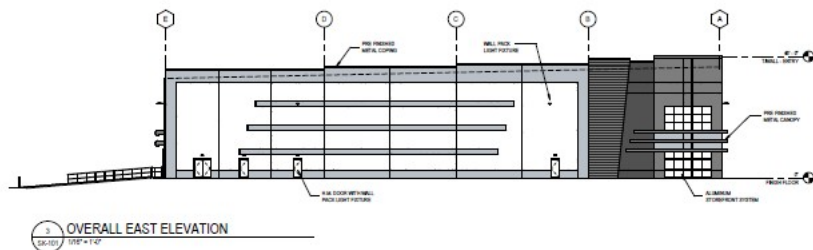
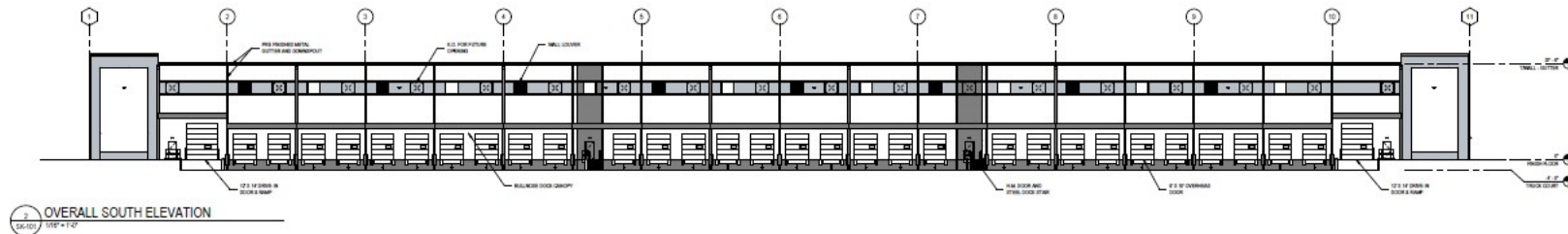
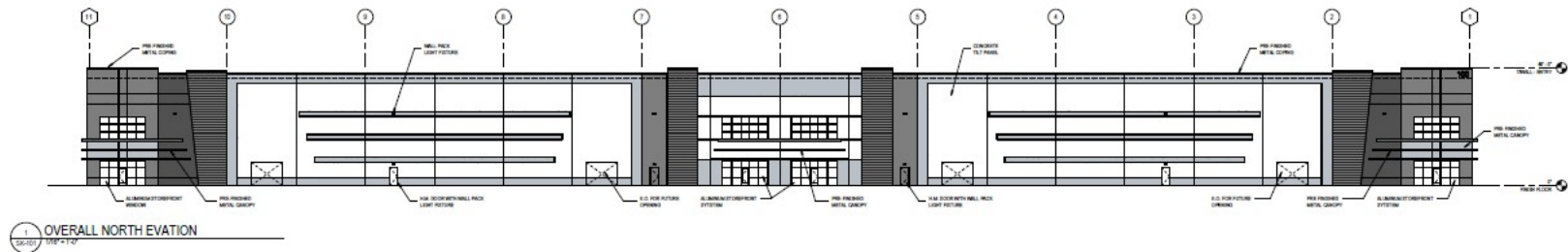
FEMA MAP

FIRM PANEL #:	13067C0211H (03.04.13)
---------------	------------------------

DRAWING RECORD

DRAWN BY:	--
2024155 Z-1 -	11.06.25
SL EXHIBITS.dwg	

SIGHTLINE EXHIBIT







1 PRELIMINARY PERSPECTIVE
09-102



2 DOCK WALL
09-102

TRAFFIC IMPACT STUDY FOR

Oak Ridge Warehouse Mableton, Georgia

DATE:

November 19, 2025

LOCATION:

Mableton, Georgia

PREPARED FOR:

Alliance Industrial Company

PREPARED BY:

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



Executive Summary

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

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

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

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

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

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

TABLE OF CONTENTS

Executive Summary	i
A. Introduction	1
B. Existing Conditions.....	4
B.1. Transportation Facilities	4
B.2. Traffic Counts	4
C. Future Conditions.....	6
C.1. Background Growth	6
C.2. Project Trip Generation	8
C.3. Trip Distribution and Assignment.....	8
D. Traffic Impact Analyses.....	15
D.1. 2025 Existing Conditions Analysis.....	15
D.2. 2027 No-Build Conditions Capacity Analysis	15
D.3. 2027 Build Conditions Capacity Analysis.....	16
E. Turn Lane Evaluations	17
F. Conclusions	18

LIST OF TABLES

Table 1: Trip Generation	8
Table 2: 2025 Existing Conditions Capacity Analysis	15
Table 3: 2027 No-Build Capacity Analysis	15
Table 4: 2027 Build Capacity Analysis	16
Table 5: GDOT Turn Lane Warrants	17

LIST OF FIGURES

Figure 1: Vicinity Map	2
Figure 2: Site Location Aerial	3
Figure 3: 2025 Existing Traffic Volumes	5
Figure 4: 2027 No-Build Traffic Volumes	7
Figure 5: Personal Vehicle Trip Distribution	9
Figure 6: Personal Vehicle Development Trips	10
Figure 7: Truck Trip Distribution.....	11
Figure 8: Truck Development Trips.....	12
Figure 9: Total Development Trips	13
Figure 10: 2027 Build Traffic Volumes	14

A. Introduction

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

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

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

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

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

Figure 1: Vicinity Map

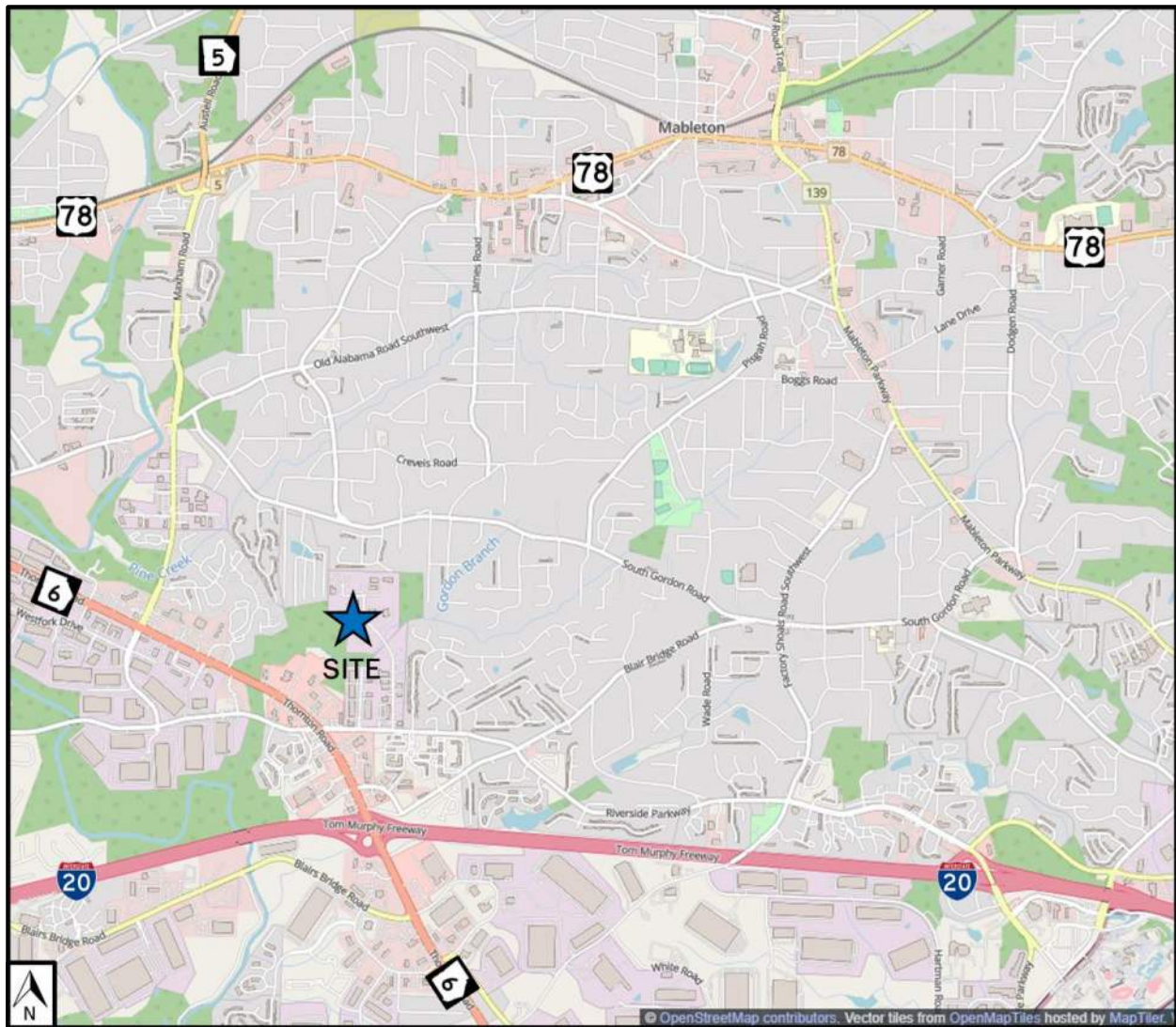
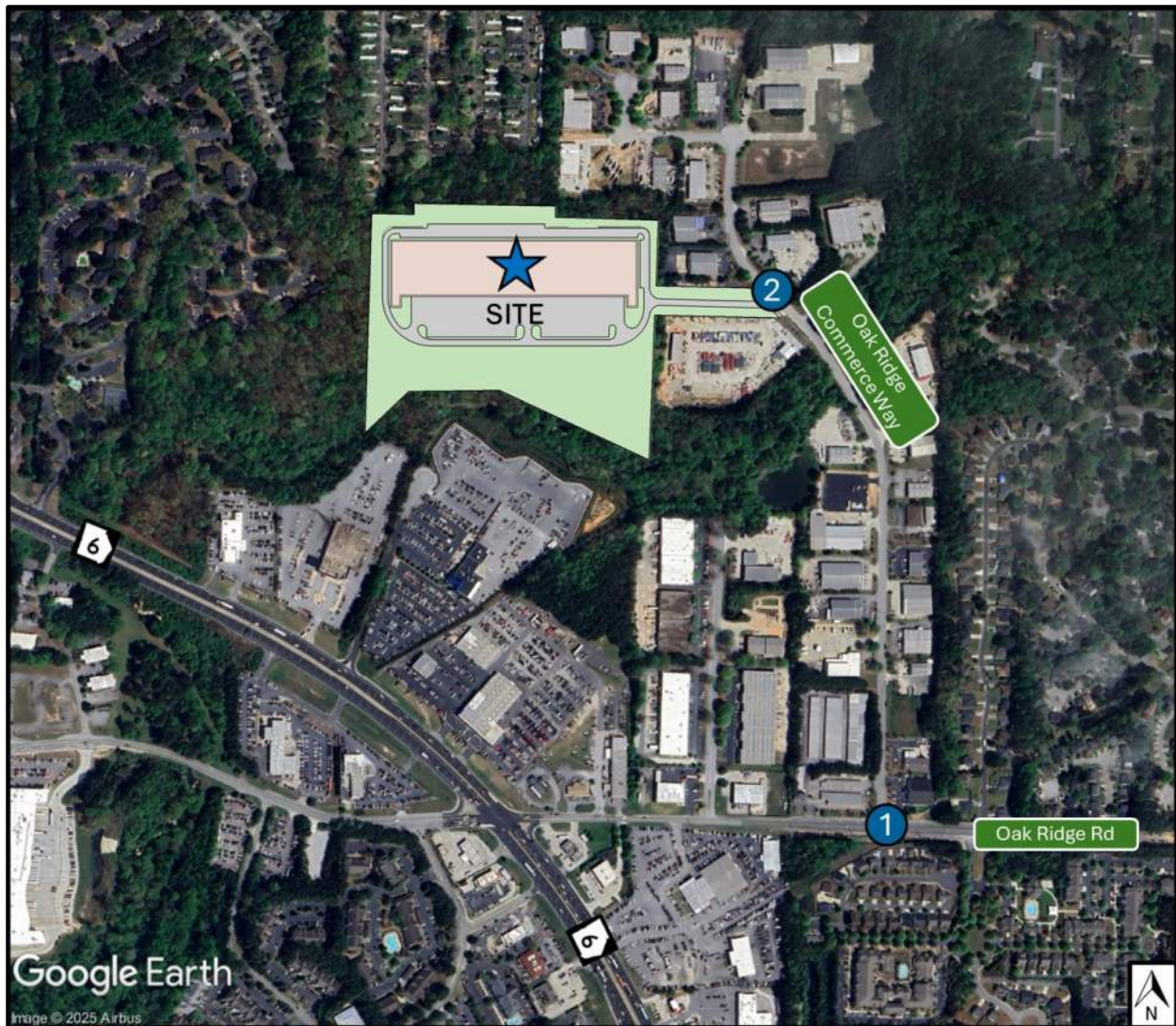


Figure 2: Site Location Aerial



B. Existing Conditions

B.1. Transportation Facilities

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

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

B.2. Traffic Counts

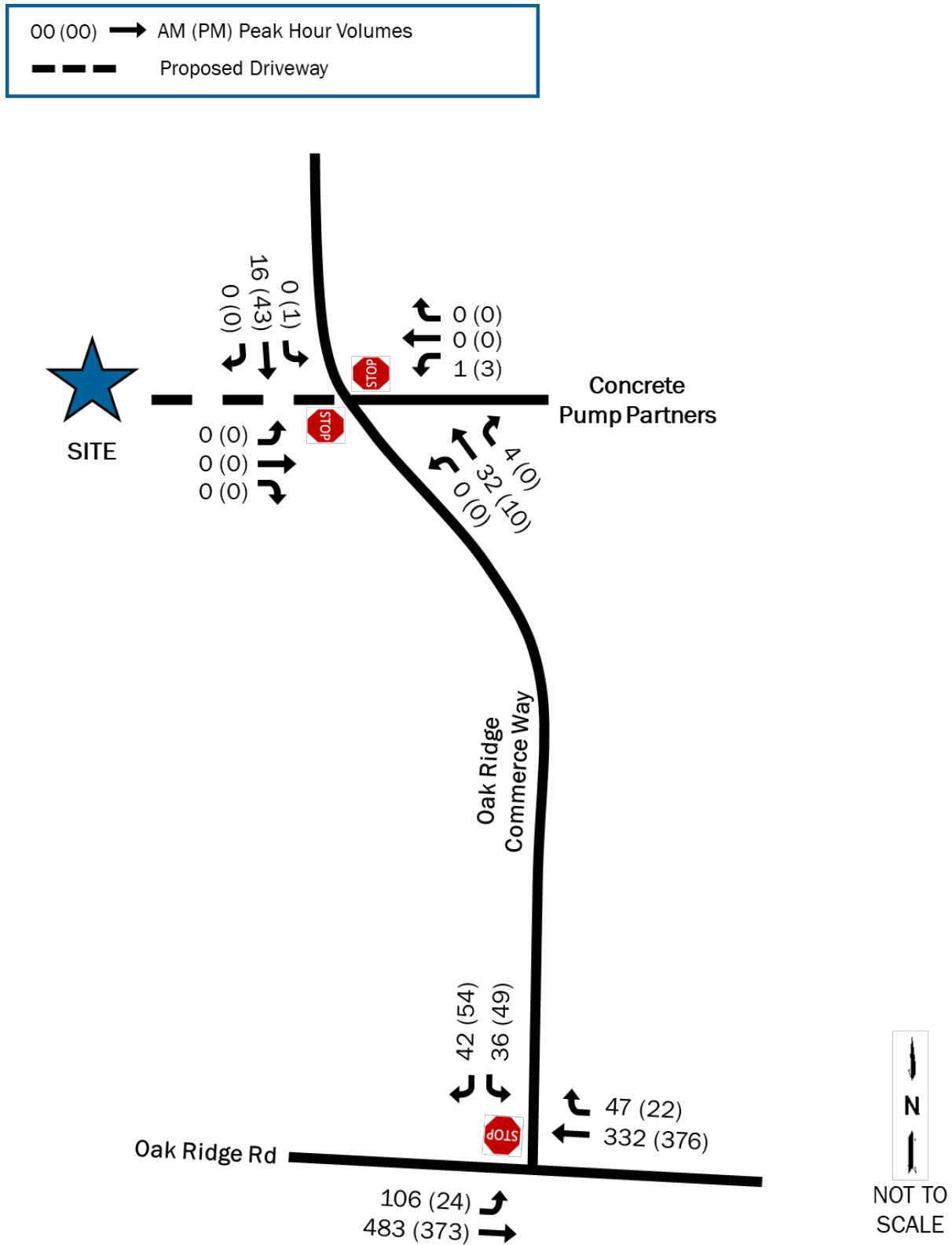
Weekday AM and PM peak period turning movement counts were collected at the study intersections on Wednesday, November 5, 2025. Average daily traffic counts were also collected on Oak Ridge Commerce Way in front of the proposed site which showed approximately 560 vehicles traveling in front of the site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

C. Future Conditions

C.1. Background Growth

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

Figure 4: 2027 No-Build Traffic Volumes



C.2. Project Trip Generation

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

Table 1: Trip Generation

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

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

C.3. Trip Distribution and Assignment

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

Figure 5: Personal Vehicle Trip Distribution

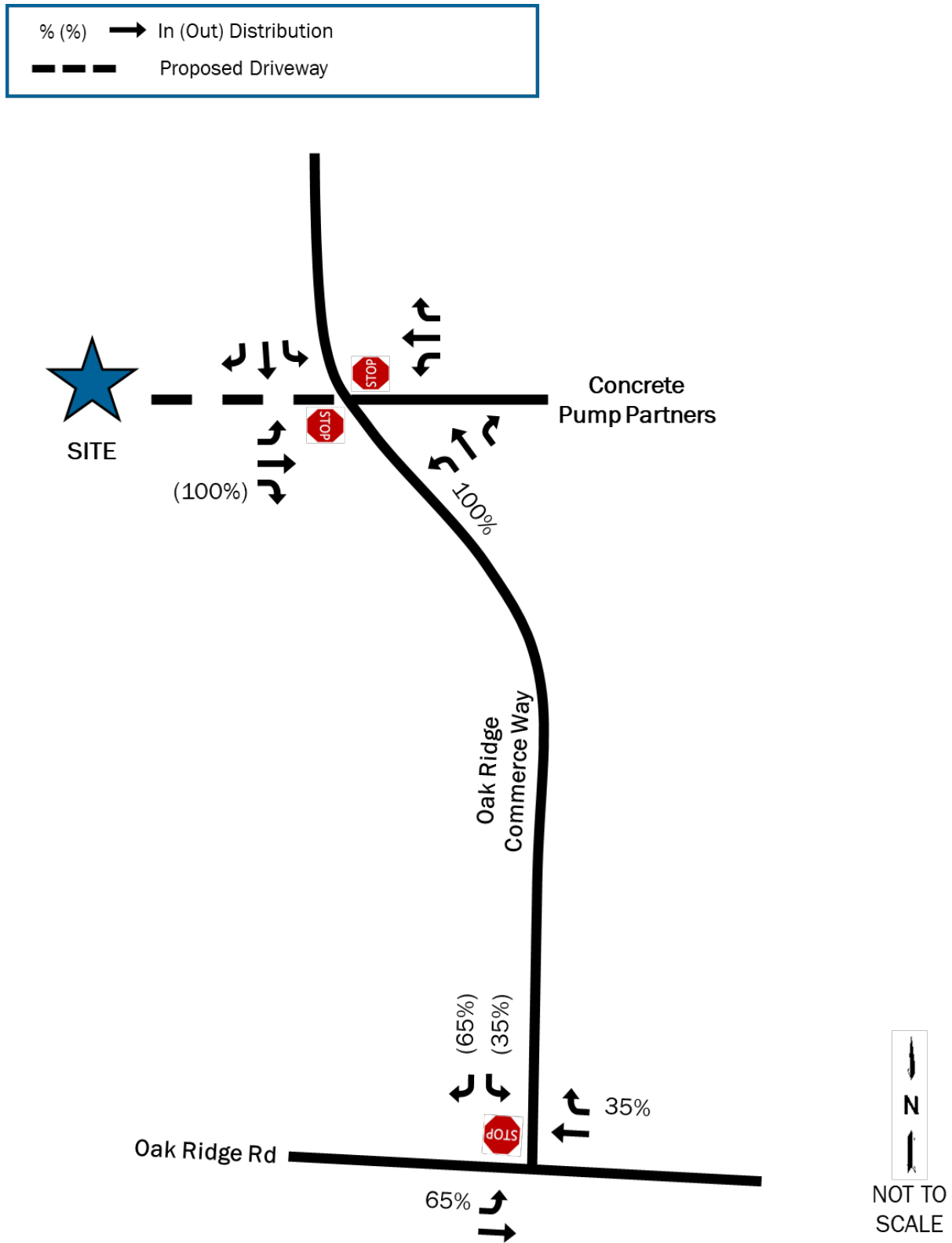


Figure 6: Personal Vehicle Development Trips

00 (00) → AM (PM) Peak Hour Volumes			
--- Proposed Driveway			

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

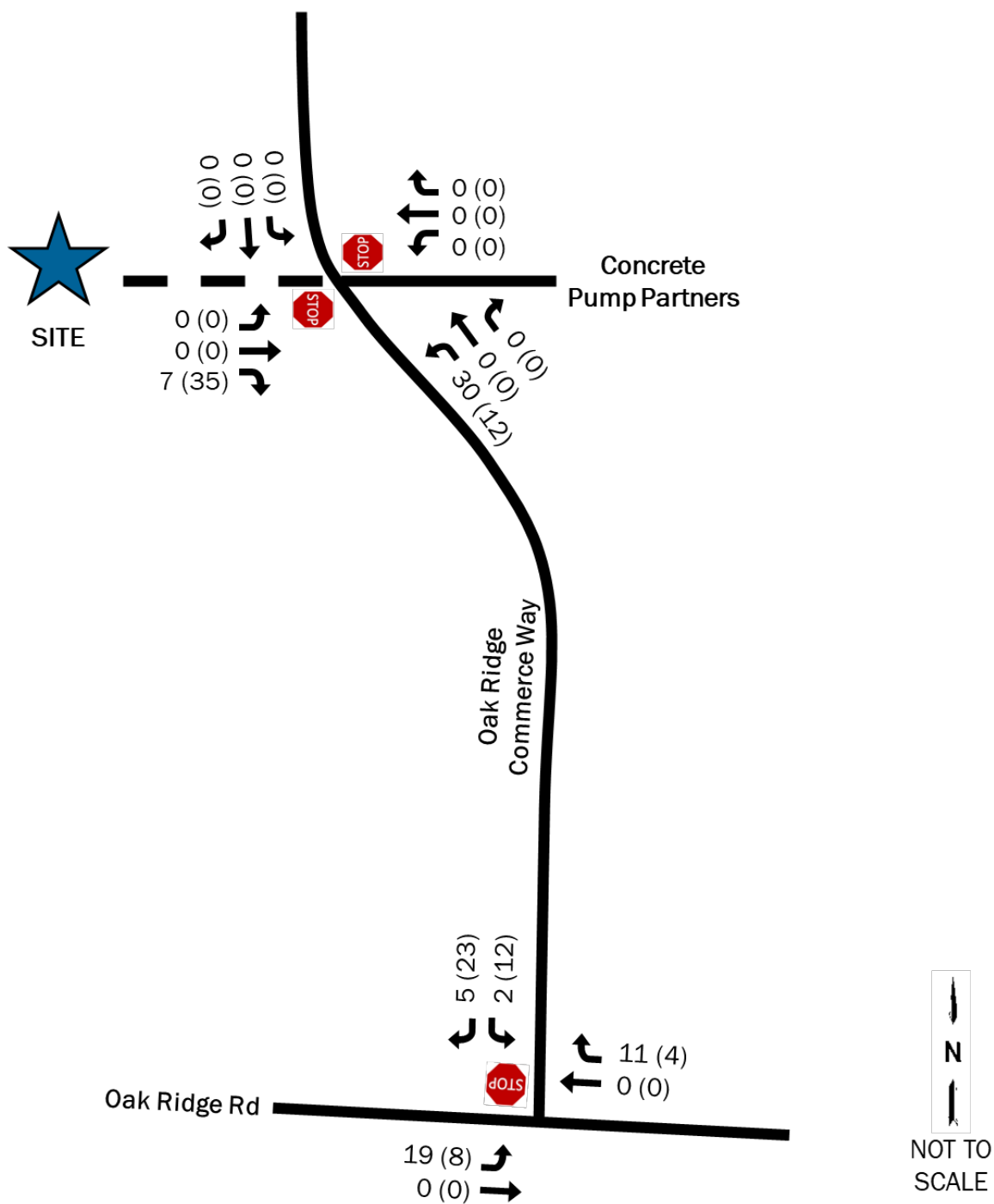


Figure 7: Truck Trip Distribution

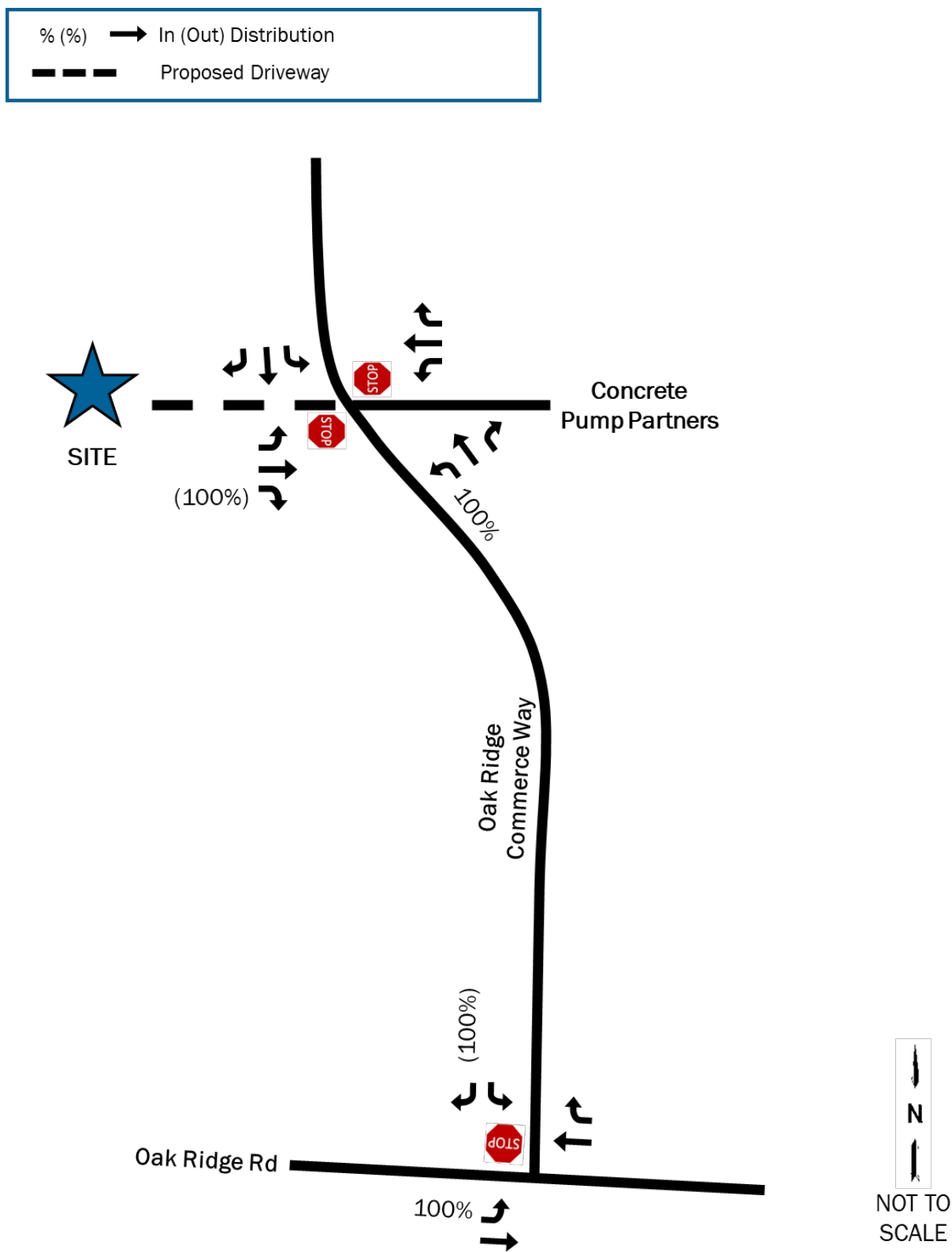


Figure 9: Total Development Trips

00 (00) → AM (PM) Peak Hour Volumes			
--- Proposed Driveway			
Trip Generation	Total	IN	OUT
AM Peak Hour	43	33	10
PM Peak Hour	53	15	38

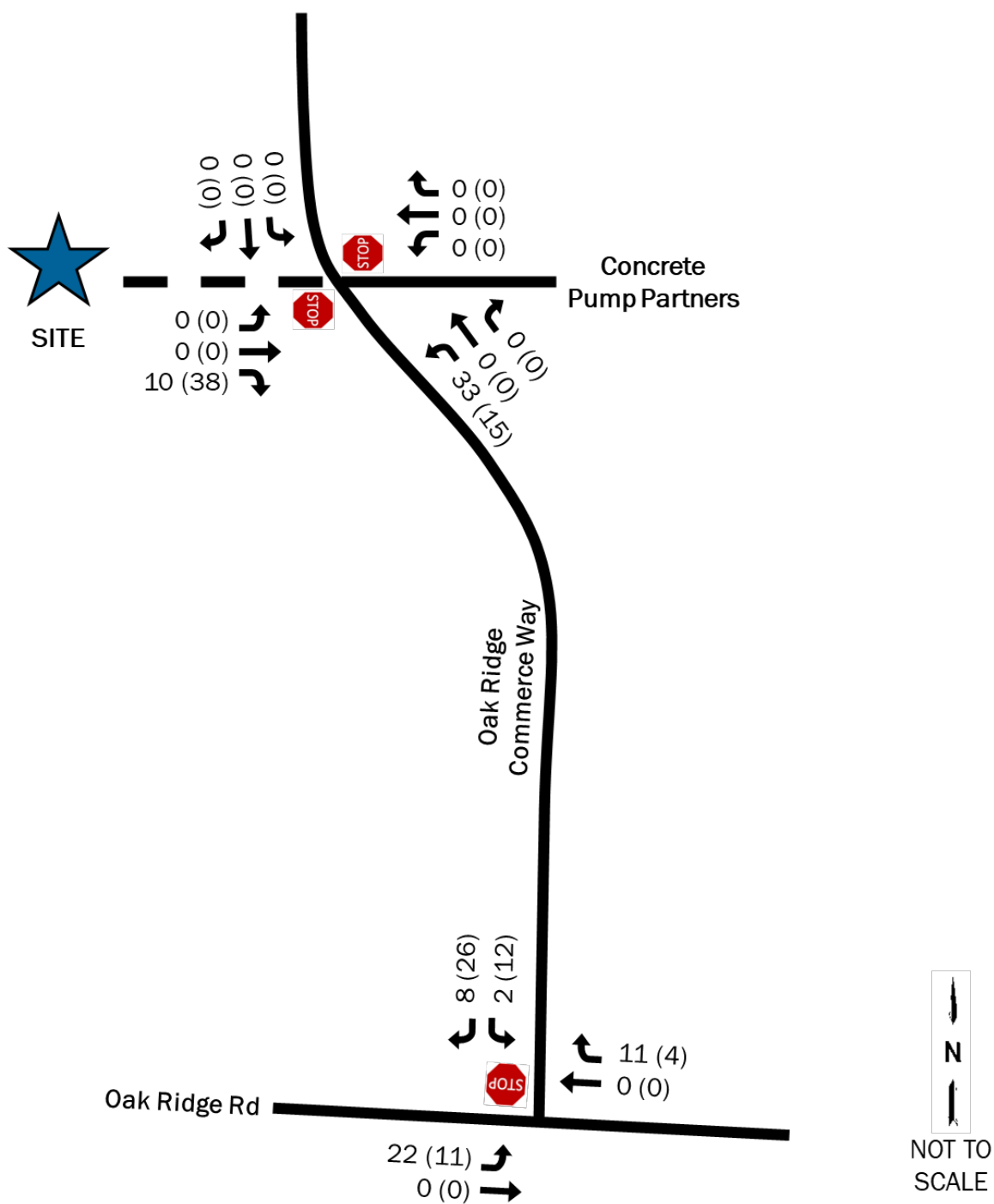
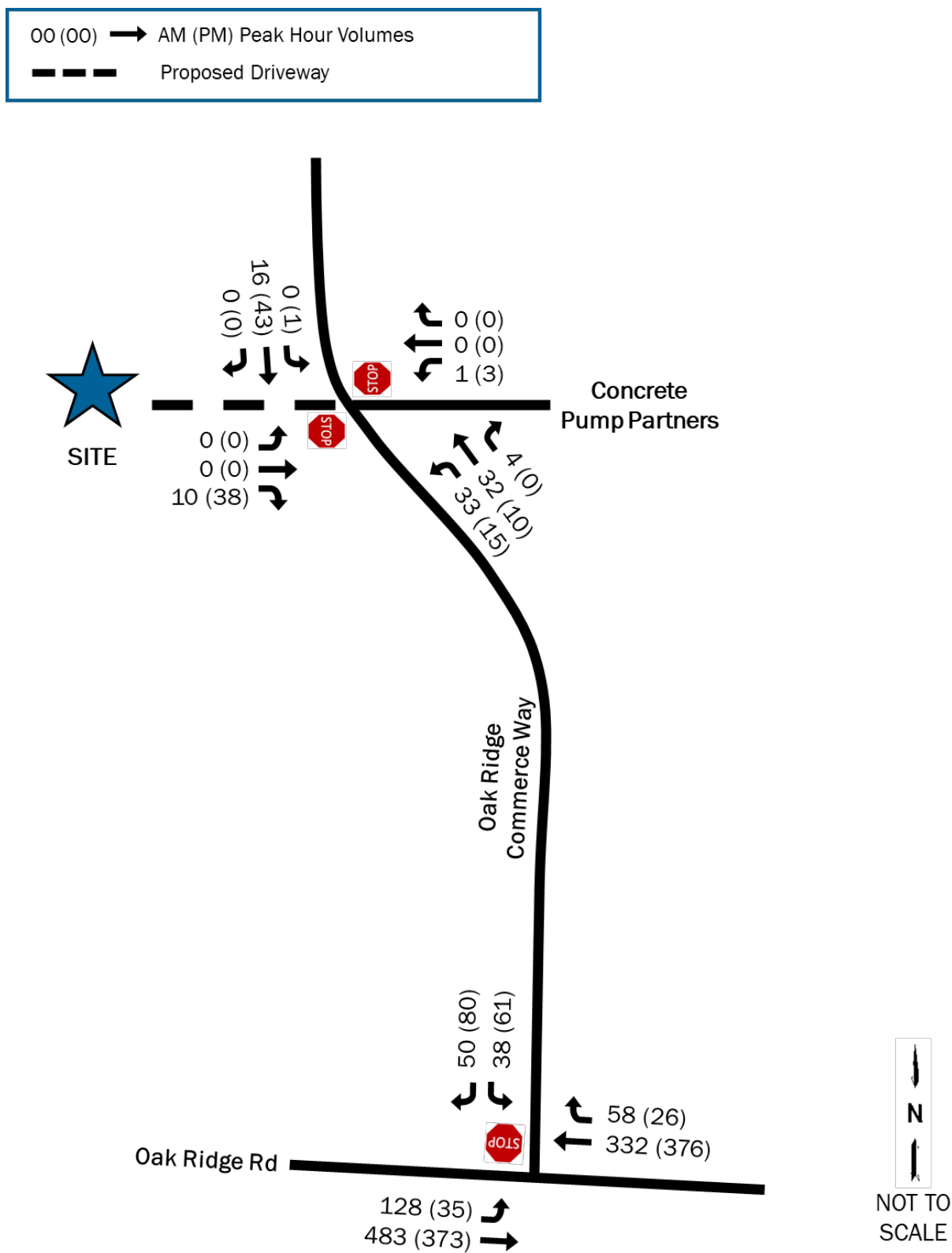


Figure 10: 2027 Build Traffic Volumes



D. Traffic Impact Analyses

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

D.1. 2025 Existing Conditions Analysis

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

Table 2: 2025 Existing Conditions Capacity Analysis

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

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

D.2. 2027 No-Build Conditions Capacity Analysis

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

Table 3: 2027 No-Build Capacity Analysis

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

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

D.3. 2027 Build Conditions Capacity Analysis

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

Table 4: 2027 Build Capacity Analysis

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

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

E. Turn Lane Evaluations

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

Table 5: GDOT Turn Lane Warrants

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

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

F. Conclusions

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

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

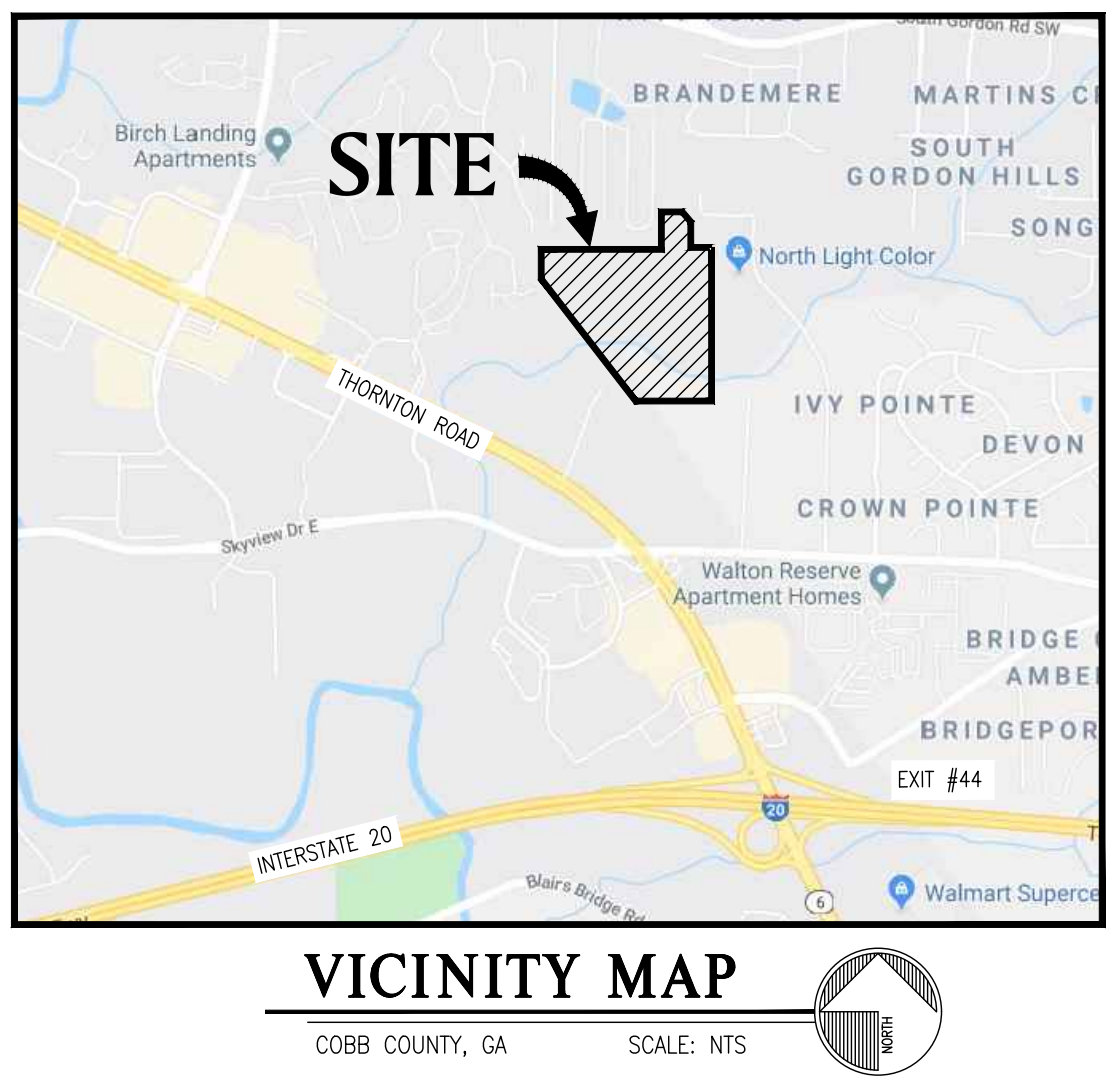
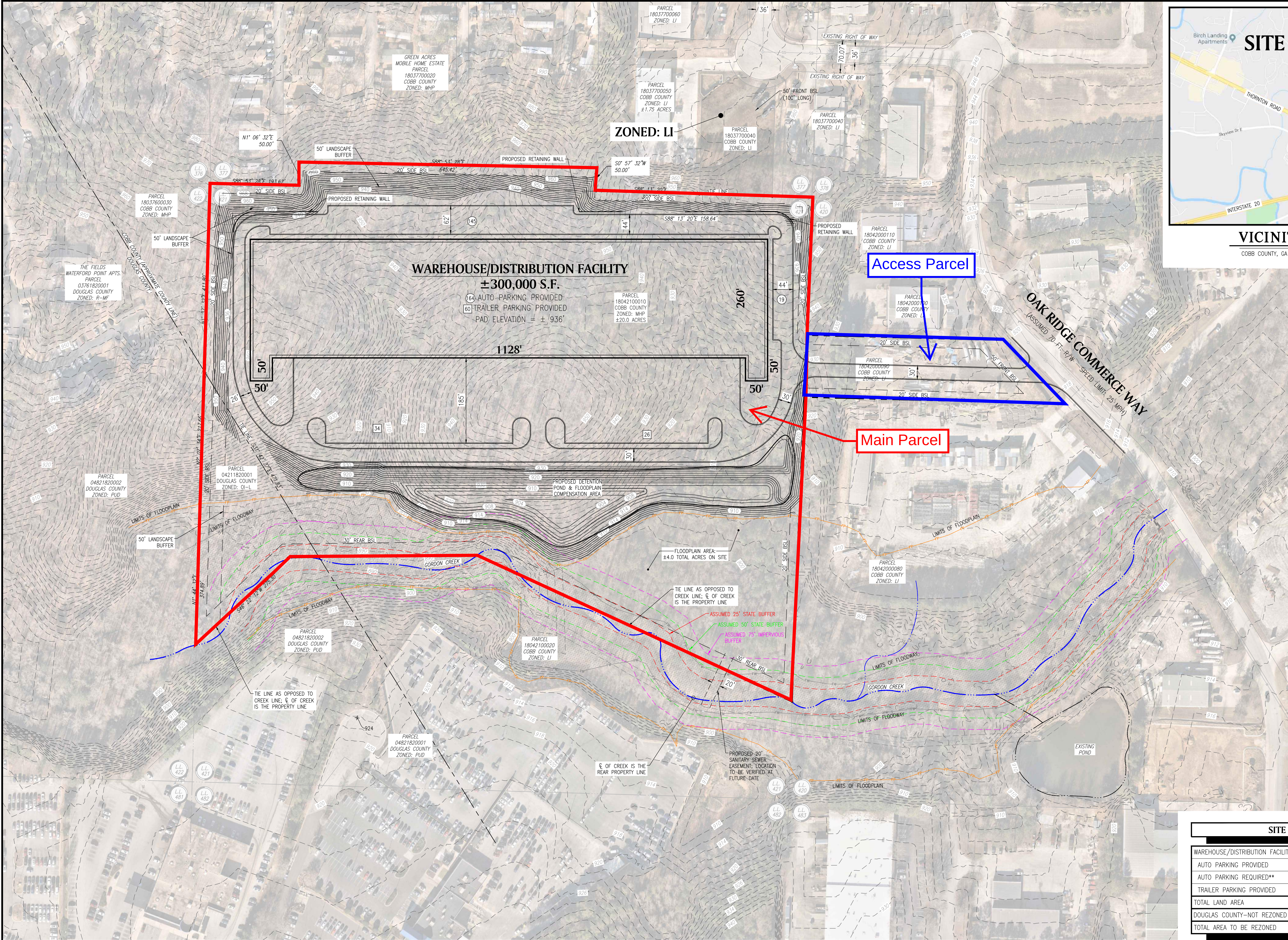
In Existing conditions, the nearby intersection of Oak Ridge Road with Oak Ridge Commerce Way operates satisfactorily during both peak periods with low traffic along Oak Ridge Road. Additional traffic from background growth in the area is not expected to have a large impact on traffic operations. Without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

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

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

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

APPENDIX A: DEVELOPMENT CONCEPT PLAN



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

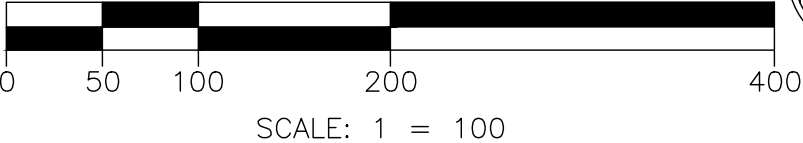
**0.50 AUTO SPACES / 1,000 S.F. REQUIRED PER ZONING CODE

PRELIMINARY SITE PLAN DISCLAIMER:

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

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

CONCEPTUAL SITE PLAN





PAULSON-MITCHELL-WISE

CIVIL ENGINEERS & PLANNERS

INFO@CIVILPMW.COM

770.650.7685

CIVILPMW.COM

85-A MILL STREET

SUITE 200

ROSWELL, GA 30075

PROJECT:

OAK RIDGE WAREHOUSE

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

FOR:



ALLIANCE INDUSTRIAL COMPANY

1720 PEACHTREE ROAD NW,
SUITE 150
ATLANTA, GA 30309

ZONING INFORMATION

ZONING RESEARCH DATE: MONTH, YEAR	
ZONING CLASSIFICATION	
JURISDICTION:	COBB COUNTY, GA
EX. ZONING:	MHP (MOBILE HOME PARK)
PR. ZONING:	LI (LT. INDUSTRIAL)
BUILDING SETBACKS (LI)	
FRONT:	50'
SIDE:	20'
REAR:	30'

BUFFERS (SEC. 134.230)	
FRONT/STREET:	8' LANDSC. STRIP
SIDE (ADJ. TO RESIDENTIAL):	50'
REAR:	--'

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

PARKING SUMMARY (134.272, 403.16)	
WAREHOUSE REQ.:	0.5 SPACES/1,000 S.F.
OFFICE REQ.:	3.5 SPACES/1,000 S.F.
STD. CAR STALL DIMENSIONS:	9' x 19'
STD. TRAILER STALL DIMENSIONS:	12' x 55'
MIN. TRUCK DRIVE AISLE:	--'
MIN. 90'/60' CAR DRIVE AISLE:	22'/18'-6"

LANDSCAPE REG'S. (416.02.04/04.03)	
TREE DENSITY:	15 UNITS/ACRE
ISLAND REQ.: MAX. 50 FT. TREE TO PKG. SPACE	
MIN. ISLAND SIZE/WIDTH:	148 S.F./8'
GREENSPACE %: 1 TREE/1,140 S.F. OF PARKING	

FEMA MAP	
FIRM PANEL #:	13067C0211H (03.04.13)
DRAWING RECORD	
DRAWN BY:	--
2024155 CP4.dwg	07.08.25

CONCEPTUAL SITE PLAN

APPENDIX B:
TRAFFIC COUNTS
& GROWTH RATE
DEVELOPMENT WORKSHEET

Mableton, GA



* the Peak Hour Diagram does not include bicycles



Session Parameters

(Drop Down Menu)

Peak Hour

Volume



All vehicles

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

Passenger Vehicles (1-3)

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

Single Unit Trucks (4-7)

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

Combination Trucks (8-13)

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

Bicycles

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



[Click here for Map](#)

Peak Hour Turning Movement Count

Mableton, GA



www.marrtraffic.com



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

* the Peak Hour Diagram does not include bicycles

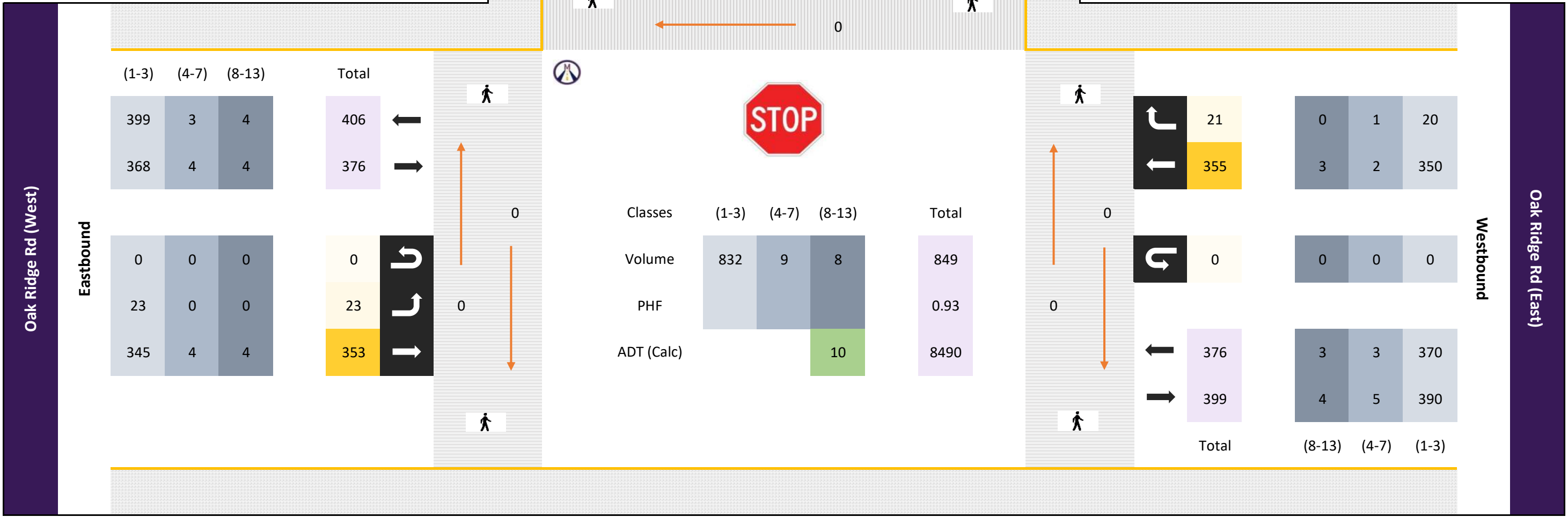


Session Parameters

(Drop Down Menu)

Peak Hour

Volume



All vehicles

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

Passenger Vehicles (1-3)

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

Single Unit Trucks (4-7)

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

Combination Trucks (8-13)

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

Bicycles

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

Classified Turn Movement Count || All vehicles

Mableton, GA

www.marrtraffic.com

Site 1



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

Date

Wednesday, November 5, 2025

Lat/Long

33.782839°, -84.604128°

[Click here for Map](#)

Weather

Fair

56°F

[Click here for Detailed Weather](#)



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

All vehicles

TIME
0700 - 0715
0715 - 0730
0730 - 0745
0745 - 0800
Hourly Total
0800 - 0815
0815 - 0830
0830 - 0845
0845 - 0900
Hourly Total

Grand Total
Approach %
Intersection %
Heavy Vehicle %

PHF

Peak Hour Total
Peak Hour HV %

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

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

All vehicles

TIME
1600 - 1615
1615 - 1630
1630 - 1645
1645 - 1700
Hourly Total
1700 - 1715
1715 - 1730
1730 - 1745
1745 - 1800
Hourly Total

Grand Total
Approach %
Intersection %
Heavy Vehicle %

PHF

Peak Hour Total
Peak Hour HV %

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

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

Mableton, GA

www.marrtraffic.com

Site 1



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

Date

Wednesday, November 5, 2025

Lat/Long

33.782839°, -84.604128°

[Click here for Map](#)

Weather

Fair

56°F

[Click here for Detailed Weather](#)



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

Passenger Vehicles (1-3)

TIME
0700 - 0715
0715 - 0730
0730 - 0745
0745 - 0800
Hourly Total
0800 - 0815
0815 - 0830
0830 - 0845
0845 - 0900
Hourly Total

Grand Total
Approach %
Intersection %

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

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

Passenger Vehicles (1-3)

TIME
1600 - 1615
1615 - 1630
1630 - 1645
1645 - 1700
Hourly Total
1700 - 1715
1715 - 1730
1730 - 1745
1745 - 1800
Hourly Total

Grand Total
Approach %
Intersection %

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

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

Mableton, GA

www.marrtraffic.com

Site 1



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

Date

Wednesday, November 5, 2025

Lat/Long

33.782839°, -84.604128°

[Click here for Map](#)

Weather

Fair

56°F

[Click here for Detailed Weather](#)



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

Single Unit Trucks (4-7)

TIME
0700 - 0715
0715 - 0730
0730 - 0745
0745 - 0800
Hourly Total
0800 - 0815
0815 - 0830
0830 - 0845
0845 - 0900
Hourly Total

Grand Total
Approach %
Intersection %

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

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

Single Unit Trucks (4-7)

TIME
1600 - 1615
1615 - 1630
1630 - 1645
1645 - 1700
Hourly Total
1700 - 1715
1715 - 1730
1730 - 1745
1745 - 1800
Hourly Total

Grand Total
Approach %
Intersection %

Southbound					Eastbound					Westbound				
Oak Ridge Commerce Way					Oak Ridge Rd (West)					Oak Ridge Rd (East)				
Left 1.1	Right 1.2	U-Turn 1.3	App Total		Left 1.4	Thru 1.5	U-Turn 1.6	App Total		Thru 1.7	Right 1.8	U-Turn 1.9	App Total	Int Total
0	0	0	0		0	2	0	2		3	0	0	3	5
0	0	0	0		0	1	0	1		2	0	0	2	3
0	0	0	0		0	0	0	0		1	0	0	1	1
0	1	0	1		0	2	0	2		1	1	0	2	5
0	1	0	1		0	5	0	5		7	1	0	8	14
0	0	0	0		0	1	0	1		1	0	0	1	2
1	0	0	1		0	0	0	0		0	0	0	0	1
0	0	0	0		0	1	0	1		0	0	0	0	1
0	0	0	0		0	0	0	0		2	1	0	3	3
1	0	0	1		0	2	0	2		3	1	0	4	7
1	1	0	2		0	7	0	7		10	2	0	12	21
50.00	50.00	0.00	-		0.00	100.00	0.00	-		83.33	16.67	0.00	-	
4.76	4.76	0.00	9.52		0.00	33.33	0.00	33.33		47.62	9.52	0.00	57.14	

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

Mableton, GA

www.marrtraffic.com

Site 1



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

Date

Wednesday, November 5, 2025

Lat/Long

33.782839°, -84.604128°

[Click here for Map](#)

Weather

Fair

56°F

[Click here for Detailed Weather](#)



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

Combination Trucks (8-13)

TIME
0700 - 0715
0715 - 0730
0730 - 0745
0745 - 0800
Hourly Total
0800 - 0815
0815 - 0830
0830 - 0845
0845 - 0900
Hourly Total

Grand Total
Approach %
Intersection %

Southbound					Eastbound					Westbound							
Oak Ridge Commerce Way					Oak Ridge Rd (West)					Oak Ridge Rd (East)							
Left 1.1		Right 1.2		U-Turn 1.3	App Total	Left 1.4	Thru 1.5		U-Turn 1.6	App Total		Thru 1.7	Right 1.8		U-Turn 1.9	App Total	Int Total
0		0		0	0	0	1		0	1		0	0		0	0	1
0		0		0	0	0	1		0	1		0	0		0	0	1
0		1		0	1	0	1		0	1		0	0		0	0	2
0		0		0	0	0	2		0	2		2	0		0	2	4
0		1		0	1	0	5		0	5		2	0		0	2	8
0		0		0	0	0	1		0	1		0	0		0	0	1
0		0		0	0	0	1		0	1		0	0		0	0	1
0		0		0	0	0	7		0	7		0	0		0	0	7
0		0		0	0	1	2		0	3		1	0		0	1	4
0		0		0	0	1	11		0	12		1	0		0	1	13
0		1		0	1	1	16		0	17		3	0		0	3	21
0.00		100.00		0.00	-	5.88	94.12		0.00	-		100.00	0.00		0.00	-	
0.00		4.76		0.00	4.76	4.76	76.19		0.00	80.95		14.29	0.00		0.00	14.29	

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

Combination Trucks (8-13)

TIME
1600 - 1615
1615 - 1630
1630 - 1645
1645 - 1700
Hourly Total
1700 - 1715
1715 - 1730
1730 - 1745
1745 - 1800
Hourly Total

Grand Total
Approach %
Intersection %

Southbound					Eastbound					Westbound							
Oak Ridge Commerce Way					Oak Ridge Rd (West)					Oak Ridge Rd (East)							
Left 1.1		Right 1.2		U-Turn 1.3	App Total	Left 1.4	Thru 1.5		U-Turn 1.6	App Total		Thru 1.7	Right 1.8		U-Turn 1.9	App Total	Int Total
0		0		0	0	0	0		0	0		0	0		0	0	0
0		0		0	0	0	0		0	0		0	0		0	0	0
0		1		0	1	1	0		0	1		1	0		0	1	3
0		1		0	1	0	1		0	1		2	0		0	2	4
0		2		0	2	1	1		0	2		3	0		0	3	7
0		0		0	0	0	1		0	1		0	0		0	0	1
0		0		0	0	0	1		0	1		1	0		0	1	2
0		0		0	0	0	1		0	1		0	0		0	0	1
0		0		0	0	0	0		0	0		1	0		0	1	1
0		0		0	0	0	3		0	3		2	0		0	2	5
0		2		0	2	1	4		0	5		5	0		0	5	12
0.00		100.00		0.00	-	20.00	80.00		0.00	-		100.00	0.00		0.00	-	
0.00		16.67		0.00	16.67	8.33	33.33		0.00	41.67		41.67	0.00		0.00	41.67	

Marr Traffic
DATA COLLECTION

www.marrtraffic.com



Date

Wednesday, November 5, 2025

Weather

Fair
56°F

[Click here for Detailed Weather](#)

Lat/Long

Lat/Long
33.782839°, -84.604128°

[Click here for Map](#)

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

Bicycles

[illegible]

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

Bicycles

Southbound				Eastbound				Westbound				
Oak Ridge Commerce Way				Oak Ridge Rd (West)				Oak Ridge Rd (East)				
Left 1.1	Right 1.2	U-Turn 1.3	App Total	Left 1.4	Thru 1.5	U-Turn 1.6	App Total	Thru 1.7	Right 1.8	U-Turn 1.9	App Total	Int Total
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	1	0	0	1	1
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	1	0	0	1	1
0	0	0	0	0	0	0	0	1	0	0	1	1
0.00	0.00	0.00	-	0.00	0.00	0.00	-	100.00	0.00	0.00	-	
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	100.00	

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

Mableton, GA

www.marrtraffic.com

Site 1

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

Date

Wednesday, November 5, 2025

Lat/Long

33.782839°, -84.604128°

[Click here for Map](#)

Weather

Fair

56°F

[Click here for Detailed Weather](#)

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

All Trucks (4-13)

TIME
0700 - 0715
0715 - 0730
0730 - 0745
0745 - 0800
Hourly Total
0800 - 0815
0815 - 0830
0830 - 0845
0845 - 0900
Hourly Total

Grand Total
Approach %
Intersection %

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

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

All Trucks (4-13)

TIME
1600 - 1615
1615 - 1630
1630 - 1645
1645 - 1700
Hourly Total
1700 - 1715
1715 - 1730
1730 - 1745
1745 - 1800
Hourly Total

Grand Total
Approach %
Intersection %

Southbound					Eastbound					Westbound				
Oak Ridge Commerce Way					Oak Ridge Rd (West)					Oak Ridge Rd (East)				
Left 1.1	Right 1.2	U-Turn 1.3	App Total		Left 1.4	Thru 1.5	U-Turn 1.6	App Total		Thru 1.7	Right 1.8	U-Turn 1.9	App Total	Int Total
0	0	0	0		0	2	0	2		3	0	0	3	5
0	0	0	0		0	1	0	1		2	0	0	2	3
0	1	0	1		1	0	0	1		2	0	0	2	4
0	2	0	2		0	3	0	3		3	1	0	4	9
0	3	0	3		1	6	0	7		10	1	0	11	21
0	0	0	0		0	2	0	2		1	0	0	1	3
1	0	0	1		0	1	0	1		1	0	0	1	3
0	0	0	0		0	2	0	2		0	0	0	0	2
0	0	0	0		0	0	0	0		3	1	0	4	4
1	0	0	1		0	5	0	5		5	1	0	6	12
1	3	0	4		1	11	0	12		15	2	0	17	33
25.00	75.00	0.00	-		8.33	91.67	0.00	-		88.24	11.76	0.00	-	
3.03	9.09	0.00	12.12		3.03	33.33	0.00	36.36		45.45	6.06	0.00	51.52	

Crosswalk Counts || Pedestrians

Mableton, GA

www.marrtraffic.com

Site 1

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

Date

Wednesday, November 5, 2025

Lat/Long

33.782839°, -84.604128°

[Click here for Map](#)

Weather

Fair

56°F

[Click here for Detailed Weather](#)



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

Pedestrians

TIME
0700 - 0715
0715 - 0730
0730 - 0745
0745 - 0800
Hourly Total
0800 - 0815
0815 - 0830
0830 - 0845
0845 - 0900
Hourly Total

Grand Total
Approach %
Intersection %

Southbound				Eastbound				Westbound				Int Total
Oak Ridge Commerce Way				Oak Ridge Rd (West)				Oak Ridge Rd (East)				
EB 1c	WB 1d		App Total	NB 1e	SB 1f		App Total	NB 1g	SB 1h		App Total	
0	0		0	0	0		0	0	0		0	0
0	0		0	0	0		0	0	0		0	0
1	0		1	0	0		0	0	0		0	1
0	0		0	0	0		0	0	0		0	0
1	0		1	0	0		0	0	0		0	1
0	0		0	0	0		0	0	0		0	0
0	0		0	0	0		0	0	0		0	0
0	0		0	0	0		0	0	0		0	0
0	2		2	0	0		0	0	0		0	2
0	2		2	0	0		0	0	0		0	2
1	2		3	0	0		0	0	0		0	3
33.33	66.67		-	0.00	0.00		-	0.00	0.00		-	
33.33	66.67		100.00	0.00	0.00		0.00	0.00	0.00		0.00	

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

Pedestrians

TIME
1600 - 1615
1615 - 1630
1630 - 1645
1645 - 1700
Hourly Total
1700 - 1715
1715 - 1730
1730 - 1745
1745 - 1800
Hourly Total

Grand Total
Approach %
Intersection %

Southbound				Eastbound				Westbound				Int Total
Oak Ridge Commerce Way				Oak Ridge Rd (West)				Oak Ridge Rd (East)				
EB 1c	WB 1d		App Total	NB 1e	SB 1f		App Total	NB 1g	SB 1h		App Total	
0	0		0	0	0		0	0	0		0	0
1	0		1	0	0		0	0	0		0	1
0	0		0	0	0		0	0	0		0	0
0	0		0	0	0		0	0	0		0	0
1	0		1	0	0		0	0	0		0	1
0	0		0	0	0		0	0	0		0	0
0	0		0	0	0		0	0	0		0	0
0	0		0	0	0		0	0	0		0	0
0	0		0	0	0		0	0	0		0	0
0	0		0	0	0		0	0	0		0	0
1	0		1	0	0		0	0	0		0	1
100.00	0.00		-	0.00	0.00		-	0.00	0.00		-	
100.00	0.00		100.00	0.00	0.00		0.00	0.00	0.00		0.00	

Crosswalk Counts || Bicycles

Mableton, GA

Site 1

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

Date

Wednesday, November 5, 2025

Lat/Long

33.782839°, -84.604128°

[Click here for Map](#)

Weather

Fair
56°F

[Click here for Detailed Weather](#)



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

Bicycles

TIME
0700 - 0715
0715 - 0730
0730 - 0745
0745 - 0800
Hourly Total
0800 - 0815
0815 - 0830
0830 - 0845
0845 - 0900
Hourly Total
Grand Total
Approach %
Intersection %

Southbound				Eastbound				Westbound				Int Total
Oak Ridge Commerce Way				Oak Ridge Rd (West)				Oak Ridge Rd (East)				
EB 1c	WB 1d		App Total	NB 1e	SB 1f		App Total	NB 1g	SB 1h		App Total	
1	0		1	0	0		0	0	0		0	1
0	0		0	0	0		0	0	0		0	0
0	0		0	0	0		0	0	0		0	0
0	0		0	0	0		0	0	0		0	0
1	0		1	0	0		0	0	0		0	1
0	0		0	0	0		0	0	0		0	0
0	0		0	0	0		0	0	0		0	0
0	0		0	0	0		0	0	0		0	0
0	0		0	0	0		0	0	0		0	0
0	0		0	0	0		0	0	0		0	0
0	0		0	0	0		0	0	0		0	0
1	0		1	0	0		0	0	0		0	1
100.00	0.00		-	0.00	0.00		-	0.00	0.00		-	
100.00	0.00		100.00	0.00	0.00		0.00	0.00	0.00		0.00	

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

Bicycles

TIME
1600 - 1615
1615 - 1630
1630 - 1645
1645 - 1700
Hourly Total
1700 - 1715
1715 - 1730
1730 - 1745
1745 - 1800
Hourly Total
Grand Total
Approach %
Intersection %

Southbound				Eastbound				Westbound				Int Total
Oak Ridge Commerce Way				Oak Ridge Rd (West)				Oak Ridge Rd (East)				
EB 1c	WB 1d		App Total	NB 1e	SB 1f		App Total	NB 1g	SB 1h		App Total	
1	0		1	0	0		0	0	0		0	1
1	2		3	0	0		0	0	0		0	3
0	0		0	0	0		0	0	0		0	0
0	0		0	0	0		0	0	0		0	0
2	2		4	0	0		0	0	0		0	4
0	0		0	0	0		0	0	0		0	0
0	0		0	0	0		0	0	0		0	0
1	0		1	0	0		0	0	0		0	1
0	0		0	0	0		0	0	0		0	0
1	0		1	0	0		0	0	0		0	1
3	2		5	0	0		0	0	0		0	5
60.00	40.00		-	0.00	0.00		-	0.00	0.00		-	
60.00	40.00		100.00	0.00	0.00		0.00	0.00	0.00		0.00	

 Marr Traffic
DATA COLLECTION

www.marrtraffic.com

www.marrtraffic.com

Weather

Fair
56°F

[Click here for Detailed Weather](#)

Motorized Vehicles

[illegible]

Motorized Vehicles

[illegible]

Start Date: 11/5/2025

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



[Click here for Map](#)



* the Peak Hour Diagram does not include bicycles

[illegible]

All vehicles

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

Passenger Vehicles (1-3)

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

Single Unit Trucks (4-7)

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

Combination Trucks (8-13)

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

Bicycles

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

Mableton, GA



* the Peak Hour Diagram does not include bicycles

Concrete Pump Partners Driveway

All vehicles

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

Passenger Vehicles (1-3)

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

Single Unit Trucks (4-7)

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

Combination Trucks (8-13)

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

Bicycles

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

Classified Turn Movement Count || All vehicles

Mableton, GA

Site 2

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

Concrete Pump Partners Driveway

Date

Wednesday, November 5, 2025

Lat/Long

33.789230°, -84.605745°
[Click here for Map](#)

Weather

Fair
56°F
[Click here for Detailed Weather](#)

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

All vehicles

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

Westbound					
Concrete Pump Partners Driveway					
Left 2.7	Right 2.8	U-Turn 2.9	App Total	Int Total	
2	0	0	2	13	
0	0	0	0	7	
0	0	0	0	7	
0	0	0	0	18	
2	0	0	2	45	
0	0	0	0	15	
1	0	0	1	9	
0	0	0	0	8	
0	0	0	0	2	
1	0	0	1	34	
3	0	0	3	79	
100.00	0.00	0.00	-		
3.80	0.00	0.00	3.80		
67	-	-	67	8	
0.25	0.00	0.00	0.25	0.69	
1	0	0	1	50	
0	0	0	0	2	

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

All vehicles

TIME	Northbound				Southbound			
	Oak Ridge Commerce Way (South)				Oak Ridge Commerce Way (North)			
	Thru 2.1	Right 2.2	U-Turn 2.3	App Total	Left 2.4	Thru 2.5	U-Turn 2.6	App Total
1600 - 1615	1	0	0	1	0	9	0	9
1615 - 1630	2	0	0	2	0	3	0	3
1630 - 1645	3	0	0	3	0	10	0	10
1645 - 1700	3	0	0	3	1	12	0	13
Hourly Total	9	0	0	9	1	34	0	35
1700 - 1715	1	0	0	1	0	16	0	16
1715 - 1730	0	0	0	0	0	3	0	3
1730 - 1745	0	0	0	0	0	1	0	1
1745 - 1800	0	0	0	0	0	2	0	2
Hourly Total	1	0	0	1	0	22	0	22
Grand Total	10	0	0	10	1	56	0	57
Approach %	100.00	0.00	0.00	-	1.75	98.25	0.00	-
Intersection %	14.08	0.00	0.00	14.08	1.41	78.87	0.00	80.28
Heavy Vehicle %	10	-	-	10	0	4	-	4
PHF	0.75	0.00	0.00	0.75	0.25	0.64	0.00	0.66
Peak Hour Total	9	0	0	9	1	41	0	42
Peak Hour HV %	11	0	0	11	0	5	0	5

Westbound					
Concrete Pump Partners Driveway					
Left 2.7	Right 2.8	U-Turn 2.9	App Total	Int Total	
1	0	0	1	11	
1	0	0	1	6	
0	0	0	0	13	
2	0	0	2	18	
4	0	0	4	48	
0	0	0	0	17	
0	0	0	0	3	
0	0	0	0	1	
0	0	0	0	2	
0	0	0	0	23	
4	0	0	4	71	
100.00	0.00	0.00	-		
5.63	0.00	0.00	5.63		
0	-	-	0	4	
0.38	0.00	0.00	0.38	0.75	
3	0	0	3	54	
0	0	0	0	6	

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

Mableton, GA

Site 2

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

Concrete Pump Partners Driveway



Date

Wednesday, November 5, 2025

Lat/Long

33.789230°, -84.605745°

[Click here for Map](#)

Weather

Fair
56°F

[Click here for Detailed Weather](#)



0700 - 0900 (Weekday 2h Session) (11-05-2025)
Passenger Vehicles (1-3)

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

Westbound					
Concrete Pump Partners Driveway					
Left 2.7	Right 2.8	U-Turn 2.9	App Total	Int Total	
0	0	0	0	11	
0	0	0	0	7	
0	0	0	0	5	
0	0	0	0	18	
0	0	0	0	41	
0	0	0	0	14	
1	0	0	1	9	
0	0	0	0	8	
0	0	0	0	1	
1	0	0	1	32	
1	0	0	1	73	
100.00	0.00	0.00	-		
1.37	0.00	0.00	1.37		

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

TIME	Northbound				Southbound			
	Oak Ridge Commerce Way (South)				Oak Ridge Commerce Way (North)			
	Thru 2.1	Right 2.2	U-Turn 2.3	App Total	Left 2.4	Thru 2.5	U-Turn 2.6	App Total
1600 - 1615	1	0	0	1	0	9	0	9
1615 - 1630	2	0	0	2	0	3	0	3
1630 - 1645	2	0	0	2	0	9	0	9
1645 - 1700	3	0	0	3	1	11	0	12
Hourly Total	8	0	0	8	1	32	0	33
1700 - 1715	1	0	0	1	0	16	0	16
1715 - 1730	0	0	0	0	0	3	0	3
1730 - 1745	0	0	0	0	0	1	0	1
1745 - 1800	0	0	0	0	0	2	0	2
Hourly Total	1	0	0	1	0	22	0	22
Grand Total	9	0	0	9	1	54	0	55
Approach %	100.00	0.00	0.00	-	1.82	98.18	0.00	-
Intersection %	13.24	0.00	0.00	13.24	1.47	79.41	0.00	80.88

Westbound					
Concrete Pump Partners Driveway					
Left 2.7	Right 2.8	U-Turn 2.9	App Total	Int Total	
1	0	0	1	11	
1	0	0	1	6	
0	0	0	0	11	
2	0	0	2	17	
4	0	0	4	45	
0	0	0	0	17	
0	0	0	0	3	
0	0	0	0	1	
0	0	0	0	2	
0	0	0	0	23	
4	0	0	4	68	
100.00	0.00	0.00	-		
5.88	0.00	0.00	5.88		

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

Mableton, GA

Site 2

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

Concrete Pump Partners Driveway



Date

Wednesday, November 5, 2025

Lat/Long

33.789230°, -84.605745°

[Click here for Map](#)

Weather

Fair
56°F

[Click here for Detailed Weather](#)



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

Single Unit Trucks (4-7)

TIME	Northbound				Southbound			
	Oak Ridge Commerce Way (South)				Oak Ridge Commerce Way (North)			
	Thru 2.1	Right 2.2	U-Turn 2.3	App Total	Left 2.4	Thru 2.5	U-Turn 2.6	App Total
0700 - 0715	0	0	0	0	0	0	0	0
0715 - 0730	0	0	0	0	0	0	0	0
0730 - 0745	1	0	0	1	0	0	0	0
0745 - 0800	0	0	0	0	0	0	0	0
Hourly Total	1	0	0	1	0	0	0	0
0800 - 0815	0	1	0	1	0	0	0	0
0815 - 0830	0	0	0	0	0	0	0	0
0830 - 0845	0	0	0	0	0	0	0	0
0845 - 0900	0	0	0	0	0	0	0	0
Hourly Total	0	1	0	1	0	0	0	0
Grand Total	1	1	0	2	0	0	0	0
Approach %	50.00	50.00	0.00	-	0.00	0.00	0.00	-
Intersection %	25.00	25.00	0.00	50.00	0.00	0.00	0.00	0.00

Westbound					
Concrete Pump Partners Driveway					
Left 2.7	Right 2.8	U-Turn 2.9	App Total	Int Total	
2	0	0	2	2	
0	0	0	0	0	
0	0	0	0	1	
0	0	0	0	0	
2	0	0	2	3	
0	0	0	0	1	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	1	
2	0	0	2	4	
100.00	0.00	0.00	-		
50.00	0.00	0.00	50.00		

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

Single Unit Trucks (4-7)

TIME	Northbound				Southbound			
	Oak Ridge Commerce Way (South)				Oak Ridge Commerce Way (North)			
	Thru 2.1	Right 2.2	U-Turn 2.3	App Total	Left 2.4	Thru 2.5	U-Turn 2.6	App Total
1600 - 1615	0	0	0	0	0	0	0	0
1615 - 1630	0	0	0	0	0	0	0	0
1630 - 1645	0	0	0	0	0	0	0	0
1645 - 1700	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0
1700 - 1715	0	0	0	0	0	0	0	0
1715 - 1730	0	0	0	0	0	0	0	0
1730 - 1745	0	0	0	0	0	0	0	0
1745 - 1800	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0
Grand Total	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	-	0.00	0.00	0.00	-
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Westbound					
Concrete Pump Partners Driveway					
Left 2.7	Right 2.8	U-Turn 2.9	App Total	Int Total	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0.00	0.00	0.00	-		
0.00	0.00	0.00	0.00		

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

Mableton, GA

Site 2

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

Concrete Pump Partners Driveway



Date

Wednesday, November 5, 2025

Lat/Long

33.789230°, -84.605745°

[Click here for Map](#)

Weather

Fair
56°F

[Click here for Detailed Weather](#)



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

TIME	Northbound				Southbound			
	Oak Ridge Commerce Way (South)				Oak Ridge Commerce Way (North)			
	Thru 2.1	Right 2.2	U-Turn 2.3	App Total	Left 2.4	Thru 2.5	U-Turn 2.6	App Total
0700 - 0715	0	0	0	0	0	0	0	0
0715 - 0730	0	0	0	0	0	0	0	0
0730 - 0745	0	0	0	0	0	1	0	1
0745 - 0800	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	1	0	1
0800 - 0815	0	0	0	0	0	0	0	0
0815 - 0830	0	0	0	0	0	0	0	0
0830 - 0845	0	0	0	0	0	0	0	0
0845 - 0900	1	0	0	1	0	0	0	0
Hourly Total	1	0	0	1	0	0	0	0
Grand Total	1	0	0	1	0	1	0	1
Approach %	100.00	0.00	0.00	-	0.00	100.00	0.00	-
Intersection %	50.00	0.00	0.00	50.00	0.00	50.00	0.00	50.00

Westbound					
Concrete Pump Partners Driveway					
Left 2.7	Right 2.8	U-Turn 2.9	App Total	Int Total	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	1	
0	0	0	0	0	
0	0	0	0	1	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	1	
0	0	0	0	1	
0	0	0	0	2	
0.00	0.00	0.00	-		
0.00	0.00	0.00	0.00		

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

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

Westbound					
Concrete Pump Partners Driveway					
Left 2.7	Right 2.8	U-Turn 2.9	App Total	Int Total	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	2	
0	0	0	0	1	
0	0	0	0	3	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	3	
0.00	0.00	0.00	-		
0.00	0.00	0.00	0.00		

Marr Traffic
DATA COLLECTION

www.marrtraffic.com

Date

Wednesday, November 5, 2025

[Click here for Detailed Weather](#)

Concrete Pump Partners Driveway

Lat/Long

[Click here for Map](#)



Bicycles

TIME
0700 - 0715
0715 - 0730
0730 - 0745
0745 - 0800
Hourly Total
0800 - 0815
0815 - 0830
0830 - 0845
0845 - 0900
Hourly Total
Grand Total
Approach %
Intersection %

Bicycles

TIME
1600 - 1615
1615 - 1630
1630 - 1645
1645 - 1700
Hourly Total
1700 - 1715
1715 - 1730
1730 - 1745
1745 - 1800
Hourly Total
Grand Total
Approach %
Intersection %

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

Mableton, GA

Site 2

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

Concrete Pump Partners Driveway



Date

Wednesday, November 5, 2025

Lat/Long

33.789230°, -84.605745°

[Click here for Map](#)

Weather

Fair
56°F

[Click here for Detailed Weather](#)



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

All Trucks (4-13)

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

Westbound					
Concrete Pump Partners Driveway					
Left 2.7	Right 2.8	U-Turn 2.9	App Total	Int Total	
2	0	0	2	2	
0	0	0	0	0	
0	0	0	0	2	
0	0	0	0	0	
2	0	0	2	4	
0	0	0	0	1	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	1	
0	0	0	0	2	
2	0	0	2	6	
100.00	0.00	0.00	-		
33.33	0.00	0.00	33.33		

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

All Trucks (4-13)

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

Westbound					
Concrete Pump Partners Driveway					
Left 2.7	Right 2.8	U-Turn 2.9	App Total	Int Total	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	2	
0	0	0	0	1	
0	0	0	0	3	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	3	
0.00	0.00	0.00	-		
0.00	0.00	0.00	0.00		

 Marr Traffic
DATA COLLECTION

www.marrtraffic.com

Mableton, GA

Site 2

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

Concrete Pump Partners Driveway

Date _____

Wednesday, November 5, 2025

Lat/Long

33.789230°, -84.605745°

[Click here for Map](#)

Weather

Fair

56°F

[Click here for Detailed Weather](#)



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

Pedestrians

	Northbound			Southbound				
	Oak Ridge Commerce Way (South)			Oak Ridge Commerce Way (North)				
TIME	EB 2a	WB 2b		App Total	EB 2c	WB 2d		App Total
0700 - 0715	0	0		0	0	0		0
0715 - 0730	0	0		0	0	0		0
0730 - 0745	0	0		0	0	0		0
0745 - 0800	0	0		0	0	0		0
Hourly Total	0	0		0	0	0		0
0800 - 0815	0	0		0	0	0		0
0815 - 0830	0	0		0	0	0		0
0830 - 0845	0	0		0	0	0		0
0845 - 0900	0	0		0	0	0		0
Hourly Total	0	0		0	0	0		0
Grand Total	0	0		0	0	0		0
Approach %	0.00	0.00		-	0.00	0.00		-
Intersection %	0.00	0.00		0.00	0.00	0.00		0.00

Westbound				
Concrete Pump Partners Driveway				
NB 2g	SB 2h		App Total	Int Total
0	0		0	0
0	0		0	0
0	0		0	0
0	0		0	0
0	0		0	0
0	0		0	0
0	0		0	0
0	0		0	0
0	0		0	0
0	0		0	0
0	0		0	0
0	0		0	0
0	0		0	0
0	0		0	0
0.00	0.00		-	
0.00	0.00		0.00	

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

Pedestrians

	Northbound			Southbound		
	Oak Ridge Commerce Way (South)			Oak Ridge Commerce Way (North)		
TIME	EB 2a	WB 2b	App Total	EB 2c	WB 2d	App Total
1600 - 1615	0	0	0	0	0	0
1615 - 1630	0	0	0	0	0	0
1630 - 1645	0	0	0	0	0	0
1645 - 1700	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0
1700 - 1715	0	0	0	0	0	0
1715 - 1730	0	0	0	0	0	0
1730 - 1745	0	0	0	0	0	0
1745 - 1800	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0
Grand Total	0	0	0	0	0	0
Approach %	0.00	0.00	-	0.00	0.00	-
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00

Westbound					
Concrete Pump Partners Driveway					
NB 2g	SB 2h			App Total	Int Total
0	0			0	0
0	0			0	0
0	0			0	0
0	0			0	0
0	0			0	0
0	0			0	0
0	0			0	0
0	0			0	0
0	0			0	0
0	0			0	0
0	0			0	0
0	0			0	0
0	0			0	0
0	0			0	0
0	0			0	0
0	0			0	0
0.00	0.00			-	
0.00	0.00			0.00	

 Marr Traffic
DATA COLLECTION
www.marrtraffic.com

Site 2

Date

Wednesday, November 5, 2025

Weather

Fair
56°F

[Click here for Detailed Weather](#)

Lat/Long

33.789230°, -84.605745°

[Click here for Map](#)

Concrete Pump Partners Driveway



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

Bicycles

	Northbound			Southbound		
	Oak Ridge Commerce Way (South)			Oak Ridge Commerce Way (North)		
TIME	EB 2a	WB 2b	App Total	EB 2c	WB 2d	App Total
0700 - 0715	0	0	0	0	0	0
0715 - 0730	0	0	0	0	0	0
0730 - 0745	0	0	0	0	0	0
0745 - 0800	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0
0800 - 0815	0	0	0	0	0	0
0815 - 0830	0	0	0	0	0	0
0830 - 0845	0	0	0	0	0	0
0845 - 0900	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0
Grand Total	0	0	0	0	0	0
Approach %	0.00	0.00	-	0.00	0.00	-
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00

[illegible]

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

Bicycles

	Northbound			Southbound		
	Oak Ridge Commerce Way (South)			Oak Ridge Commerce Way (North)		
TIME	EB 2a	WB 2b	App Total	EB 2c	WB 2d	App Total
1600 - 1615	0	0	0	0	0	0
1615 - 1630	0	0	0	0	0	0
1630 - 1645	0	0	0	0	0	0
1645 - 1700	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0
1700 - 1715	0	0	0	0	0	0
1715 - 1730	0	0	0	0	0	0
1730 - 1745	0	0	0	0	0	0
1745 - 1800	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0
Grand Total	0	0	0	0	0	0
Approach %	0.00	0.00	-	0.00	0.00	-
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00

Westbound				
Concrete Pump Partners Driveway				
NB 2g	SB 2h		App Total	Int Total
0	0		0	0
0	0		0	0
0	0		0	0
0	0		0	0
0	0		0	0
0	0		0	0
0	0		0	0
0	0		0	0
0	0		0	0
0	0		0	0
0	0		0	0
0	0		0	0
0	0		0	0
0	0		0	0
0.00	0.00		-	
0.00	0.00		0.00	

 Marr Traffic
DATA COLLECTION
www.marrtraffic.com

Site 2

Date

Wednesday, November 5, 2025

Weather

Fair

56°F

[Click here for Detailed Weather](#)

Lat/Long

33.789230°, -84.605745°

[Click here for Map](#)

Concrete Pump Partners Driveway



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

Motorized Vehicles

	Northbound			Southbound				
	Oak Ridge Commerce Way (South)			Oak Ridge Commerce Way (North)				
	EB	WB		App Total	EB 2c	WB 2d		App Total
TIME	2a	2b						
0700 - 0715	0	0		0	0	0		0
0715 - 0730	0	0		0	0	0		0
0730 - 0745	0	0		0	0	0		0
0745 - 0800	0	0		0	0	0		0
Hourly Total	0	0		0	0	0		0
0800 - 0815	0	0		0	0	0		0
0815 - 0830	0	0		0	0	0		0
0830 - 0845	0	0		0	0	0		0
0845 - 0900	0	0		0	0	0		0
Hourly Total	0	0		0	0	0		0
Grand Total	0	0		0	0	0		0
Approach %	0.00	0.00		-	0.00	0.00		-
Intersection %	0.00	0.00		0.00	0.00	0.00		0.00

Westbound			
Concrete Pump Partners Driveway			
NB 2g	SB 2h	App Total	Int Total
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0.00	0.00	-	
0.00	0.00	0.00	

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

Motorized Vehicles

	Northbound			Southbound		
	Oak Ridge Commerce Way (South)			Oak Ridge Commerce Way (North)		
TIME	EB 2a	WB 2b	App Total	EB 2c	WB 2d	App Total
1600 - 1615	0	0	0	0	0	0
1615 - 1630	0	0	0	0	0	0
1630 - 1645	0	0	0	0	0	0
1645 - 1700	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0
1700 - 1715	0	0	0	0	0	0
1715 - 1730	0	0	0	0	0	0
1730 - 1745	0	0	0	0	0	0
1745 - 1800	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0
Grand Total	0	0	0	0	0	0
Approach %	0.00	0.00	-	0.00	0.00	-
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00

Westbound			
Concrete Pump Partners Driveway			
NB 2g	SB 2h	App Total	Int Total
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0.00	0.00	-	
0.00	0.00	0.00	

Start Date: 11/5/2025

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

Bi-Directional Class Count || Location Overview

Mableton, GA

Site 1

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

Lat/Long

33.788463°, -84.604920°



[Click here for Map](#)

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

Location Overview

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

Daily & Monthly Factors

	
	Wed
	<u>11/05</u>
DF	1.00
MF	1.00
DF*MF	1.00

Bi-Directional Class Count || NB EB 15min

Mableton, GA



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

Date
Wednesday, November 5, 2025

Lat/Long
33.788463°, -84.604920°

Weather
Fair
56°F
[Click here for Detailed Weather](#)

[Click here for Map](#)

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

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

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

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

Bi-Directional Class Count || SB WB 15min

Mableton, GA



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

Date
Wednesday, November 5, 2025

Lat/Long
33.788463°, -84.604920°

Weather
Fair
56°F

[Click here for Detailed Weather](#)

[Click here for Map](#)

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

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

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

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

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

Mableton, GA



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

Date
Wednesday, November 5, 2025

Lat/Long
33.788463°, -84.604920°

Weather
Fair
56°F

[Click here for Detailed Weather](#)

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

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

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

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

Bi-Directional Class Count || Volume Summary 15min

Mableton, GA

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

Date
Wednesday, November 5, 2025

Lat/Long
33.788463°, -84.604920°

Weather
Fair
56°F

[Click here for Detailed Weather](#)

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

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

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

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

Bi-Directional Class Count || NB EB 60min

Mableton, GA

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

Date
Wednesday, November 5, 2025

Lat/Long
33.788463°, -84.604920°

Weather
Fair
56°F
[Click here for Detailed Weather](#)

0000 - 2400 (Weekday 24h Session) (11-05-2025)
NB EB 60min

	Northbound (Movement 1.1)													
TIME	1	2	3	4	5	6	7	8	9	10	11	12	13	Total
0000 - 0100	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0100 - 0200	0	1	0	0	0	0	0	0	0	0	0	0	0	1
0200 - 0300	0	1	0	0	0	0	0	0	0	0	0	0	0	1
0300 - 0400	0	2	0	0	0	0	0	0	0	0	0	0	0	2
0400 - 0500	0	3	0	0	0	0	0	0	0	0	0	0	0	3
0500 - 0600	0	4	0	0	0	0	0	0	0	0	0	0	0	4
0600 - 0700	0	26	8	0	0	0	0	0	0	0	0	0	0	34
0700 - 0800	0	37	6	0	0	1	0	0	0	0	0	0	0	44
0800 - 0900	0	10	9	0	0	1	0	0	1	0	0	0	0	21
0900 - 1000	0	10	8	0	4	1	0	0	1	0	0	0	0	24
1000 - 1100	0	6	12	0	4	1	0	1	0	0	0	0	0	24
1100 - 1200	0	8	8	0	3	1	0	0	2	0	0	0	0	22
1200 - 1300	0	14	12	0	2	1	0	1	1	0	0	0	0	31
1300 - 1400	0	7	5	0	1	0	0	1	3	0	0	0	0	17
1400 - 1500	0	6	7	0	5	0	0	1	2	0	0	0	0	21
1500 - 1600	0	3	8	0	1	3	0	0	0	0	0	0	0	15
1600 - 1700	0	1	6	0	0	0	0	1	0	0	0	0	0	8
1700 - 1800	0	1	0	0	0	0	0	0	0	0	0	0	0	1
1800 - 1900	0	0	2	0	0	0	0	0	0	0	0	0	0	2
1900 - 2000	0	2	0	0	0	1	0	0	0	0	0	0	0	3
2000 - 2100	0	0	0	0	0	0	0	0	1	0	0	0	0	1
2100 - 2200	0	0	1	0	0	1	0	0	0	0	0	0	0	2
2200 - 2300	0	0	1	0	0	0	0	0	0	0	0	0	0	1
2300 - 2400	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Session Total	0	142	93	0	20	11	0	5	11	0	0	0	0	282
Session Average	0.00	5.92	3.88	0.00	0.83	0.46	0.00	0.21	0.46	0.00	0.00	0.00	0.00	11.75
Session Percentage	0.00	50.35	32.98	0.00	7.09	3.90	0.00	1.77	3.90	0.00	0.00	0.00	0.00	
AM Peak Hour	-	0700 - 0800	0800 - 0900	-	0900 - 1000	0700 - 0800	-	-	0800 - 0900	-	-	-	-	0700 - 0800
AM Peak Volume	0	37	9	0	4	1	0	0	1	0	0	0	0	44
AM Peak %age	0.00	84.09	20.45	0.00	9.09	2.27	0.00	0.00	2.27	0.00	0.00	0.00	0.00	
Noon Peak Hour	-	1200 - 1300	1000 - 1100	-	1400 - 1500	1000 - 1100	-	1000 - 1100	1300 - 1400	-	-	-	-	1200 - 1300
Noon Peak Volume	0	14	12	0	5	1	0	1	3	0	0	0	0	31
Noon Peak %age	0.00	45.16	38.71	0.00	16.13	3.23	0.00	3.23	9.68	0.00	0.00	0.00	0.00	
PM Peak Hour	-	1500 - 1600	1500 - 1600	-	1500 - 1600	1500 - 1600	-	1600 - 1700	-	-	-	-	-	1500 - 1600
PM Peak Volume	0	3	8	0	1	3	0	1	0	0	0	0	0	15
PM Peak %age	0.00	20.00	53.33	0.00	6.67	20.00	0.00	6.67	0.00	0.00	0.00	0.00	0.00	

Bi-Directional Class Count | | SB WB 60min

Mableton, GA

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

Date
Wednesday, November 5, 2025

Lat/Long
33.788463°, -84.604920°

Weather
Fair
56°F



[Click here for Detailed Weather](#)

0000 - 2400 (Weekday 24h Session) (11-05-2025)
SB WB 60min

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

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

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

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

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

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

Mableton, GA

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

Date
Wednesday, November 5, 2025

Lat/Long
33.788463°, -84.604920°

Weather
Fair
56°F

[Click here for Detailed Weather](#)

0000 - 2400 (Weekday 24h Session) (11-05-2025)
Bi-Directional 60min

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

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

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

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

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

Bi-Directional Class Count || Volume Summary 60min

Mableton, GA

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

Date
Wednesday, November 5, 2025

Lat/Long
33.788463°, -84.604920°

Weather
Fair
56°F

[Click here for Detailed Weather](#)

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

Volume Summary 60min			
TIME	NB	SB	Total
0000 - 0100	0	0	0
0100 - 0200	1	1	2
0200 - 0300	1	1	2
0300 - 0400	2	4	6
0400 - 0500	3	1	4
0500 - 0600	4	2	6
0600 - 0700	34	8	42
0700 - 0800	44	8	52
0800 - 0900	21	15	36
0900 - 1000	24	18	42
1000 - 1100	24	22	46
1100 - 1200	22	23	45
Session Total	282	281	563
Session Average	11.75	11.71	23.46
Session Percentage	50.09	49.91	

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

Bi-Directional Class Count || Graphical Analysis NB EB

Mableton, GA

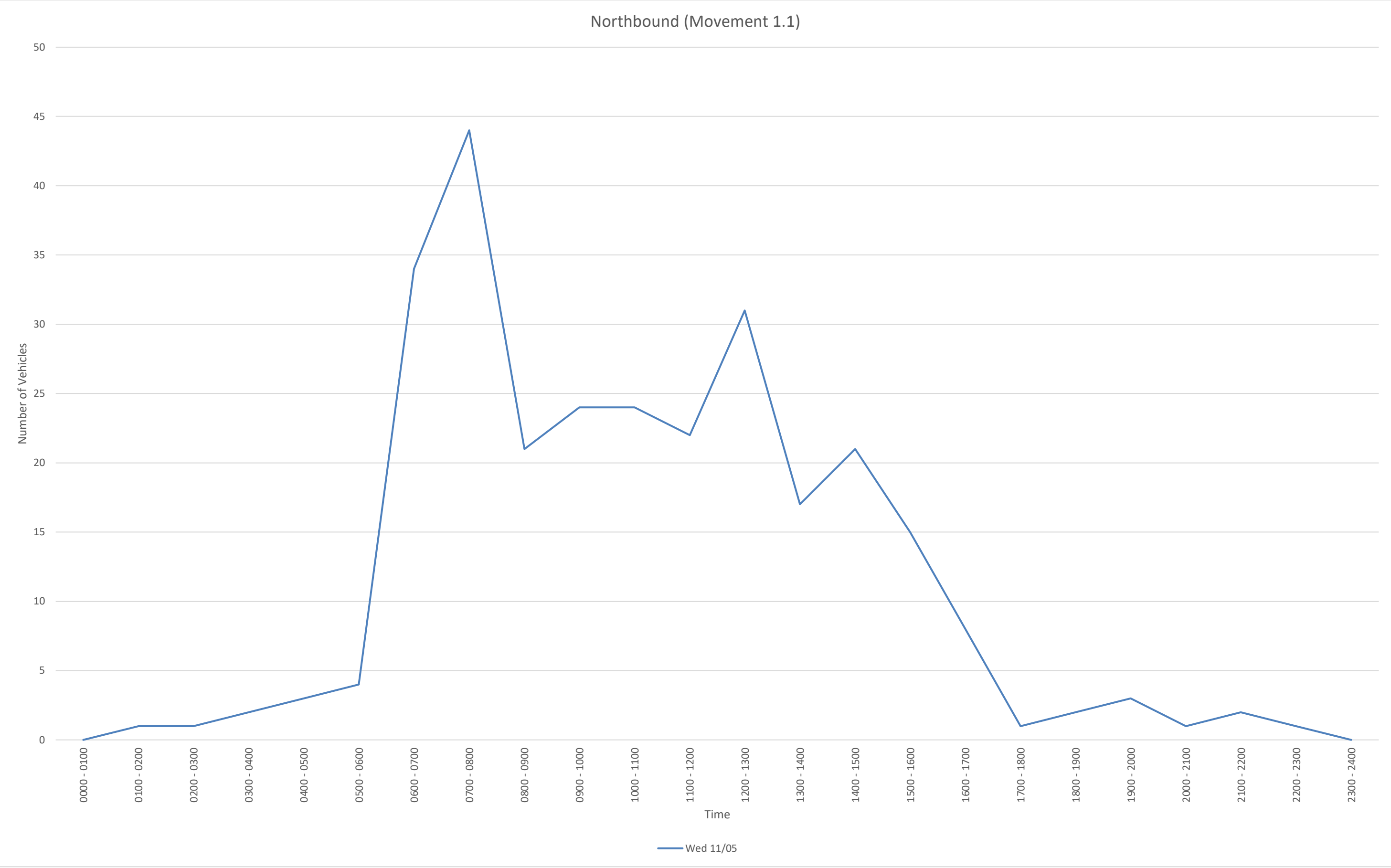
Site 1

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

Lat/Long
33.788463°, -84.604920°

0000 - 2400 (Weekday 24h Session)

Graphical Analysis NB EB



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

Daily Total	282						
-------------	-----	--	--	--	--	--	--

Bi-Directional Class Count || Graphical Analysis SB WB

Mableton, GA

Site 1

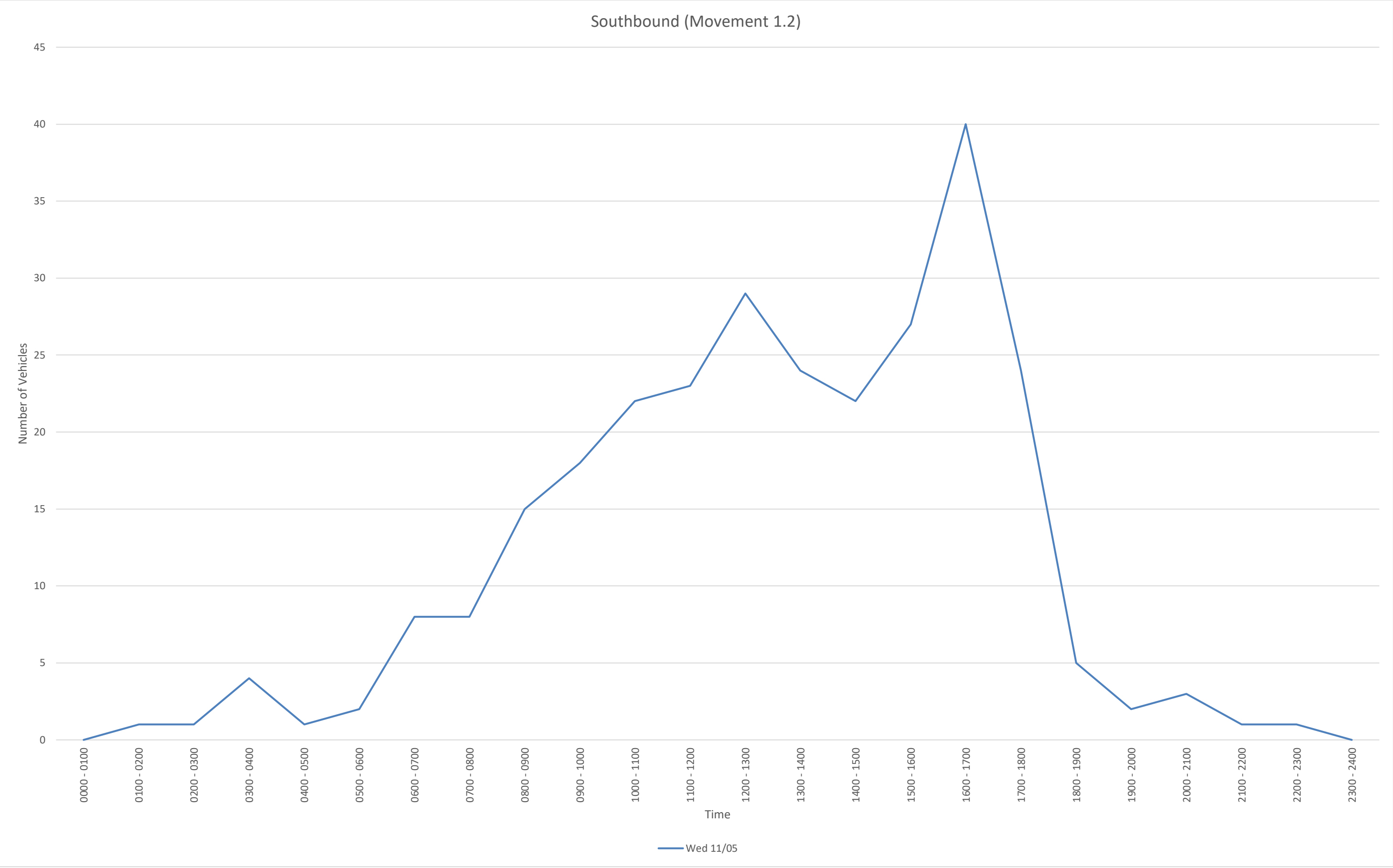
Oak Ridge Commerce Way,
south of 6795 Oak Ridge Commerce Way Driveway

Lat/Long

33.788463°, -84.604920°

0000 - 2400 (Weekday 24h Session)

Graphical Analysis SB WB



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

Daily Total	281						
-------------	-----	--	--	--	--	--	--

Bi-Directional Class Count || Graphical Analysis BiDir

Mableton, GA

Site 1

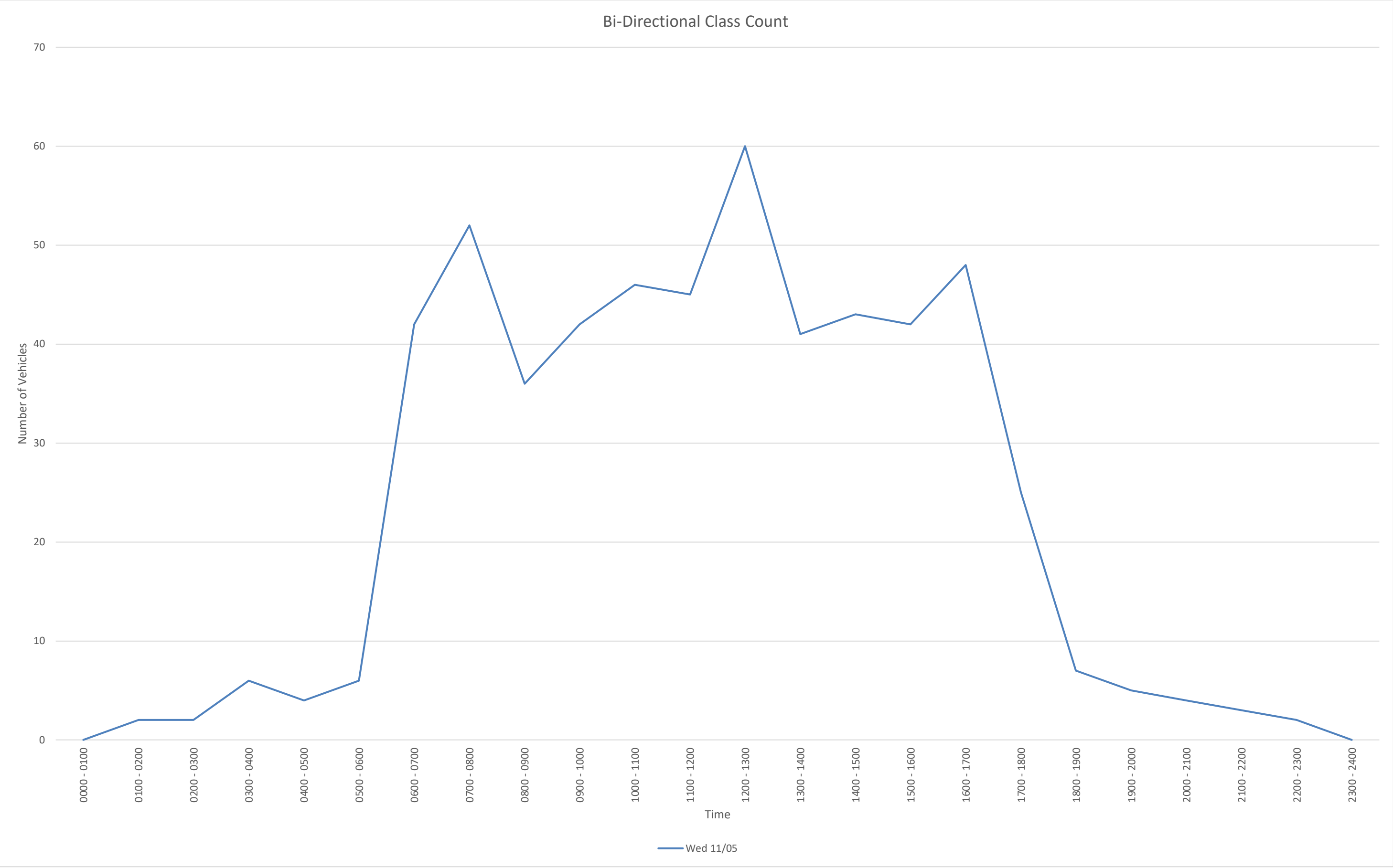
Oak Ridge Commerce Way,
south of 6795 Oak Ridge Commerce Way Driveway

Lat/Long

33.788463°, -84.604920°

0000 - 2400 (Weekday 24h Session)

Graphical Analysis BiDir



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

Daily Total	563						
-------------	-----	--	--	--	--	--	--

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

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

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

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

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

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

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

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

HISTORICAL TRAFFIC COUNTS

Cobb County, Georgia

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

APPENDIX C: SYNCHRO REPORTS

Intersection						
Int Delay, s/veh	2.4					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	100	457	314	44	34	40
Future Vol, veh/h	100	457	314	44	34	40
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Yield	-	None
Storage Length	230	-	-	175	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	89	89	97	97	62	62
Heavy Vehicles, %	1	4	3	2	3	3
Mvmt Flow	112	513	324	45	55	65
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	324	0	-	0	1062	324
Stage 1	-	-	-	-	324	-
Stage 2	-	-	-	-	738	-
Critical Hdwy	4.11	-	-	-	6.43	6.23
Critical Hdwy Stg 1	-	-	-	-	5.43	-
Critical Hdwy Stg 2	-	-	-	-	5.43	-
Follow-up Hdwy	2.209	-	-	-	3.527	3.327
Pot Cap-1 Maneuver	1242	-	-	-	246	715
Stage 1	-	-	-	-	731	-
Stage 2	-	-	-	-	471	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1242	-	-	-	224	715
Mov Cap-2 Maneuver	-	-	-	-	349	-
Stage 1	-	-	-	-	665	-
Stage 2	-	-	-	-	471	-
Approach	EB	WB		SB		
HCM Ctrl Dly, s/v	1.47	0		14.9		
HCM LOS	B					
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1242	-	-	-	482	
HCM Lane V/C Ratio	0.09	-	-	-	0.247	
HCM Ctrl Dly (s/v)	8.2	-	-	-	14.9	
HCM Lane LOS	A	-	-	-	B	
HCM 95th %tile Q(veh)	0.3	-	-	-	1	

Intersection						
Int Delay, s/veh	0.4					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	1	0	30	4	0	15
Future Vol, veh/h	1	0	30	4	0	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	25	25	53	53	75	75
Heavy Vehicles, %	0	0	0	25	0	0
Mvmt Flow	4	0	57	8	0	20
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	80	60	0	0	64	0
Stage 1	60	-	-	-	-	-
Stage 2	20	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	927	1011	-	-	1551	-
Stage 1	967	-	-	-	-	-
Stage 2	1008	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	927	1011	-	-	1551	-
Mov Cap-2 Maneuver	927	-	-	-	-	-
Stage 1	967	-	-	-	-	-
Stage 2	1008	-	-	-	-	-
Approach	WB	NB		SB		
HCM Ctrl Dly, s/v	8.9	0		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NBT	NBRWBLn1		SBL	SBT	
Capacity (veh/h)	-	- 927		1551	-	
HCM Lane V/C Ratio	-	- 0.004		-	-	
HCM Ctrl Dly (s/v)	-	- 8.9		0	-	
HCM Lane LOS	-	- A		A	-	
HCM 95th %tile Q(veh)	-	- 0		0	-	

Intersection						
Int Delay, s/veh	2.8					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	23	353	356	21	46	51
Future Vol, veh/h	23	353	356	21	46	51
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Yield	-	None
Storage Length	230	-	-	175	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	96	96	94	94	55	55
Heavy Vehicles, %	0	2	1	5	2	4
Mvmt Flow	24	368	379	22	84	93
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	379	0	-	0	794	379
Stage 1	-	-	-	-	379	-
Stage 2	-	-	-	-	416	-
Critical Hdwy	4.1	-	-	-	6.42	6.24
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.2	-	-	-	3.518	3.336
Pot Cap-1 Maneuver	1191	-	-	-	357	664
Stage 1	-	-	-	-	692	-
Stage 2	-	-	-	-	666	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1191	-	-	-	350	664
Mov Cap-2 Maneuver	-	-	-	-	466	-
Stage 1	-	-	-	-	678	-
Stage 2	-	-	-	-	666	-
Approach	EB	WB		SB		
HCM Ctrl Dly, s/v	0.49	0		14.54		
HCM LOS	B					
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1191	-	-	-	553	
HCM Lane V/C Ratio	0.02	-	-	-	0.319	
HCM Ctrl Dly (s/v)	8.1	-	-	-	14.5	
HCM Lane LOS	A	-	-	-	B	
HCM 95th %tile Q(veh)	0.1	-	-	-	1.4	

Intersection						
Int Delay, s/veh	1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W		T			T
Traffic Vol, veh/h	3	0	9	0	1	41
Future Vol, veh/h	3	0	9	0	1	41
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	38	38	75	75	66	66
Heavy Vehicles, %	0	0	11	0	0	5
Mvmt Flow	8	0	12	0	2	62
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	77	12	0	0	12	0
Stage 1	12	-	-	-	-	-
Stage 2	65	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	931	1074	-	-	1620	-
Stage 1	1016	-	-	-	-	-
Stage 2	963	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	930	1074	-	-	1620	-
Mov Cap-2 Maneuver	930	-	-	-	-	-
Stage 1	1016	-	-	-	-	-
Stage 2	962	-	-	-	-	-
Approach	WB	NB		SB		
HCM Ctrl Dly, s/v	8.9	0		0.17		
HCM LOS	A					
Minor Lane/Major Mvmt	NBT	NBRWBLn1		SBL	SBT	
Capacity (veh/h)	-	- 930		43	-	
HCM Lane V/C Ratio	-	- 0.008		0.001	-	
HCM Ctrl Dly (s/v)	-	- 8.9		7.2	0	
HCM Lane LOS	-	- A		A	A	
HCM 95th %tile Q(veh)	-	- 0		0	-	

Intersection						
Int Delay, s/veh	2.5					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations					 	
Traffic Vol, veh/h	106	483	332	47	36	42
Future Vol, veh/h	106	483	332	47	36	42
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Yield	-	None
Storage Length	230	-	-	175	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	89	89	97	97	62	62
Heavy Vehicles, %	1	4	3	2	3	3
Mvmt Flow	119	543	342	48	58	68
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	342	0	-	0	1123	342
Stage 1	-	-	-	-	342	-
Stage 2	-	-	-	-	781	-
Critical Hdwy	4.11	-	-	-	6.43	6.23
Critical Hdwy Stg 1	-	-	-	-	5.43	-
Critical Hdwy Stg 2	-	-	-	-	5.43	-
Follow-up Hdwy	2.209	-	-	-	3.527	3.327
Pot Cap-1 Maneuver	1222	-	-	-	226	698
Stage 1	-	-	-	-	717	-
Stage 2	-	-	-	-	450	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1222	-	-	-	204	698
Mov Cap-2 Maneuver	-	-	-	-	331	-
Stage 1	-	-	-	-	647	-
Stage 2	-	-	-	-	450	-
Approach	EB	WB		SB		
HCM Ctrl Dly, s/v	1.49	0		15.7		
HCM LOS	C					
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1222	-	-	-	461	
HCM Lane V/C Ratio	0.097	-	-	-	0.273	
HCM Ctrl Dly (s/v)	8.3	-	-	-	15.7	
HCM Lane LOS	A	-	-	-	C	
HCM 95th %tile Q(veh)	0.3	-	-	-	1.1	

Intersection						
Int Delay, s/veh	0.4					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	1	0	32	4	0	16
Future Vol, veh/h	1	0	32	4	0	16
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	25	25	53	53	75	75
Heavy Vehicles, %	0	0	0	25	0	0
Mvmt Flow	4	0	60	8	0	21
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	85	64	0	0	68	0
Stage 1	64	-	-	-	-	-
Stage 2	21	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	921	1006	-	-	1546	-
Stage 1	964	-	-	-	-	-
Stage 2	1007	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	921	1006	-	-	1546	-
Mov Cap-2 Maneuver	921	-	-	-	-	-
Stage 1	964	-	-	-	-	-
Stage 2	1007	-	-	-	-	-
Approach	WB	NB		SB		
HCM Ctrl Dly, s/v	8.93	0		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NBT	NBRWBLn1		SBL	SBT	
Capacity (veh/h)	-	- 921		1546	-	
HCM Lane V/C Ratio	-	- 0.004		-	-	
HCM Ctrl Dly (s/v)	-	- 8.9		0	-	
HCM Lane LOS	-	- A		A	-	
HCM 95th %tile Q(veh)	-	- 0		0	-	

Intersection						
Int Delay, s/veh	3					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	24	373	376	22	49	54
Future Vol, veh/h	24	373	376	22	49	54
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Yield	-	None
Storage Length	230	-	-	175	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	96	96	94	94	55	55
Heavy Vehicles, %	0	2	1	5	2	4
Mvmt Flow	25	389	400	23	89	98
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	400	0	-	0	839	400
Stage 1	-	-	-	-	400	-
Stage 2	-	-	-	-	439	-
Critical Hdwy	4.1	-	-	-	6.42	6.24
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.2	-	-	-	3.518	3.336
Pot Cap-1 Maneuver	1170	-	-	-	336	646
Stage 1	-	-	-	-	677	-
Stage 2	-	-	-	-	650	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1170	-	-	-	329	646
Mov Cap-2 Maneuver	-	-	-	-	450	-
Stage 1	-	-	-	-	663	-
Stage 2	-	-	-	-	650	-
Approach	EB	WB		SB		
HCM Ctrl Dly, s/v	0.49	0		15.32		
HCM LOS	C					
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1170	-	-	-	535	
HCM Lane V/C Ratio	0.021	-	-	-	0.35	
HCM Ctrl Dly (s/v)	8.1	-	-	-	15.3	
HCM Lane LOS	A	-	-	-	C	
HCM 95th %tile Q(veh)	0.1	-	-	-	1.6	

HCM 7th TWSC
2: Oak Ridge Commerce Way & Concrete Pump Partners

Oak Ridge Warehouse
2027 No-Build PM

Intersection

Int Delay, s/veh 0.9

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

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

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

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	925	41
HCM Lane V/C Ratio	-	-	0.009	0.001
HCM Ctrl Dly (s/v)	-	-	8.9	7.2
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0	0

Oak Ridge Warehouse
NV5

Synchro 12 Report
2027 No-Build PM

Intersection						
Int Delay, s/veh	2.9					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations					 	
Traffic Vol, veh/h	128	483	332	58	38	50
Future Vol, veh/h	128	483	332	58	38	50
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Yield	-	None
Storage Length	230	-	-	175	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	89	89	97	97	62	62
Heavy Vehicles, %	3	4	3	2	3	9
Mvmt Flow	144	543	342	60	61	81
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	342	0	-	0	1173	342
Stage 1	-	-	-	-	342	-
Stage 2	-	-	-	-	830	-
Critical Hdwy	4.13	-	-	-	6.43	6.29
Critical Hdwy Stg 1	-	-	-	-	5.43	-
Critical Hdwy Stg 2	-	-	-	-	5.43	-
Follow-up Hdwy	2.227	-	-	-	3.527	3.381
Pot Cap-1 Maneuver	1211	-	-	-	211	685
Stage 1	-	-	-	-	717	-
Stage 2	-	-	-	-	426	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1211	-	-	-	186	685
Mov Cap-2 Maneuver	-	-	-	-	312	-
Stage 1	-	-	-	-	632	-
Stage 2	-	-	-	-	426	-
Approach	EB	WB		SB		
HCM Ctrl Dly, s/v	1.75	0		16.57		
HCM LOS	C					
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1211	-	-	-	452	
HCM Lane V/C Ratio	0.119	-	-	-	0.314	
HCM Ctrl Dly (s/v)	8.4	-	-	-	16.6	
HCM Lane LOS	A	-	-	-	C	
HCM 95th %tile Q(veh)	0.4	-	-	-	1.3	

Intersection												
Int Delay, s/veh	3.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	10	1	0	0	33	32	4	0	16	0
Future Vol, veh/h	0	0	10	1	0	0	33	32	4	0	16	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	75	75	75	25	25	25	53	53	53	75	75	75
Heavy Vehicles, %	0	0	30	0	0	0	9	0	25	0	0	0
Mvmt Flow	0	0	13	4	0	0	62	60	8	0	21	0
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	206	214	21	210	210	64	21	0	0	68	0	0
Stage 1	21	21	-	189	189	-	-	-	-	-	-	-
Stage 2	185	192	-	21	21	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.5	7.1	6.5	6.2	4.19	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.57	3.5	4	3.3	2.281	-	-	2.2	-	-
Pot Cap-1 Maneuver	756	687	981	752	691	1006	1550	-	-	1546	-	-
Stage 1	1002	882	-	818	748	-	-	-	-	-	-	-
Stage 2	822	745	-	1002	882	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	724	659	981	710	662	1006	1550	-	-	1546	-	-
Mov Cap-2 Maneuver	724	659	-	710	662	-	-	-	-	-	-	-
Stage 1	1002	882	-	784	717	-	-	-	-	-	-	-
Stage 2	787	714	-	989	882	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Ctrl Dly, s/v	8.72		10.1		3.55		0					
HCM LOS	A		B									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR					
Capacity (veh/h)	842	-	-	981	710	1546	-	-				
HCM Lane V/C Ratio	0.04	-	-	0.014	0.006	-	-	-				
HCM Ctrl Dly (s/v)	7.4	0	-	8.7	10.1	0	-	-				
HCM Lane LOS	A	A	-	A	B	A	-	-				
HCM 95th %tile Q(veh)	0.1	-	-	0	0	0	-	-				

Intersection						
Int Delay, s/veh	4.4					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations					 	
Traffic Vol, veh/h	35	373	376	26	61	80
Future Vol, veh/h	35	373	376	26	61	80
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Yield	-	None
Storage Length	230	-	-	175	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	96	96	94	94	55	55
Heavy Vehicles, %	9	2	1	4	2	6
Mvmt Flow	36	389	400	28	111	145
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	400	0	-	0	861	400
Stage 1	-	-	-	-	400	-
Stage 2	-	-	-	-	461	-
Critical Hdwy	4.19	-	-	-	6.42	6.26
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.281	-	-	-	3.518	3.354
Pot Cap-1 Maneuver	1122	-	-	-	326	641
Stage 1	-	-	-	-	677	-
Stage 2	-	-	-	-	635	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1122	-	-	-	315	641
Mov Cap-2 Maneuver	-	-	-	-	438	-
Stage 1	-	-	-	-	655	-
Stage 2	-	-	-	-	635	-
Approach	EB	WB		SB		
HCM Ctrl Dly, s/v	0.71	0		17.81		
HCM LOS	C					
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1122	-	-	-	534	
HCM Lane V/C Ratio	0.033	-	-	-	0.48	
HCM Ctrl Dly (s/v)	8.3	-	-	-	17.8	
HCM Lane LOS	A	-	-	-	C	
HCM 95th %tile Q(veh)	0.1	-	-	-	2.6	

Intersection												
Int Delay, s/veh	4.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	38	3	0	0	15	10	0	1	43	0
Future Vol, veh/h	0	0	38	3	0	0	15	10	0	1	43	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	75	75	75	38	38	38	75	75	75	66	66	66
Heavy Vehicles, %	0	0	8	0	0	0	20	11	0	0	5	0
Mvmt Flow	0	0	51	8	0	0	20	13	0	2	65	0
Major/Minor	Minor2		Minor1			Major1			Major2			
Conflicting Flow All	122	122	65	122	122	13	65	0	0	13	0	0
Stage 1	68	68	-	53	53	-	-	-	-	-	-	-
Stage 2	53	53	-	68	68	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.28	7.1	6.5	6.2	4.3	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.372	3.5	4	3.3	2.38	-	-	2.2	-	-
Pot Cap-1 Maneuver	858	773	982	858	773	1073	1430	-	-	1618	-	-
Stage 1	947	842	-	964	854	-	-	-	-	-	-	-
Stage 2	964	854	-	947	842	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	845	761	982	802	761	1073	1430	-	-	1618	-	-
Mov Cap-2 Maneuver	845	761	-	802	761	-	-	-	-	-	-	-
Stage 1	946	841	-	951	842	-	-	-	-	-	-	-
Stage 2	951	842	-	897	841	-	-	-	-	-	-	-
Approach	EB		WB			NB			SB			
HCM Ctrl Dly, s/v	8.86		9.54			4.53			0.16			
HCM LOS	A		A									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR				
Capacity (veh/h)	1080	-	-	982	802	41	-	-				
HCM Lane V/C Ratio	0.014	-	-	0.052	0.01	0.001	-	-				
HCM Ctrl Dly (s/v)	7.6	0	-	8.9	9.5	7.2	0	-				
HCM Lane LOS	A	A	-	A	A	A	A	-				
HCM 95th %tile Q(veh)	0	-	-	0.2	0	0	-	-				

APPENDIX D:

TURN LANE EVALUATIONS

GDOT Turn Lane Evaluations

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

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

4.9.1.1 Minimum Requirements for Right Turn Deceleration Lanes

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

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

Table 4-6 Minimum Volumes Requiring Right Turn Lanes

Condition 1

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



City of Mableton
Community Development | Planning and Zoning Division
6116 Mableton Parkway, Suite 444
Mableton, GA 30126
(470) 417-4220
www.mableton.gov

PLANNING COMMISSION STAFF REPORT

GENERAL INFORMATION

CASE NUMBER: Z-2025-011

APPLICANT: Alliance Industrial Partners, LLC c/o Henry Bailey Esq.

REQUEST: Rezoning from MHP (Mobile Home Park) to LI (Light Industrial) for the development of a 300,000 distribution/warehouse.

PROPERTY LOCATION: 0 Oak Ridge Commerce Way, Mableton, Georgia 30126

PARCEL ID: 108042100010 and 1804200090

ACREAGE: 21.55

P.C. HEARING DATE: February 5, 2026 / MCC February 25, 2026

DISTRICT: 1 Councilman Davis

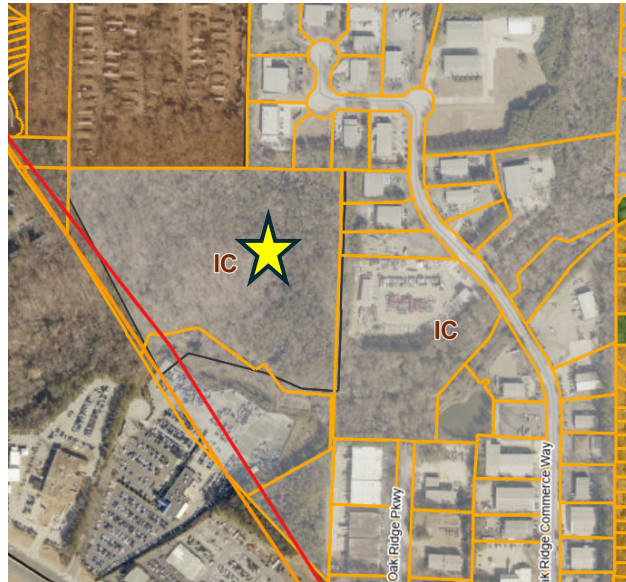
ZONING MAP



Brown = Mobile Home Park (MHP) / Purple = Light Industrial (LI) / Gold = Single Family Residential (RA-6)

Star = Location of Subject Property

FLU MAP



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

Star = Location of Subject Property

AERIAL MAP



Star = Location of Subject Property

I. Purpose of Request

PROPOSED CONCEPT/SITE PLAN



Request Zoning District for the property

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

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

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

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

II. Property Description & Surrounding Land Use

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

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

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

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

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

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

III. Analysis

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

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

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

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

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

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

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

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

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

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

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

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

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

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

IV. Department Comments

Cobb County Water/Sewer

Water comments:

At development: ☒ YES ☐ NO
Fire flow test required: ☒ YES ☐ NO
Size and location of existing water main(s): 8" on Oak Ridge
Commerce Way Additional water comments:

Sewer comments:

In the drainage basin: ☒ YES ☐ NO
At development: ☒ YES ☐ NO
Approximate distance to nearest sewer: On-site
Estimated waste generation (in G.P.D.): Average daily flow = 7,500
Peak flow = 18,750

Treatment plant: South Cobb WRF

Plant capacity: ☒ Yes ☐ NO

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

Off-site easement required: YES* ☐ NO

Line capacity study required: YES ☒ NO

Letter of allocation issued:

YES ☒ NO Septic tank recommended by this

department: YES ☒ NO Subject to Health

Department approval:

YES ☒ NO Additional sewer comments:

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

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

Cobb County Stormwater

Comments have not been provided at the time of writing

Cobb County Fire Department

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

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

IFC 510- EMERGENCY RESPONDER RADIO COVERAGE:

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

purposes.

FIRE DEPARTMENT ACCESS:

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

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

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

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

COMMERCIAL AND INDUSTRIAL DEVELOPMENTS

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

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

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

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

CERTIFICATE OF OCCUPANCY:

Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate

of Occupancy process.

FIRE HYDRANT:

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

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

FIRE PROTECTION:

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

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

Cobb County DOT

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

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

vph = vehicles per hour, vpd = vehicles per day

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

Comments and observations

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

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

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

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

Recommendations

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

1. Recommend replacing any disturbed curb and gutter along the Oak Ridge Commerce Way frontage to meet Cobb DOT standards. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections) and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.
2. Recommend applicant verify that minimum intersection sight distance is available for the Oak Ridge Commerce access and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirement. This recommendation is pursuant to Cobb County Development Standard Detail 401B, Intersection Sight Distance.
3. Recommend driveway on Oak Ridge Commerce Way be installed to commercial standards. This recommendation is pursuant to Cobb County Development Standard 402.8, Non-Residential Driveways and Cobb County Development Standard Detail 116, Commercial Driveway Requirements. Site plan dated November 6, 2025, does not comply with radii or angle of intersection requirements, final design to be reviewed and finalized during plan review.
4. All signage and landscaping should be installed off county right-of-way and where it will not impede the line of sight for the driveways or roadways.
5. Recommend the north leg of Oak Ridge Commerce Way at Oak Ridge Road be restriped with lane markings to delineate traffic inbound and outbound.
6. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

V. Staff Recommendation

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

1. **Site Plan Compliance**

Development of the property shall be in substantial conformance with an approved site plan reviewed (12/5/2025) including building placement, access points, circulation, and loading areas.

2. **Buffering and Screening Adjacent to Residential Uses**

A landscaped buffer and/or screening shall be provided along the northern property boundary adjacent to the mobile home park. Buffer design shall meet or exceed the requirements of the zoning ordinance and may include a combination of enhanced landscaping, fencing, berming, or masonry walls to minimize visual, noise, and lighting impacts.

3. **Building Orientation and Loading Areas**

Loading docks, service areas, and outdoor storage (if permitted) shall be oriented away from adjacent residential properties to the greatest extent practicable and screened from public view and neighboring residential uses.

4. **Traffic and Access Management**

Vehicular access points, including truck ingress and egress, shall be designed to minimize traffic conflicts and neighborhood impacts. A traffic impact analysis may be required at the time of permitting to determine necessary roadway improvements, turn lanes, or access modifications.

5. **Truck Routing and Operations**

Truck traffic shall be directed to utilize designated arterial or collector roadways. Wayfinding signage and operational plans may be required to discourage truck traffic through adjacent residential areas.

6. **Lighting Standards**

All exterior lighting shall be designed and installed to prevent light spillover onto adjacent properties, particularly residential uses. Full cutoff fixtures shall be required, and lighting levels shall comply with zoning ordinance standards.

7. **Noise Mitigation**

The development shall comply with all applicable noise regulations. Where necessary, noise mitigation measures such as building placement, sound walls, or restricted hours of operation for loading and unloading may be required to protect adjacent residential properties.

8. **Stormwater Management**

Stormwater facilities shall be designed to meet or exceed all City of Mableton and Cobb County, state, and federal stormwater regulations. Detention and drainage systems shall be designed to prevent adverse impacts to adjacent properties.

9. **Utility Coordination**

The developer shall coordinate with applicable utility providers to ensure adequate capacity for water, sewer, and other services, and shall be responsible for any required upgrades or extensions.

10. Pedestrian and Employee Safety

Internal circulation, including pedestrian pathways and parking lot design, shall be reviewed to ensure safe separation of vehicular, truck, and pedestrian movements.

11. Environmental Compliance

All applicable environmental regulations, including erosion control, air quality, and any required state or federal permits, shall be met prior to and during construction.

12. Hours of Construction

Construction activities shall be limited to hours permitted by local ordinance to minimize impacts to surrounding properties.

13. Future Subdivision or Expansion

Any future subdivision of the property or expansion of building area beyond the approved site plan shall require additional review and approval in accordance with applicable regulations.

14. Compliance with Cobb DOT recommendations.

- a. Recommend replacing any disturbed curb and gutter along the Oak Ridge Commerce Way frontage to meet Cobb DOT standards. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections) and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.
- b. Recommend applicant verify that minimum intersection sight distance is available for the Oak Ridge Commerce access and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirement. This recommendation is pursuant to Cobb County Development Standard Detail 401B, Intersection Sight Distance.
- c. Recommend driveway on Oak Ridge Commerce Way be installed to commercial standards. This recommendation is pursuant to Cobb County Development Standard 402.8, Non-Residential Driveways and Cobb County Development Standard Detail 116, Commercial Driveway Requirements. Site plan dated November 6, 2025, does not comply with radii or angle of intersection requirements, final design to be reviewed and finalized during plan review.
- d. All signage and landscaping should be installed off county right-of-way and where it will not impede the line of sight for the driveways or roadways.
- e. Recommend the north leg of Oak Ridge Commerce Way at Oak Ridge Road be restriped with lane markings to delineate traffic inbound and outbound.

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

VI. Planning Commission Recommendation

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

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

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

9. Utility Coordination

The developer shall coordinate with applicable utility providers to ensure adequate capacity for water, sewer, and other services, and shall be responsible for any required upgrades or extensions.

10. Pedestrian and Employee Safety

Internal circulation, including pedestrian pathways and parking lot design, shall be reviewed to ensure safe separation of vehicular, truck, and pedestrian movements.

11. Environmental Compliance

All applicable environmental regulations, including erosion control, air quality, and any required state or federal permits, shall be met prior to and during construction.

12. Hours of Construction

Construction activities shall be limited to hours permitted by local ordinance to minimize impacts to surrounding properties.

13. Future Subdivision or Expansion

Any future subdivision of the property or expansion of building area beyond the approved site plan shall require additional review and approval in accordance with applicable regulations.

14. Compliance with Cobb DOT recommendations.

- a. Recommend replacing any disturbed curb and gutter along the Oak Ridge Commerce Way frontage to meet Cobb DOT standards. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections) and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.
- b. Recommend applicant verify that minimum intersection sight distance is available for the Oak Ridge Commerce access and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirement. This recommendation is pursuant to Cobb County Development Standard Detail 401B, Intersection Sight Distance.
- c. Recommend driveway on Oak Ridge Commerce Way be installed to commercial standards. This recommendation is pursuant to Cobb County Development Standard 402.8, Non-Residential Driveways and Cobb County Development Standard Detail 116, Commercial Driveway Requirements. Site plan dated November 6, 2025, does not comply with radii or angle of intersection requirements, final design to be reviewed and finalized during plan review.

- d. All signage and landscaping should be installed off county right-of-way and where it will not impede the line of sight for the driveways or roadways.
- e. Recommend the north leg of Oak Ridge Commerce Way at Oak Ridge Road be restriped with lane markings to delineate traffic inbound and outbound.
- f. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

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

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

ORD 2026-XX-XX

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

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

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

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

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

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

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

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

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

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

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

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

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

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

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

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

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

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

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

SO ORDAINED, this _____ day of _____, 2026.

CITY OF MABLETON, GEORGIA

Michael Owens, Mayor

ATTEST:

Susan Hiott, City Clerk

APPROVED AS TO FORM:

Emilia Walker-Ashby, Interim City Attorney

SO ORDAINED this _____ day of _____, 2025.

ATTEST:

CITY OF MABLETON, GEORGIA:

Susan D. Hiott, City Clerk

Dr. Michael Owens, Mayor

APPROVAL AS TO FORM:

Emilia Walker-Ashby, Interim City Attorney

EXHIBIT A

1. Site Plan Compliance

Development of the property shall be in substantial conformance with an approved site plan reviewed (12/5/2025) including building placement, access points, circulation, and loading areas.

2. Buffering and Screening Adjacent to Residential Uses

A landscaped buffer and/or screening shall be provided along the northern property boundary adjacent to the mobile home park. Buffer design shall meet or exceed the requirements of the zoning ordinance and may include a combination of enhanced landscaping, fencing, berming, or masonry walls to minimize visual, noise, and lighting impacts.

3. Building Orientation and Loading Areas

Loading docks, service areas, and outdoor storage (if permitted) shall be oriented away from adjacent residential properties to the greatest extent practicable and screened from public view and neighboring residential uses.

4. Traffic and Access Management

Vehicular access points, including truck ingress and egress, shall be designed to minimize traffic conflicts and neighborhood impacts. A traffic impact analysis may be required at the time of permitting to determine necessary roadway improvements, turn lanes, or access modifications.

5. Truck Routing and Operations

Truck traffic shall be directed to utilize designated arterial or collector roadways. Wayfinding signage and operational plans may be required to discourage truck traffic through adjacent residential areas.

6. Lighting Standards

All exterior lighting shall be designed and installed to prevent light spillover onto adjacent properties, particularly residential uses. Full cutoff fixtures shall be required, and lighting levels shall comply with zoning ordinance standards.

7. Noise Mitigation

The development shall comply with all applicable noise regulations. Where necessary, noise mitigation measures such as building placement, sound walls, or restricted hours of operation for loading and unloading may be required to protect adjacent residential properties.

8. Stormwater Management

Stormwater facilities shall be designed to meet or exceed all City of Mableton and Cobb County, state, and federal stormwater regulations. Detention and drainage systems shall be designed to prevent adverse impacts to adjacent properties.

9. Utility Coordination

The developer shall coordinate with applicable utility providers to ensure adequate capacity for water, sewer, and other services, and shall be responsible for any required upgrades or extensions.

10. Pedestrian and Employee Safety

Internal circulation, including pedestrian pathways and parking lot design, shall be reviewed to ensure safe separation of vehicular, truck, and pedestrian movements.

11. Environmental Compliance

All applicable environmental regulations, including erosion control, air quality, and any required state or federal permits, shall be met prior to and during construction.

12. Hours of Construction

Construction activities shall be limited to hours permitted by local ordinance to minimize impacts to surrounding properties.

13. Future Subdivision or Expansion

Any future subdivision of the property or expansion of building area beyond the approved site plan shall require additional review and approval in accordance with applicable regulations.

14. Compliance with Cobb DOT recommendations.

- a. Recommend replacing any disturbed curb and gutter along the Oak Ridge Commerce Way frontage to meet Cobb DOT standards. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections) and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.
- b. Recommend applicant verify that minimum intersection sight distance is available for the Oak Ridge Commerce access and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirement. This recommendation is pursuant to Cobb County Development Standard Detail 401B, Intersection Sight Distance.
- c. Recommend driveway on Oak Ridge Commerce Way be installed to commercial standards. This recommendation is pursuant to Cobb County Development Standard 402.8, Non-Residential Driveways and Cobb County Development Standard Detail 116, Commercial Driveway Requirements. Site plan dated November 6, 2025, does not comply with radii or angle of intersection requirements, final design to be reviewed and finalized during plan review.
- d. All signage and landscaping should be installed off county right-of-way and where it will not impede the line of sight for the driveways or roadways.
- e. Recommend the north leg of Oak Ridge Commerce Way at Oak Ridge Road be restriped with lane markings to delineate traffic inbound and outbound.
- f. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

15. The subject property shall not be permitted to be used as a data center or a detention center.
16. The applicant combine the subject parcels into one lot prior to the issuance of a land disturbance permit. (Staff)

REZ 2025-011 / 0 Oak Ridge Commerce Way

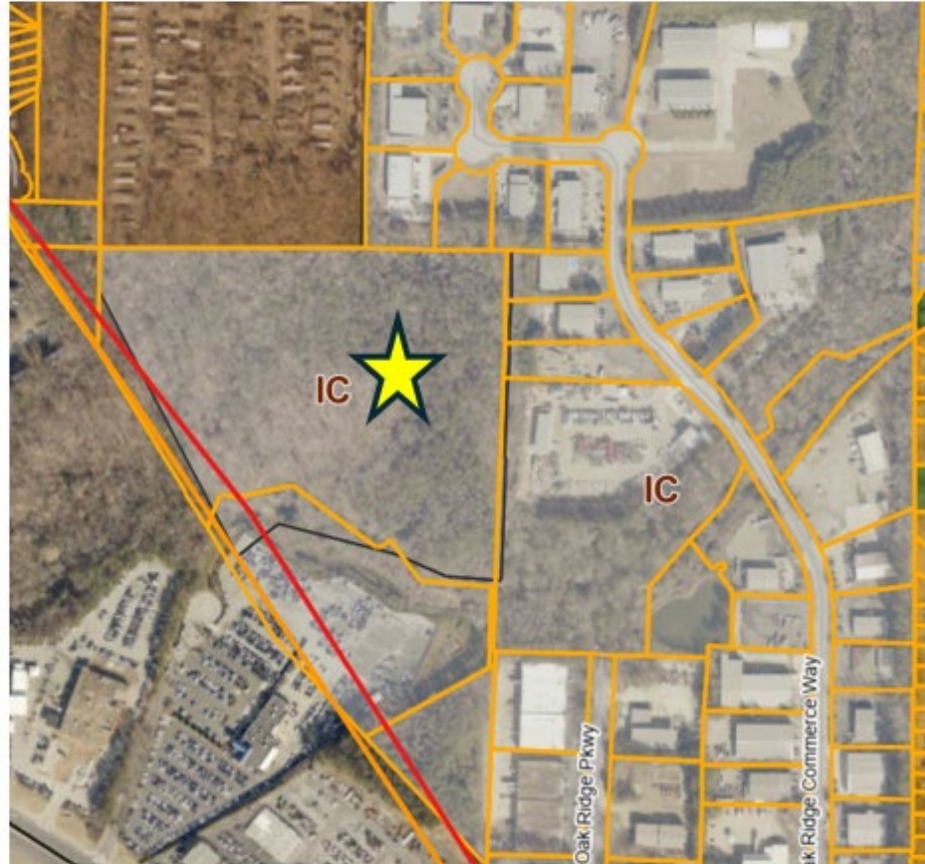
CASE NUMBER:	Z-2025-011
APPLICANT:	Alliance Industrial Partners, LLC c/o Henry Bailey Esq.
REQUEST:	Rezoning from MHP (Mobile Home Park) to LI (Light Industrial) for the development of a 300,000 distribution/warehouse.
PROPERTY LOCATION:	0 Oak Ridge Commerce Way, Mableton, Georgia 30126
PARCEL ID:	108042100010 and 1804200090
ACREAGE:	21.55
HEARING DATES:	February 5, 2026 / MCC February 25, 2026
DISTRICT:	1 Councilman Davis
PC RECOMMENDATION:	Approval per staff's recommendation with an additional stipulation prohibiting data centers.

ZONING MAP



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

FLU MAP



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

Star = Location of Subject Property

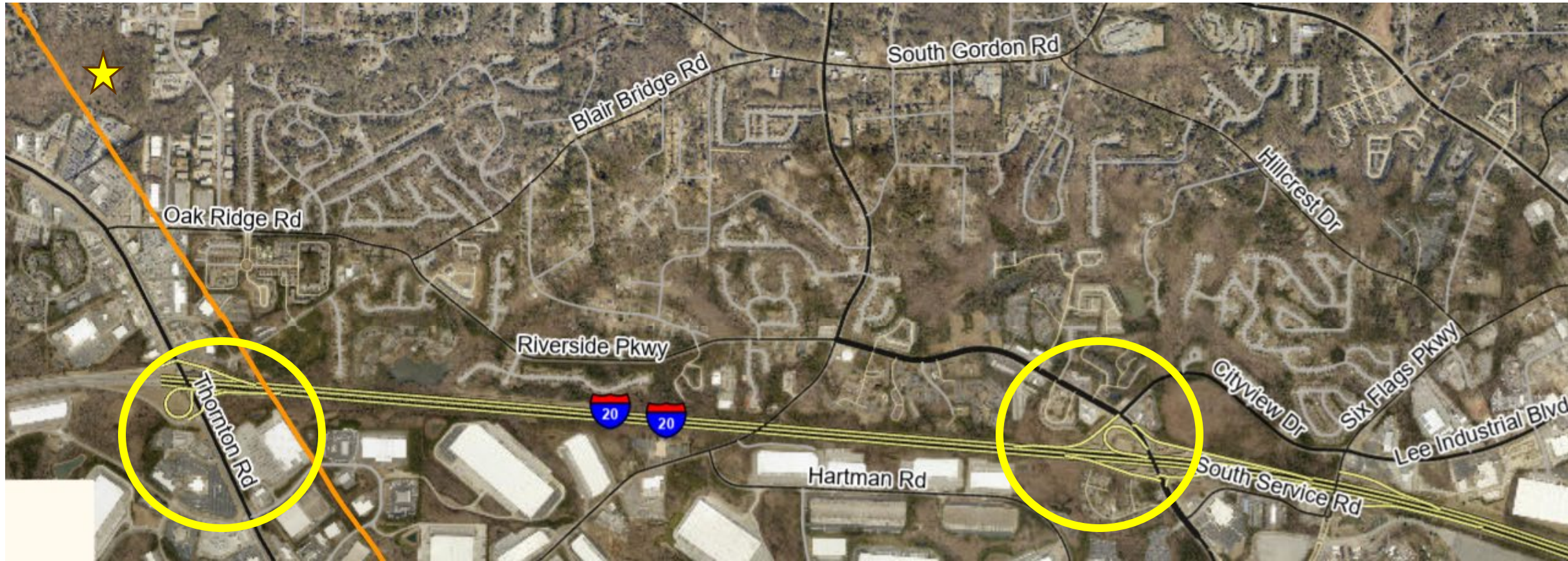
Aerial Map

Thorton Road

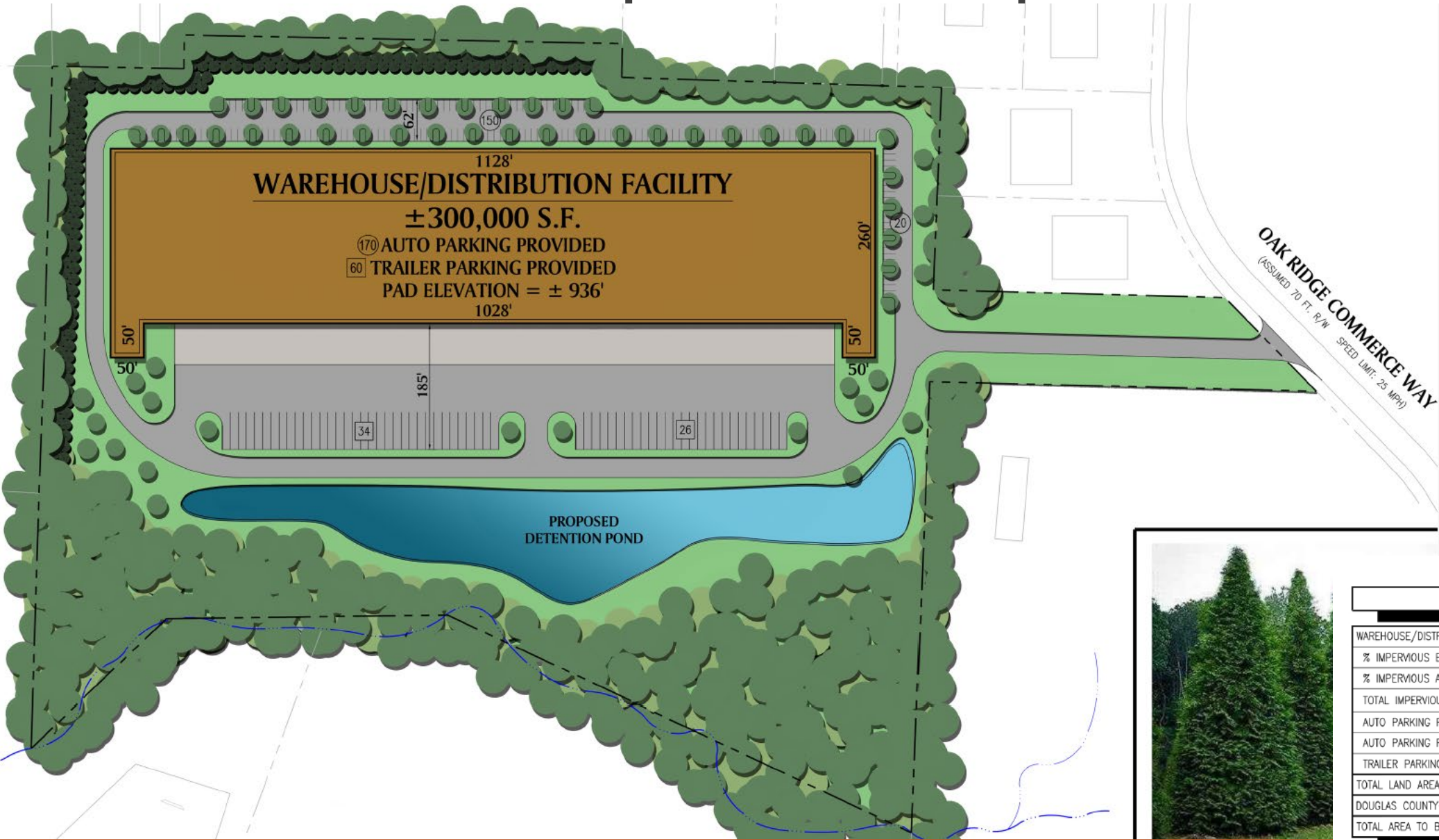


Riverside Pkwy

Interstate Access



Proposed Concept Plan



ZONING INFORMATION	
ZONING RESEARCH DATE: MONTH, YEAR	
ZONING CLASSIFICATION	
JURISDICTION:	COBB COUNTY, GA
EX. ZONING:	MHP (MOBILE HOME PARK)
PR. ZONING:	LI (LT. INDUSTRIAL)
BUILDING SETBACKS (LI)	
FRONT:	50'
SIDE:	20'
REAR:	30'
BUFFERS (SEC. 134.230)	
FRONT/STREET:	8' LANDSC. STRIP
SIDE (ADJ. TO RESIDENTIAL):	50'
REAR:	--'
BUILDING SUMMARY	
MAX. BUILDING HT.:	70' (4 STORIES)
FLOOR AREA RATIO (FAR):	0.75
PARKING SUMMARY (134.272, 403.16)	
WAREHOUSE REQ.:	0.5 SPACES/1,000 S.F.
OFFICE REQ.:	3.5 SPACES/1,000 S.F.
STD. CAR STALL DIMENSIONS:	9' x 19'
STD. TRAILER STALL DIMENSIONS:	12' x 55'
MIN. TRUCK DRIVE AISLE:	--'
MIN. 90°/60° CAR DRIVE AISLE:	22'/18'-6"
LANDSCAPE REG'S. (416.02.04/04.03)	
TREE DENSITY:	15 UNITS/ACRE
ISLAND REQ.: MAX. 50 FT. TREE TO PKG. SPACE	
MIN. ISLAND SIZE/WIDTH:	148 S.F./8'
GREENSPACE %:	1 TREE/1,140 S.F. OF PARKING



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

Proposed Elevation(s)



Proposed Elevation(s)



PRIMARY PERSPECTIVE



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

1. Whether the zoning proposal is in conformity with the policy and intent of the land use plans.
2. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.
3. Whether there are other existing or changing conditions affecting the use and development of the property which gives grounds for either approval or disapproval of the zoning proposal.
4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
5. Community Impact: Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby properties.
6. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

PLANNING STAFF RECOMMENDATION

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

1. Site Plan Compliance

Development of the property shall be in substantial conformance with an approved site plan reviewed (12/5/2025) including building placement, access points, circulation, and loading areas.

2. Buffering and Screening Adjacent to Residential Uses

A landscaped buffer and/or screening shall be provided along the northern property boundary adjacent to the mobile home park. Buffer design shall meet or exceed the requirements of the zoning ordinance and may include a combination of enhanced landscaping, fencing, berming, or masonry walls to minimize visual, noise, and lighting impacts.

3. Building Orientation and Loading Areas

Loading docks, service areas, and outdoor storage (if permitted) shall be oriented away from adjacent residential properties to the greatest extent practicable and screened from public view and neighboring residential uses.

PLANNING STAFF RECOMMENDATION

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

4. Traffic and Access Management

Vehicular access points, including truck ingress and egress, shall be designed to minimize traffic conflicts and neighborhood impacts. A traffic impact analysis may be required at the time of permitting to determine necessary roadway improvements, turn lanes, or access modifications.

5. Truck Routing and Operations

Truck traffic shall be directed to utilize designated arterial or collector roadways. Wayfinding signage and operational plans may be required to discourage truck traffic through adjacent residential areas.

6. Lighting Standards

All exterior lighting shall be designed and installed to prevent light spillover onto adjacent properties, particularly residential uses. Full cutoff fixtures shall be required, and lighting levels shall comply with zoning ordinance standards.

7. Noise Mitigation

The development shall comply with all applicable noise regulations. Where necessary, noise mitigation measures such as building placement, sound walls, or restricted hours of operation for loading and unloading may be required to protect adjacent residential properties.

PLANNING STAFF RECOMMENDATION

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

8. Stormwater Management

Stormwater facilities shall be designed to meet or exceed all City of Mableton and Cobb County, state, and federal stormwater regulations. Detention and drainage systems shall be designed to prevent adverse impacts to adjacent properties.

9. Utility Coordination

The developer shall coordinate with applicable utility providers to ensure adequate capacity for water, sewer, and other services, and shall be responsible for any required upgrades or extensions.

10. Pedestrian and Employee Safety

Internal circulation, including pedestrian pathways and parking lot design, shall be reviewed to ensure safe separation of vehicular, truck, and pedestrian movements.

PLANNING STAFF RECOMMENDATION

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

11. Environmental Compliance

All applicable environmental regulations, including erosion control, air quality, and any required state or federal permits, shall be met prior to and during construction.

12. Hours of Construction

Construction activities shall be limited to hours permitted by local ordinance to minimize impacts to surrounding properties.

13. Future Subdivision or Expansion

Any future subdivision of the property or expansion of building area beyond the approved site plan shall require additional review and approval in accordance with applicable regulations.

14. Compliance with Cobb DOT recommendations

PLANNING COMMISSION AND STAFF ADDITIONAL RECOMMENDATIONS

15. The subject property shall not be permitted to be used as a data center or a detention center. (PC – data center, staff – detention center)
16. The applicant combine the subject parcels into one lot prior to the issuance of a land disturbance permit. (Staff)



AGENDA ITEM MEMORANDUM

MEETING OF: April 13, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: REZ2025-009 - Tax Parcel 18039000110 (6671 Mableton Parkway) - Request to rezone a 2.33-acre parcel to rezone from R-20 to NRC for a commercial development - *Planning Commission recommends approval of a temporary land use permit with stipulations - DEFERRED TO APRIL 22, 2026 DUE TO CANCELLATION OF APRIL 8, 2026 MEETING AND CONSIDERATION OF SUPPLEMENTAL INFORMATION FROM APPLICANT* - Director Michael Hughes

BACKGROUND/SUMMARY: See all the information attached. Additional information was just received from the applicant and requires staff's review. This item is to be deferred to April 22, 2026 due to cancellation of April 8, 2026 meeting and consideration of supplemental information from applicant.

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. REZ2025-009 6671 Mableton PKWY Application
2. 022326 MC Meeting REZ 2025-009 (1)
3. STAFF REPORT REZ-2025-009 PC REC rev

#8050
fee
application

Attachment A

Application for Rezoning Mableton, Georgia

Application No. DE2 2025-009

PC Hearing Date: 1/8/26

M&C Hearing Date: 1/28/26

Applicant Rendell L. Johnson

Phone# 404-550-8932

(applicant's name printed)

Address 6671 Mableton Pkwy SW

E-mail leoniejohnson38@yahoo.com

Leonie Johnson

Address 444 South Gordon Rd SW

(representative's name, printed)

[Signature]

Phone# 404-550-8932

E-mail leoniejohnson38@yahoo.com

(representative's signature)

Signed, sealed and delivered in presence of:

[Signature]
Notary Public



My commission expires: January 27, 2026

Titleholder Leonie Johnson

Phone# 404-550-8932

E-mail leoniejohnson38@yahoo.com

(titleholder's name, printed)

Signature [Signature]

Address 444 S. Gordon Rd Mableton GA 30126

(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: January 27, 2026

Zoning Request From Residential

to NBC/commercial

(present zoning)

(proposed zoning)

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

Size of Tract 2.33 Acre(s)

Location 6671 Mableton Pkwy SW

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

Land Lot(s) 390

District(s) Cobb 18th / 2

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

[Signature]
(applicant's signature)

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

Attachment B

Application No. _____

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): _____
- b) Proposed building architecture: _____

- c) List all requested variances: _____

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

- a) Proposed use(s): ~~Commercial - A~~ Commercial - N RC
- b) Proposed building architecture: Gas station
- c) Proposed hours/days of operation: _____
- d) List all requested variances: _____

Attachment C1

PROPERTY/FINANCIAL DISCLOSURE REPORT¹ BY APPLICANT²

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

Does any member of the Mayor and Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? Not to my
Knowledge

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

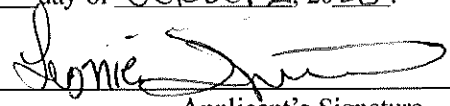
Does any member of the Mayor and Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is ten percent (10%) or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association,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

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

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

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

I certify that the foregoing information is true and correct, this _____ day of October 2, 2025.


Applicant's Signature

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

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

Attachment C2

CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

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

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

No

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

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

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

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

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

I certify that the foregoing information is true and correct, this 2nd day of October, 2025.



Applicant's Signature

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

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

Received from Cobb County Superior Court
Building C - Records.

Deed Book 13713 Pg 1154

#D October 6, 2025.

Agent File No. 24912

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 390 of the 18th District, 2nd Section of Cobb County, Georgia, as per survey by Carl A. Cochran, dated July 21, 1972, and being more particularly described as follows:

BEGINNING at an iron pin on the Northeast side of Gordon Road, 169.3 feet Southeasterly as measured along the Northeasterly side of Gordon Road from the intersection formed by the Northeasterly side of Gordon Road and the Southeasterly side of Bonanza Trail. (Said POINT OF BEGINNING also being at the Southeast corner of property now or formerly owned by Paul C. Cooper, as shown by Warranty Deed recorded in Deed Book 212, Page 290, Records of Cobb County, Georgia); thence North 0 degrees 6 minutes 33 seconds West along the Easterly line of the aforementioned Cooper property, a distance of 146.58 feet to an iron pin situated at the Northeast corner of said Cooper property; thence North 83 degrees 4 minutes 31 seconds West along the North line of said Cooper property, a distance of 132.62 feet to an iron pin situated on the Southeasterly side of Bonanza Trail; thence in a Northeasterly direction along the Southeasterly side of Bonanza Trail, a distance of 179 feet to an iron pin situated on the Southerly property line of property now or formerly owned by P. L. Rutherford, as shown by Warranty Deed recorded in Deed Book 213, Page 74, Records of Cobb County, Georgia; thence North 87 degrees 45 minutes 56 seconds East, a distance of 344.7 feet along the South line of said P.L. Rutherford property to an iron pin and corner; thence South 0 degrees 21 minutes 31 seconds West, a distance of 127.68 feet to an iron pin situated at the Northeast corner of property now or formerly owned by Frances Catherine Goodwin, as shown by Warranty Deed recorded in Deed Book 611, Page 533, Records of Cobb County, Georgia; thence North 79 degrees 59 minutes 38 seconds West, along the Northerly line of said Goodwin property, a distance of 100 feet to an iron pin and corner; thence South 0 degrees 19 minutes 56 seconds West along the Westerly line of said Goodwin property, a distance of 250 feet to an iron pin situated on the Northeasterly side of Gordon Road; thence in a Northwesterly direction along the Northeasterly side of Gordon Road, a distance of 188.94 feet to an iron pin at the POINT OF BEGINNING.

EXCEPTING THEREFROM that portion of the premises conveyed to the Department of Transportation, Atlanta, Georgia, by Right-of-Way Deed, dated August 5, 1986, more particularly described as follows:

All that tract or parcel of land lying and being in Land Lot 390 of the 18th Land District of Cobb County, Georgia, being more particularly described as follows:

BEGINNING at a point, 50 feet right of and opposite Station 125+35.77 on the Construction Centerline of Georgia Highway Project PEM-9038(5) Ph.1; thence South 00 degrees 19 minutes 56 seconds West, a distance of 9.90 feet to a point; thence Northwesterly along the Northeastern existing Right-of-Way line of Gordon Road, an arc distance of 37.67 feet to a

EXHIBIT "A" CONTINUED...

AUGUSTA
Title

... EXHIBIT "A" CONTINUED

Agent File No. 24912

point; thence North 81 degrees 58 minutes 12 seconds West, a distance of 151.32 feet to a point; thence North 00 degrees 06 minutes 33 seconds West, a distance of 6.98 feet to a point; thence South 83 degrees 08 minutes 03 seconds East, a distance of 152.14 feet to a point; thence Southeasterly along a curved line parallel with the construction centerline of said project, an arc distance of 36.54 feet to back to the POINT OF BEGINNING.



**COBB COUNTY
BOARD OF TAX ASSESSORS**P.O. Box 649
Marietta, GA 30061-0649
(770) 528-3100**Official Tax Matter - 2025 Tax Year**This correspondence constitutes an
official notice of ad valorem assessment
for the tax year shown above.Annual Assessment Notice Date: **05/23/2025**Last date to file a written appeal: **07/07/2025*******This is not a tax bill - Do not send payment*****County property records are available online at:
www.cobbassessor.org

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

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

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in BOX 'B' of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
 (2) Arbitration (value)
 (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 736 Whitlock Avenue, Suite 200, Marietta, GA 30064 and which may be contacted by telephone at: (770) 528-3100. Your staff contacts are Appraiser Cornelius and Christine Stinchcomb.

Additional information on the appeal process may be obtained at <http://dor.georgia.gov/property-tax-real-and-personal-property>

Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
	18039000110	2.33	Mableton		NO
Property Description	C4 - COMMERCIAL SMALL TRACTS		NBHD - 23C		
Property Address	6671 MABLETON PKWY				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *	
100% Appraised Value		439,410	444,510		
40% Assessed Value		175,764	177,804		
* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exemption Value".					
Reasons for Assessment Notice					
Land value adjusted to reflect current market value					
Structure value adjusted to reflect current market					

The following Taxing Authority provided a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment pursuant to O.C.G.A. 48-5-306(b)(1)(i).

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Estimated Roll-Back Millage Rate
COUNTY GENERAL			177,804	0.0081318
SCHOOL GENERAL			177,804	0.01811



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

#F

Receipt Number: 561
Page: 1 of 1
Entered: 10/01/2025 12:35:54 PM
Date Received: 10/01/2025
Business Date: 10/01/2025
Cashier: JPJ JPJ
Register: WS50 SOUTH-FC08

Amount Tendered: \$2,000.00
Less Change: \$0.00
Amount Applied: \$2,000.00

Receipt Applied To:

Parcel ID	Year	Location	Amount	Description/Notes
18-0390-0-011-0	P25	6671 MABLETON PKWY	\$2,000.00	PART
			\$2,000.00	TOTAL NET APPLIED
=====				

Form of Payment	Amount	Reference	Payer
ELEC. DEPOSIT	\$2,000.00	1051	LEONIE A JOHNSON SOLE PROP

TOTAL: \$2,000.00
=====

Thank you for your payment.

LEONIE A JOHNSON SOLE PROP
DBA A HEAD A TIME HAIR SALON 2
444 S GORDON RD SW
MABLETON GA 30126-5160

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



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

Receipt Number: 562
Page: 1 of 1
Entered: 10/01/2025 12:43:56 PM
Date Received: 10/01/2025
Business Date: 10/01/2025
Cashier: JPJ JPJ
Register: WS50 SOUTH-FC08

Amount Tendered: \$3,357.23
Less Change: \$0.00
Amount Applied: \$3,357.23

Receipt Applied To:

Parcel ID	Year	Location	Amount	Description/Notes
18-0390-0-011-0	P25	6671 MABLETON PKWY	\$3,357.23	Current Year
			\$3,357.23	TOTAL NET APPLIED

=====

Form of Payment	Amount	Reference	Payer
CASH	\$3,357.23	CASH	JOHNSON RENDELL L

CURRENCY	QTY	AMOUNT
100.00	31	3,100.00
20.00	7	140.00
10.00	8	80.00
5.00	7	35.00
1.00	2	2.00
.10	2	.20
.01	3	.03

TOTAL: \$3,357.23
=====

Thank you for your payment.

JOHNSON RENDELL L
444 S GORDON RD
MABLETON GA 30126

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

Cobb Sewer Line

Attachment H

STATEMENT OF AGREEABLE ZONING CONDITIONS

Attachment K

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

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

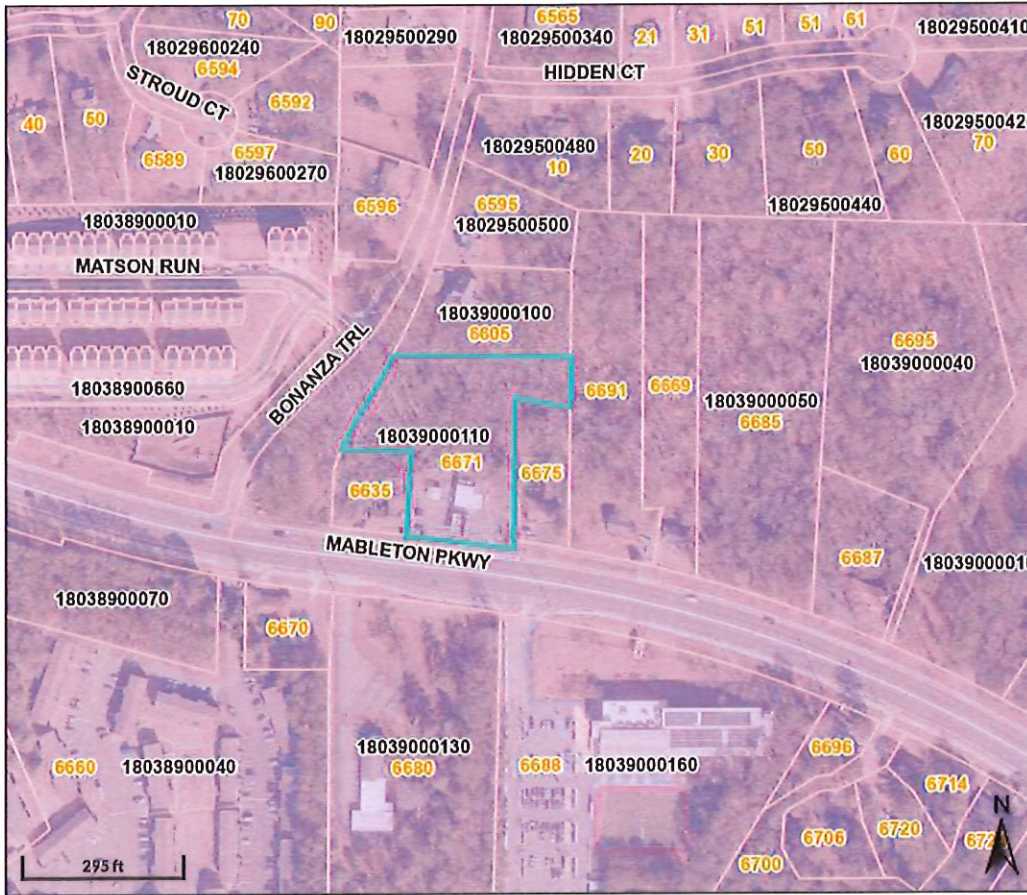
(16) Water Supply Intakes/Public Wells/Reservoirs/Treatment Facilities	New Facilities	Notification only (MNGWPD)	Notification only (MNGWPD)	Notification only (MNGWPD)	Notification only (MNGWPD)
--	----------------	----------------------------	----------------------------	----------------------------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

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

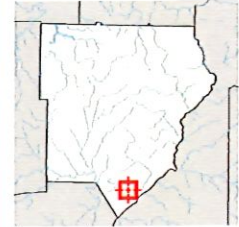
(applicant's signature)

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

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



Overview



Legend

- House Number Labels
- Parcels
- Cities
 - Acworth
 - Austell
 - Kennesaw
 - Marietta
 - Powder Springs
 - Smyrna
 - Unincorporated
 - Mableton
- Libraries
- Police Stations
- Fire Stations
- County Parks
- Federal Parks
- Roads
 - ARTERIAL
 - INTERSTATE
 - LOCAL
 - MAJOR
 - MINOR
 - PRIVATE
 - RAMP

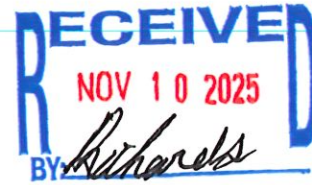
Parcel ID 18039000110
 Class Code C4 - Commercial Small Tracts
 Taxing District (M) MABLETON
 Acres 2.327

Physical Address 6671 MABLETON PKWY
 Owner JOHNSON RENDELL L
 444 S GORDON RD
 MABLETON GA 30126

Last 2 Sales		Reason	Qual
Date	Price		
3/28/2003	\$125000	VALID SALE	Q
n/a	0	n/a	n/a

Date created: 11/10/2025
 Last Data Uploaded: 11/8/2025 8:11:15 AM

Developed by **SCHNEIDER**
 GEOSPATIAL



Attachment L



REZONING FEE STRUCTURE

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

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

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

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



*City of Mableton, Georgia Rezoning Application and
Instructions*

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

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

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

- ✓ 1. **Rezoning Application.** (Attachment A) Original notarized signatures of titleholder(s) and representative(s) are required.
- ✓ 2. **Summary of Intent.** (Attachment B)
3. **Corporate Documentation.** If the titleholder(s) is a domestic or foreign corporation, then the following documentation shall also be required:
Written authentication with the presence of the corporate seal, or a facsimile thereof, attested by the secretary or assistant secretary of the corporation, or other officer to whom the bylaws or the directors have delegated the responsibility for authenticating records of the corporation, shall attest:
 - a) That the corporate seal or facsimile thereof affixed to the document is in fact the seal of the corporation of true facsimile thereof, as the case may be;
 - b) That any officer of the corporation executing the document does in fact occupy the official position indicated, that one in such position is duly authorized to execute such document on behalf of the corporation, and that the signature of such officer subscribed thereto is genuine; and
 - c) That the execution of the document on behalf of the corporation has been duly authorized.
- ✓ 4. **Disclosure Form.** Zoning Application Disclosure forms (Attachments C1 and C2) must be completed.
- ✓ 5. **Warranty Deed.** A copy of the warranty deed that reflects the current owner(s) of the property. Security deeds are not acceptable. (Mark as Attachment D)
- ✓ 6. **Legal Description.** A current legal description of the subject property. If the application consists of several tracts, a legal description of each tract is required. A separate legal description of each zoning classification is also required, as well as an overall description of all tracts and/or classifications combined. No legal description should include more property than is included in the application for rezoning. (Mark as Attachment E)

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

8. **Site Plan.** A copy of current site plan and current boundary survey drawn to scale by a registered engineer, architect, land planner, or land surveyor currently registered in accordance with applicable state laws. The plan must be stamped by the applicable professional. The plan must include the information listed below. If any item below is inapplicable, please explain why. (Mark as Attachment G)
- a) north arrow,
 - b) land lot lines,
 - c) district lines,
 - d) lot lines,
 - e) angles,
 - f) total acreage,
 - g) bearing and distances,
 - h) adjoining street with right-of-way (present and proposed),
 - i) paving widths,
 - j) the exact size (dimensions and square footage) and location of all buildings along with intended use,
 - k) building setback.
 - l) Renderings or elevations illustrating all four sides of any building in .pdf or .jpg format in color and at a sufficient resolution for quality printing.
 - m) buffer areas,
 - n) parking spaces,
 - o) parking deck location,
 - p) lakes and streams,
 - q) utility easements,
 - r) limits of the 100-year flood plain and acreage of flood plain,
 - s) cemeteries,
 - t) wetlands,
 - u) access points,
 - v) architectural or archeological landmarks,
 - w) stormwater detention/retention areas,
 - x) percentage of impervious surface before and after changes are made to the property,
 - y) stream buffers with required width,
 - z) lot sizes (if property will be subdivided)
9. **Septic Tank Documentation.** If the property is or will be on septic tank, documentation of approval from the Cobb County Health Department (770-435-7815). (Mark as Attachment H)
10. **Statement of Agreeable Zoning Conditions.** List all the characteristics of the proposed development beyond the minimum requirements of the zoning category, including agreements reached with neighboring property owners and other community members and organizations. Attachment C may be used or the information may be on a form or letterhead used by the applicant or the applicant's representative. (Mark as Attachment I)

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

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

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

Any application for a rezoning involving a request of more than 150 residential dwelling units or 100,000 square feet of non-residential building space, in single or multiple phases, shall be required to submit a traffic impact study (prepared in accordance with industry accepted standards), the scope of which shall be determined by the Director of the Cobb County Department of Transportation or his/her designee and shall at a minimum address conditions and impacts resultant from the project within a 10 year scope. Said applicant shall also be required to coordinate and fund any recommended mitigation measures limited to project related improvements with applicable federal, state and local agencies including the Georgia Regional Transportation Authority and the Atlanta Regional Commission. (Mark the traffic study as Attachment K.)

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

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

Rezoning Process Requirements

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

Council.

2. **Mailings.** Applicants are required to provide a Certificate of Mailing that demonstrates that all property owners within a 1,000-foot radius of the subject property have been notified of the rezoning application. Applicants are encouraged to provide the letter to city staff for a cursory review prior to completing the Certificate of Mailing. The notice must be postmarked 30 calendar days prior to the Planning Commission Hearing. The applicant/representative is required to file with the Zoning Division proof of the mailing no later than 21 days prior to the Planning Commission Zoning Hearing for which the application is scheduled to be considered. Staff is authorized to continue any pending case in which the above requirements are not met. The notification must include:
 - a. A legible copy of the application and site plan
 - b. The date, time and location of the monthly public open house (see below)
 - c. Phone numbers and email addresses for the applicant and the City zoning office.
3. **Community Open House Meeting.** The applicant or their representative must attend the monthly Community Open House Meeting hosted by the City of Mableton, during which interested citizens can ask questions of both the applicant and city staff, about the application. If applications are held or continued, applicant must continue to attend the Community Open House Meetings until their application is approved or denied by the Mayor and Council. Applicants are encouraged to produce explanatory materials for these open houses. The dates, times and locations for these open houses will be updated quarterly and available for review on the city's website.
4. **Public Hearings.** The applicant or their representative must attend both the Planning Commission and Mayor and City Council zoning hearings. If the application is held or delayed by either body, there may be more than two hearings. Failure to appear at the hearing may result in denial of the application.
5. **Public Contact.** Rezoning applications are public information and will be visible on the City website, advertised in the newspaper and otherwise disseminated to the general public. Applicants and their representatives should expect communication (phone calls, emails) from members of the public and should respond to their questions and concerns with complete, factual information and courtesy.

List of Attachments

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



City of Mableton Mayor and City Council Meeting

FEBRUARY 25TH, 2026

135 RIVERSIDE PARKWAY,
MABLETON, GA 30126

REZ 2025-009 / 6671 MABLETON PARKWAY

CASE NUMBER:	Z-2025-009
APPLICANT:	Rendell Johnson
REQUEST:	Rezoning from Single Family Residential (R-20) to Neighborhood Retail Commercial (NRC)
PROPERTY LOCATION:	6671 Mableton Parkway
PARCEL ID:	18039000110
ACREAGE:	2.327
P.C. HEARING DATE:	January 8 th , 2026
DISTRICT:	3 Council member Keisha Jeffcoat
STAFF RECOMMENDATION:	Approval of a Temporary Land Use Permit with stipulations.
P.C. RECOMMENDATION:	Approval of a Temporary Land Use Permit with stipulations.

Timeline

Early 1970's	Cobb County Established Zoning. Property is zoned R-20 by Cobb County
1975	Estimated date of construction.
1976.	Installation of gas tanks
1994	Removal of gas tanks
1996	Applicant obtained a certificate of occupancy for RS-M 5 construction type with a business occupancy for a hair salon.
2003	Applicant purchased property from Marathon Oil Company.
2023	Last date of personal property taxes paid to the county for hair salon. No record of personal property taxes paid by car wash.
2023	No Occupational Tax Certificate issued for the year 2023. (Expired 12/31/2022)

Timeline

February 2024	Date of 5-year lease provided by the applicant. (Not provided to the city at this time).
September 2024	New applicant for grocery store applied for Occupational Tax Certificate which was denied by zoning.
August 2025	Owners reached out to city regarding how to resolve the nonconformity.
November 2025	Application received for rezoning to NRC.
January 2025	Application heard by Planning Commission with recommendation to council for Temporary Land Use.
January 2025	Public Hearing with Mayor and Council, action deferred to February.

Nonconforming Uses

The Zoning Ordinance states that nonconforming use is considered abandoned after 12 months.

A nonconforming use cannot be reinstated after it has been abandoned.

It shall be prima facie evidence of abandonment for the owner and/or operator of the nonconforming use to discontinue the nonconforming use for 12 months, to fail to obtain a new or renew an existing business license as required under the Code of Mableton, Georgia, for the operation of such nonconforming use, to fail to declare and remit the sales tax required by state law for the nonconforming use.

Tax Classification

- Single Retail Commercial parcel
- Classified as C4
 - "C" indicates a commercial parcel.
 - "4" indicates the land size designation for a land area between 43,560 to 217,800 square feet.
- Identified and Mixed Residential/Built as Commercial
 - The Residential identification is because of the zoning classification.
- Tax Assessor notes that the property is zoned R-20 (records go to 1999)
- Properties are not valued on zoning; they are valued on current use.
- Five potential businesses have operated from this location, however only A Head A Time filed personal property tax returns. Last paid was in 2023.

Deed Restrictions

2. By acceptance hereof, Grantee agrees that for a period of twenty-five (25) years from and after the date of this conveyance, the premises shall not be used for the sale, marketing, storage or advertising of petroleum fuels or motor oils, and that this restriction shall be a covenant running with the land and shall be contained in and made a part of every deed, mortgage, lease or other instrument affecting the title to said premises.

Gas Station Restriction is lifted in 2028

- b) The use of the premises shall be restricted solely to industrial/ commercial use.

No timeframe provided, but state law appears to limit this to twenty years.

- g) In case any one or more of the reservations, restrictions or conditions (or portions thereof) contained in this deed shall, for any reason, be held to be invalid, illegal or legally unenforceable, in any respect, such invalidity, illegality or unenforceability shall not affect any other portion of that provision or any other provision hereof (whether or not clearly divisible from such provision or portion thereof), and the above reservations, restrictions and conditions shall be construed and interpreted in the manner which is valid, legal and legally enforceable, and which is most nearly consistent with the intention of Grantor and Grantee as evidenced by the above reservations, restrictions and conditions."

Discussion regarding conflicts.

ZONING MAP



GC – General
Commercial

RM- 8/ RM-12
Multifamily Res

R-20 – Single
Family Res

NRC-
Neighborhood
Retail
Commercial

RA-5/RA – 4
Single Fam Res
(small lots)

LRO – Low Rise
Office

NS –
Neighborhood
Shopping

FUTURE LAND USE MAP



LDR – Low
Density
Residential

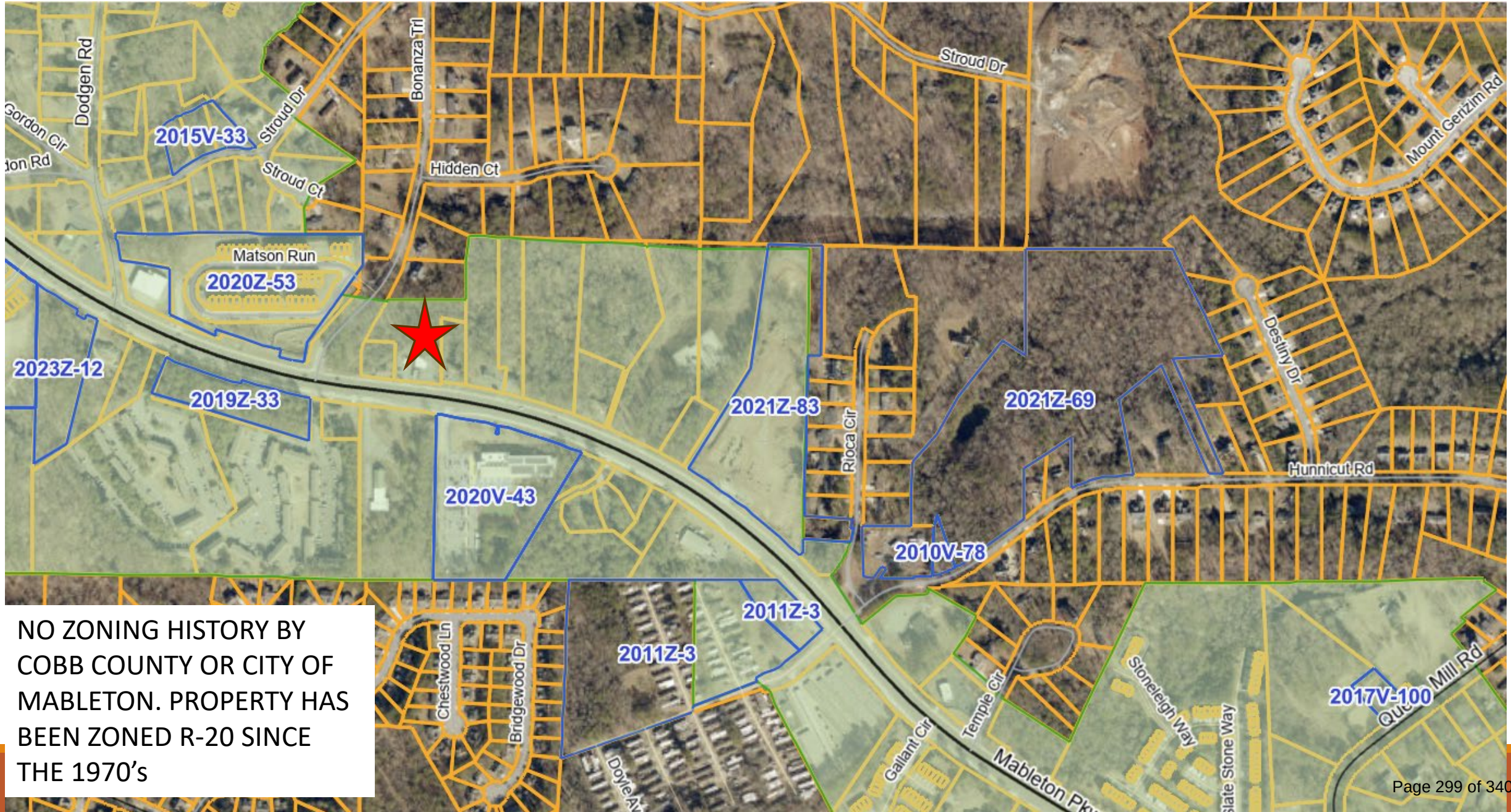
MDR –
Medium
Density
Residential

HDR- High
Density
Residential

NAC –
Neighborhood
Activity
Center

PI – Public
Institutional

ZONING CASE HISTORY/ MABLETON PKWY DESIGN STANDARDS



NO ZONING HISTORY BY
COBB COUNTY OR CITY OF
MABLETON. PROPERTY HAS
BEEN ZONED R-20 SINCE
THE 1970's

Mableton Parkway Design Standards

Mableton Parkway and Veterans Memorial Highway are key corridors in the Mableton community. Both are critically important to all of southern Cobb County; each corridor was developed as an automobile-centric, commercial thoroughfare. Over time, both have seen a decline in their respective commercial markets. Additionally, more residential development – both single family and multi-family – has moved into the area. Cobb County seeks to revitalize both corridors through the creation of design guidelines.

Adopted by Cobb County in 2017



- Villages: Develop/redevelop within a ¼ mile radius around the following intersections:
 - a. Chattahoochee Technical College;
 - b. Providence Pavilion (south of Buckner Road)
 - c. Factory Shoals Road and Mableton Parkway
 - d. Queen Mill Road and Mableton Parkway
 - e. South Gordon Road and Mableton Parkway

Site Layout



Main Building



Estimated Date of Construction - 1975

Permit issued – No permit record available due to age of structure. Existing wall signage not permitted.

Recommendation – Approval of Temporary Land Use Permit to allow continuation of use of building subject to stipulations.

Gas Station Canopy



Estimated Date of Construction - 1975

Permit issued - No permit record available due to age of structure.

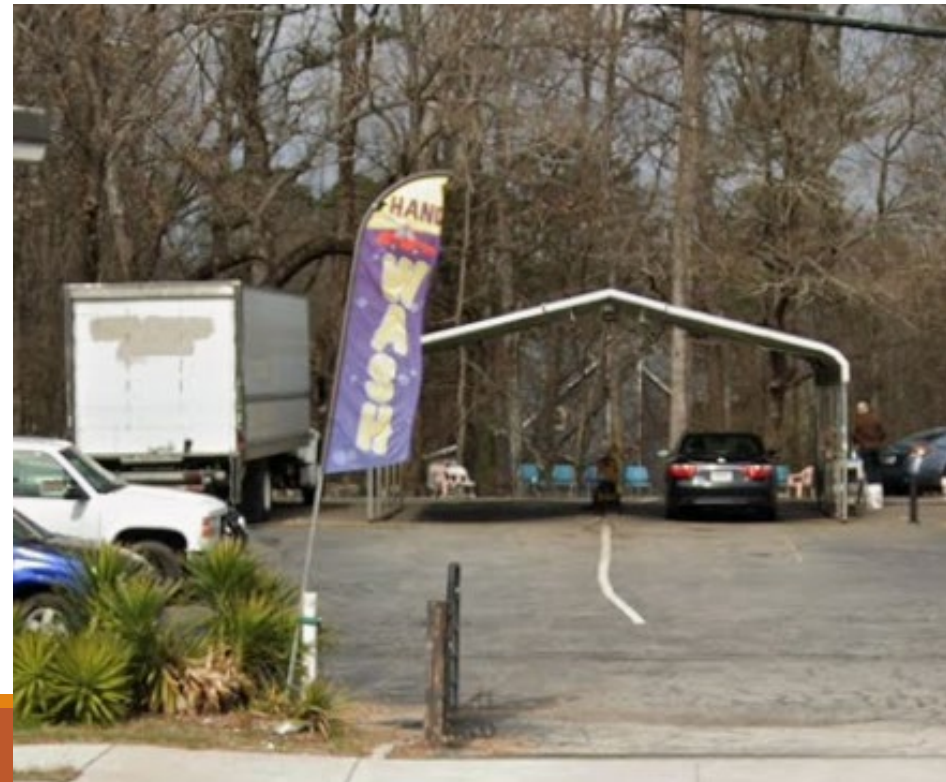
Recommendation – Removal within 2 years of approval.

Metal Accessory Canopy

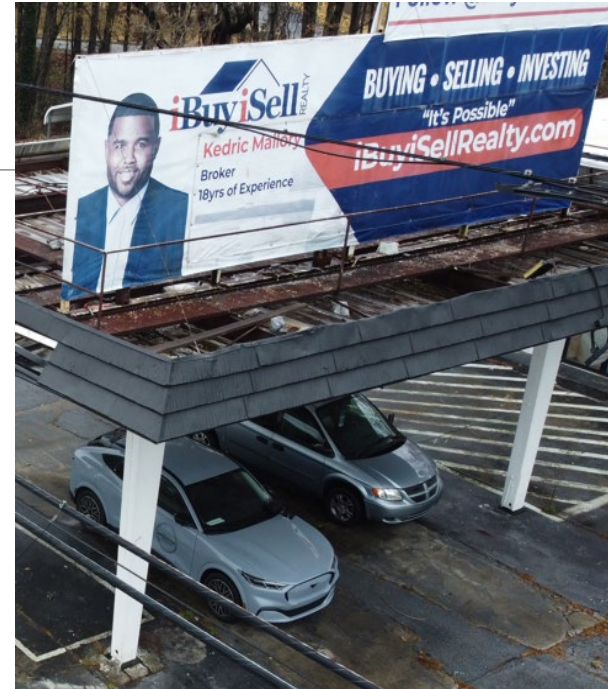
Estimated Date of Construction – Prior to 2008

Permit issued – No permit on file.

Recommendation – Removal within six months of approval



Billboard



Estimated Date of Construction – Prior to 2008

Permit issued – No permit on record.

Recommendation – Removal within six months of approval

Mableton Parkway Design Standards

Recommended Signage

Existing concerns: billboard, window covering, wall signage



Mableton Parkway Design Standards

Recommended Site Design

B. Corridor Frontage Zone (for non-single family residential properties)



- Two visible parking rows permitted in front of buildings along Mableton Parkway and Veterans Memorial Highway
- Primary structure and outparcels shall be oriented to the street

Existing concerns: Removal of gas station canopy would be more consistent with the site design recommended in design standards.

Note: Cobb DOT has provided 14 recommendations for this site.



PLANNING STAFF RECOMMENDATION

The Planning and Zoning staff recommends **Denial** of the Rezoning Application. However, given the existing development characteristics of the site, staff recommends **Approval** of a Temporary Land Use Permit, subject to renewal every two (2) years. Based on the applicant's request and the need for appropriate mitigation, the following revised stipulations/ conditions are recommended to the Planning Commission for consideration and approval.

STAFF NOTE: A TEMPORARY LAND USE PERMIT ALLOWS THE OWNER TO MAINTAIN THE COMMERCIAL USE WITH STIPULATIONS BRINGING THE PROPERTY CLOSER TO CONFORMITY WITH THE MABLETON DESIGN GUIDELINES. BY ALLOWING A TEMPORARY LAND USE RATHER THAN A REZONING THE CITY WILL BE ABLE TO COMPLETE ITS COMPREHENSIVE PLAN UPDATE AND REVIEW GOALS OF THE CITY REGARDING THIS CORRIDOR RATHER THAN REZONING THE PARCEL. STAFF NOTES THAT A LARGE AREA OF THIS LOT IS NOT DEVELOPED AND REZONING COULD FURTHER IMPACT THE RESIDENTIAL AREA.

Temporary Land Use Permits

The Mayor and City Council may permit temporary land use permits for uses that are uniquely located and are considered compatible with adjoining zoning districts and nearby uses for designated periods of time for uses, exceptions or professions in areas, along roadways and within districts where the zoning regulations would otherwise prohibit such operations.

The Mayor and City Council have determined that temporary land use permits are only appropriate if granted for a limited period. In no event shall the Mayor and City Council grant a land use permit for a period more than **24 months except on reapplication, readvertisement and public hearing.**

Planning and Land Use Recommendations

- 1. Restrict Prohibited Uses:** The development of an automobile-related business, gas station, fueling station, or similar automotive fuel-dispensing facility shall be expressly prohibited on the property, notwithstanding any reference to "Gas station" in the application materials.
- 2. Limitation of Commercial Use:** Commercial uses shall be limited strictly to neighborhood-serving retail and service establishments as outlined in the Letter of Intent, which include, but are not limited to, a hair salon, barber shop, nail shop, beauty mart, office space (professional & administrative offices), or a mini-mart (non-alcohol sales).
- 3. Restriction on Intensive Uses:** Uses that generate high traffic volume or operate with extended nighttime hours (e.g., bars, nightclubs, high-volume drive-thrus & car wash operations) shall be prohibited to protect the adjacent residential properties.

Planning and Land Use Recommendations

4. **A detailed site plan** shall be submitted for staff review and approval prior to the issuance of any land disturbance or building permit associated with any future development or renovation that results in an alteration to the existing impervious surface on the subject site. The site plan must clearly demonstrate compliance with all applicable dimensional and development standards, including parking, landscaping, and stormwater management requirements. Prior to the issuance of any new business license, the applicant shall demonstrate with parking requirements.

5. **Preservation of Existing Structures (Interim):** The existing structure shall be maintained to a high standard, in compliance with the R-20 district's intent for architectural compatibility with neighborhood residences. Demolition and reconstruction of the main office building would require a new review for compatibility.

Site Design and Mitigation Recommendations

6. Demolition of Front and Rear Canopies / Removal of Existing Billboard (Time-Bound):

The applicant shall demolish the front canopy structure within **two (2) years** from the date the Temporary Land Use Permit (TLUP) is approved and adopted by the City Council. The billboard located atop the canopy and the metal canopy shall be removed within **six (6) months** from the date of City Council approval and adoption of the Temporary Land Use Permit (TLUP). Failure to complete the demolition, billboard removal, and disposal of all associated debris within the specified timeframes shall constitute a zoning violation and shall result in the automatic denial of any renewal of the Temporary Land Use Permit (TLUP).

7. Enhanced Buffering: A minimum **25-foot undisturbed vegetative buffer** shall be maintained or established along the entire western, northern, and eastern property lines where the parcel abuts R-20 Single-Family Residential zoning. The buffer shall be supplemented with opaque fencing (e.g., solid wood or masonry) and additional evergreen plantings to achieve a visual screen 6 feet in height, subject to staff approval.

Site Design and Mitigation Recommendations

8. **Lighting Control:** All exterior lighting shall be full cut-off type, directed downward and away from adjacent residential properties, and shall comply with the City's dark sky or shielding requirements to minimize light trespass.
9. **Access and Circulation:** The site shall utilize the existing access points from Mableton Parkway. Any modifications to site access or internal circulation shall be subject to review and approval by the County Transportation Department (Cobb County DOT) to ensure safe ingress and egress, especially concerning traffic on Mableton Parkway.
10. **Hours of Operation:** To minimize disruption to adjacent residential uses, the hours of operation for all businesses on the site shall be restricted to a maximum of **7:00 AM to 10:00 PM, Monday through Sunday**, unless a specific use with different hours is approved by the Mayor and Council.
11. **Signage Plan:** A comprehensive signage plan shall be submitted to staff for review and approval, ensuring that all signage is proportional to the building, low-profile, and non-flashing, to be aesthetically compatible with the surrounding neighborhood.

Planning Commission Motion to Amend Stipulations:

The combined proposed prohibitions are as follows:

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



City of Mableton
Community Development | Planning and Zoning Division
6116 Mableton Parkway, Suite 444
Mableton, GA 30126
(470) 417-4220
www.mableton.gov

PLANNING COMMISSION STAFF REPORT

GENERAL INFORMATION

CASE NUMBER: REZ 2025-009

APPLICANT: Rendell Johnson

REQUEST: Rezoning from Single Family Residential (R-20) to Neighborhood Retail Commercial (NRC) to retain its commercial characteristics and features.

PROPERTY LOCATION: 6671 Mableton Parkway

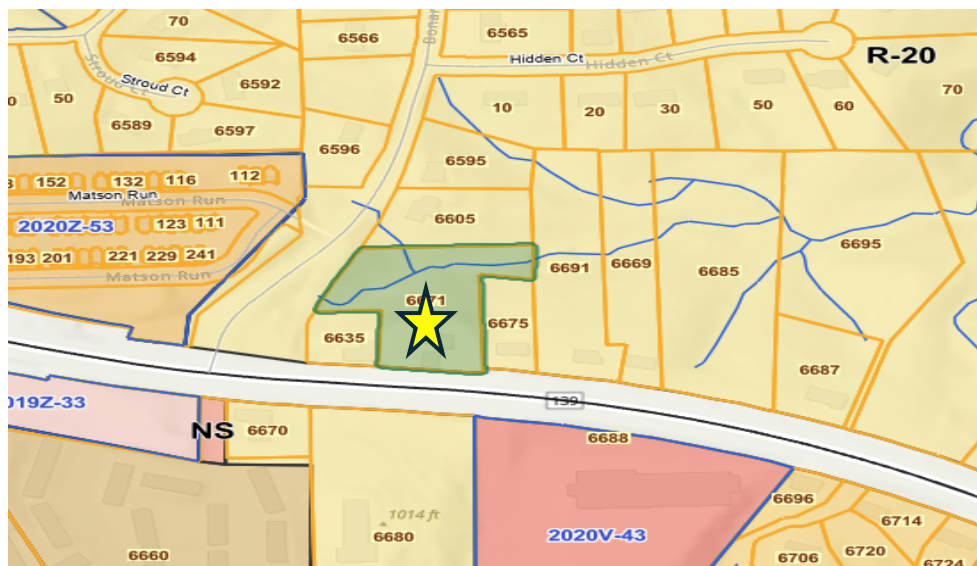
PARCEL ID: 18039000110

ACREAGE: 2.327

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

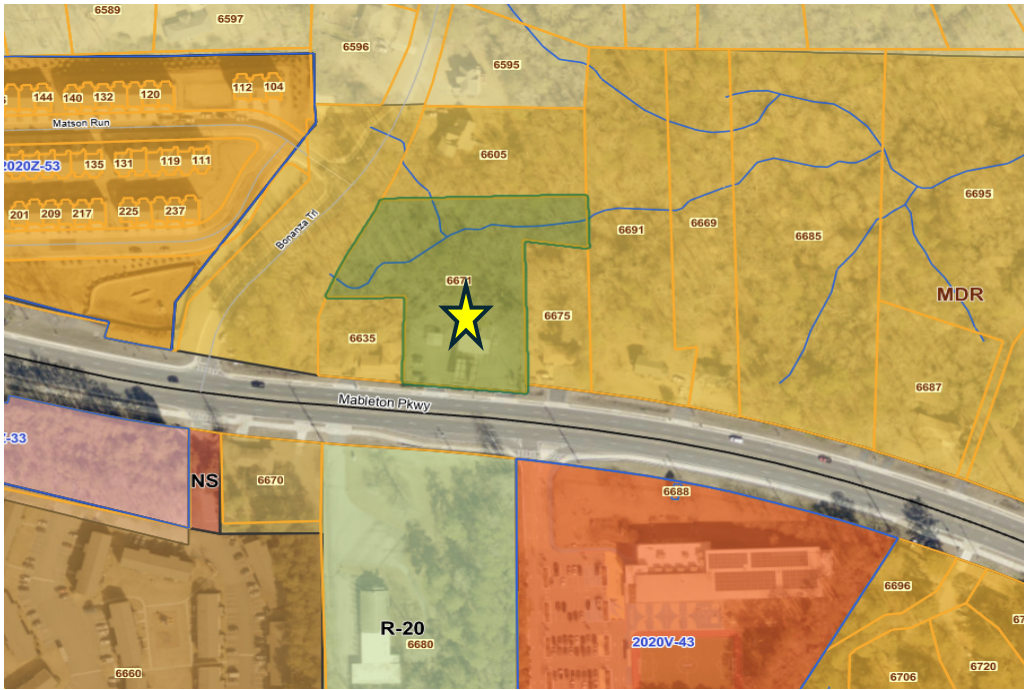
DISTRICT 2: Council member Michael McNeely

ZONING MAP (R-20 Zoning District)



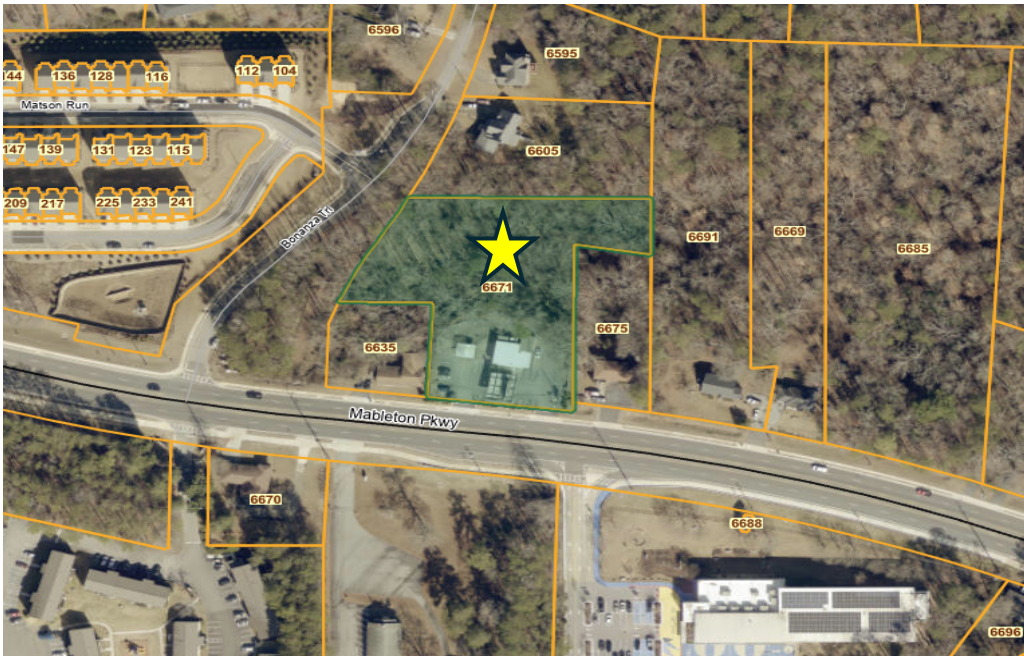
Star: Location of Subject Property

FUTURE LAND USE MAP
(Medium Density Residential, MDR)



Star: Location of Subject Property

AERIAL MAP



Star: Location of Subject Property

B. Stated Intent and Background Information

The purpose of the application is to **reestablish commercial operations** on a residentially zoned site. Cobb County Tax Assessor indicates that this property was developed with a commercial structure in 1996. The Cobb County Fire Marshal's office has provided a copy of the Certificate of Occupancy for the main building dated May 7, 1996, for a RS-M 5 construction type (Business Occupancy) for a hair salon. This business did not renew their license in 2023. In September 2024, a new applicant applied for a business license for a grocery store. Because of the zoning on the property, this application was denied. The Zoning Ordinance states that nonconforming use is considered abandoned after 12 months. The failure to renew the business license and vacancy of the building have resulted in the abandonment of the use and requires compliance with the zoning ordinance.

- **Proposed Uses:** The applicant has requested commercial uses to include, a hair salon, barber shop, car wash, mini-mart, nail shop, office space, beauty mart, or other compatible retail or service-oriented establishments. The existing architecture of the existing structure is noted as a "Gas station".

The property is historically a commercial-built structure and is still recognized as a **commercial property** by the Cobb County Tax Assessor's Office, Cobb County Water Department, and Cobb County Superior Court Records. The applicant has claimed that this inconsistency of residential zoning on a commercially taxed property results in ongoing financial strain and lost economic opportunities. The applicant is requesting that the zoning be updated to reflect the historical and commercial use to restore the property's operational and economic viability.

II. Property and Existing Conditions Analysis

A. Existing Site Infrastructure

The 2.327-acre property currently features a historically commercial-built environment, visually consistent with a former fueling station or convenience retail use. This site is located in the Mableton Parkway Design Guidelines area. The existing architecture, site layout and signage is not consistent with the Mableton Parkway Design Guidelines.



- **Structures:** There are three primary structures, including a main office building (approximately 1,824 sq ft), a front canopy (approximately 1,370 sq ft), and a side canopy (approximately 490 sq ft). There is an oversized roof sign on the canopy. Staff have not been able to confirm that a permit was issued for this sign. The city of Mableton zoning ordinance does not permit roof top signs.
- **Parking & Pavement:** The site includes a paved parking lot with 30 available parking spaces, including two designated accessible parking spaces.
- **Impervious Surface:** The current impervious surface coverage on the site is estimated at 24.10%.

B. Zoning District Intent (Neighborhood Retail Commercial - NRC)

The NRC district is designed to provide locations for **convenience shopping facilities** that are delineated within a neighborhood or community activity center.

- **Market Orientation:** NRC uses should have a **neighborhood-oriented market** and supply necessities that require frequent purchasing with a minimum of consumer travel.
- **Design Compatibility:** Properties developed within the NRC district should be architecturally compatible with other non-residential uses and the residential neighborhoods they serve.

III. Surrounding Land Use and Context

A. Comprehensive Plan

The property's Future Land Use Map (FLUM) designation is **Medium Density Residential (MDR)**.

- **MDR Intent:** The MDR designation is intended for areas suitable for moderate density housing, specifically between two and one-half (2.5) and five (5) dwelling units per acre.

B. Adjacent and Nearby Zoning

The site is located on Mableton Parkway (formerly Gordon Road) and is characterized by abutting residential zoning with a mix of residential and commercial uses in the surrounding area.

- **Immediate Boundaries:** The subject property is immediately bounded in the **West, North, and East** by the **Single Family Residential (R-20) District**. The land used in these directions is primarily single-family homes and undeveloped wooded areas.
- **Mableton Parkway Frontage (South):** The property fronts Mableton Parkway. While the parcel itself is R-20, surrounding properties within a 1-mile radius feature:
 - **NRC** (Neighborhood Retail Commercial)
 - **RM-12** (Multi-Family District)
 - **RM-8** (Multi-Family District)
 - **GC** (General Commercial)

- **RA-4** and **RA-5** (Single-Family Districts)
- **LRO** (Low-Rise Office)

View of Adjoining Zoning Districts



Star: Location of Subject Property

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

Boundary	Adjacent Zoning	Adjacent Land Use
South	NRC, GC (General Commercial), R-20, RA-5 (Single-family Residential)	Mableton Parkway (arterial roadway) and commercial/residential uses across the street

Boundary	Adjacent Zoning	Adjacent Land Use
West, North, East	Single Family Residential (R-20)	Single-family homes and undeveloped wooded land

2. Comprehensive Staff Analysis

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

1. Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The proposed NRC use may be **suitable** due to its location on a major corridor and its established commercial history. However, this area is surrounded by residential uses and is not planned for future commercial development. Should this use be approved, implementation of the recommended stipulations is strongly recommended.

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

The rezoning will likely **adversely affect** the adjacent R-20 single-family properties and conflicts with the MDR Future Land Use designation, necessitating strict stipulations like enhanced buffers and the demolition of the canopy to mitigate negative impacts.

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

The property at 6671 Mableton Parkway lacks reasonable economic use as currently zoned R-20, as it is historically a commercial-built structure and is currently taxed as commercial property (C4-Commercial Small Tracts) by Cobb County. Requiring residential development would necessitate the costly demolition of existing commercial infrastructure, leading to financial strain and lost economic viability for the owner. However, staff notes the property can be redeveloped as zoned.

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

The proposal to establish small, neighborhood-serving commercial businesses (NRC) on a 2.327-acre lot is generally unlikely to cause excessive or burdensome use of existing streets or utilities. Furthermore, the small scale of the commercial proposal, which does not involve a large subdivision or over 50,000 square feet of new non-residential space, exempts it from mandatory traffic studies, suggesting the impact on transportation facilities is not projected to be excessive.

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

The zoning proposal directly conflicts with the Comprehensive Plan's Future Land Use Map (FLUM) designation of **Medium Density Residential (MDR)** for this property. However, the proposal aligns with the NRC district's intent to provide neighborhood-oriented services in activity centers, which is a component of the broader Comprehensive Plan policy.

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

Supporting grounds for approval exist because the property is a historically commercial structure facing significant financial hardship due to its conflicting R-20 zoning and C4-Commercial tax status. Conversely, a ground for disapproval is the direct abutment to R-20 single-family properties on three sides, which necessitates stringent mitigation stipulations to prevent adverse impacts on the adjacent residential uses.

4. Department Comments

Cobb County Water/Sewer

12/15/25

Water comments:

At development: ☒ YES ☐ NO

Fire flow test required: ☐ YES ☐ NO

Size and location of existing water main(s): 12" on Mableton

Pkwy Additional water comments:

Sewer comments:

In the drainage basin: ☒ YES ☐ NO

At development: ☒ YES ☐ NO

Approximate distance to nearest sewer: On-site

Estimated waste generation (in G.P.D.): Average daily flow = 200

Peak flow = 500

Treatment plant: South Cobb WRF

Plant capacity: ☒ Yes ☐ NO

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

Off-site easement required: ☐ YES* ☒ NO

Line capacity study required: ☐ YES ☒ NO

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

Letter of allocation issued: ☐

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

YES ☒ NO Additional sewer comments:

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

Cobb County Stormwater

At the time of this writing Cobb County Stormwater Comment was not available.

Cobb County Fire Department

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

FIRE DEPARTMENT ACCESS:

Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2018 Edition and Cobb County Development Standards 402.11).

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

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

Dead-end access roads more than 150 feet shall be provided with a turn-around (IFC Chapter 5, 120-3-3 Rules and Regulations, CCDS Section-401 & 402). Refer to APPENDIX-D for dimensional criteria for turnarounds in commercial developments.

CERTIFICATE OF OCCUPANCY:

Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of

Occupancy process.

Cobb County Department of Transportation

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Recommended Min. R.O.W. requirements
Mableton Parkway / SR-139	Arterial	45	GDOT	100'

Roadway	Location	Average daily trips (VPD)	Level of service
Mableton Parkway / SR-139	West of Hunnicut Road	25,800	C

VPD = vehicles per day; Based on 2024 AADT counting data taken by GDOT, as published on their website, for Mableton Parkway.

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

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

Comments and observations

Mableton Parkway is classified as an arterial roadway and according to the available information the existing right-of-way does meet the recommended requirements for this classification.

In accordance with Cobb County Code 134-121, this development may require a traffic study submittal. As no detailed site plan or intended use has been provided, Cobb DOT recommends that the site require an Other Business application to approve the site plan when one is available. This site plan will be reviewed for whether a traffic study will be required at the time of the Other Business applications. Additionally, the following recommendations may be revised after a site plan or intended use is provided.

Recommendations

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

1. Recommend a future Other Business case be required for this case when a specific site plan is provided by the developer.
2. Recommend reconstructing driveway at Mableton Parkway to commercial standards. This recommendation is pursuant to Cobb County Development Standard 402.8, Non-Residential Driveways and Cobb County Development Standard Detail 116, Commercial Driveway Requirements.
3. Recommend development either have one two-way driveway or one-way paired driveways (one entering only, one existing only) as Mableton Parkway is an arterial roadway and there is less than 200' frontage. This recommendation is pursuant to Cobb County Development Standard 402.2, Access from Throughfare Streets.
4. Recommend replacing any disturbed curb, gutter, and sidewalk along the Mableton Parkway frontage to meet GDOT and Cobb DOT standards. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.
5. Recommend Mableton Parkway access points include a deceleration (right turn) lane to address safety because Mableton Parkway is an arterial roadway. This recommendation is pursuant to Cobb County Development Standard 402.9, Deceleration Lanes/Roadway Improvements Along Existing Streets, and Cobb County Development Standard Detail 401A, Deceleration Lanes.
6. Recommend extending Mableton Parkway driveway's uninterrupted access (distance to the first internal parking space or drive aisle) of a minimum of 50 feet from the edge of right-of-way line or 100 feet from the edge of travelled way, whichever is further. This recommendation is to allow for vehicle stacking and is pursuant to Cobb County standards (Development Standard 402.8, Non-Residential Driveways and Cobb County Development Standard Detail 116) and GDOT requirements, respectively.
7. All signage and landscaping should be installed off state right-of-way and where it will not impede the line of sight for the driveways or roadways.
8. Recommend applicants verify that minimum intersection sight distance is available for Mableton Parkway access and if it is not, implement remedial measures, subject to the

Department's approval, to achieve the minimum requirement. This recommendation is pursuant to Cobb County Development Standard Detail 401B, Intersection Sight Distance.

9. Cobb County DOT Airport Manager may require additional information from the developer as part of Plan Review. This requirement is triggered by having a building 40' or taller or is located within 4,000' of a runway for Cobb County International Airport-McCollum Field, Dobbin ARB, or Fulton County Airport – Brown Field.
10. Recommend any proposed or existing gates and all parts of be set back a minimum of 50' from the right-of-way and meet Cobb County Development Standards.
11. Recommend no parking on the right-of-way.
12. Recommend establishing a shared access easement between 6671 Mableton Parkway property and the 6635 Mableton Parkway and 6675 Mableton Parkway property for access unto Mableton Parkway, pursuant to Cobb County Code Section 134-289(a)(4)a.
13. Recommend GDOT permits for all work that encroaches upon State right-of-way.
14. Recommend applicants be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

5. Staff Recommended Stipulations for REZ 2023-009

The Planning and Zoning staff recommends **Denial** of the Rezoning Application. However, given the existing development characteristics of the site, staff recommends **Approval** of a Temporary Land Use Permit, subject to renewal every two (2) years. Based on the applicant's request and the need for appropriate mitigation, the following revised stipulations are recommended to the Planning Commission for consideration and approval.

I. Planning and Land Use Recommendations

1. Restrict Prohibited Uses: The development of an automobile-related business, gas station, fueling station, or similar automotive fuel-dispensing facility shall be expressly prohibited on the property, notwithstanding any reference to "Gas station" in the application materials.
2. Limitation of Commercial Use: Commercial uses shall be limited strictly to neighborhood-serving retail and service establishments as outlined in the Letter of Intent, which include, but are not limited to, a hair salon, barber shop, nail shop, beauty mart, office space (professional & administrative offices), or a mini-mart (non-alcohol sales).
3. Restriction on Intensive Uses: Uses that generate high traffic volume or operate with extended nighttime hours (e.g., bars, nightclubs, high-volume drive-thrus & car wash operations) shall be prohibited to protect the adjacent residential properties.
4. A detailed site plan shall be submitted for staff review and approval prior to the issuance of any land disturbance or building permit associated with any future development or renovation that results in an alteration to the existing impervious surface on the subject site. The site plan must clearly demonstrate compliance with all applicable dimensional and development standards, including parking, landscaping, and stormwater management requirements. Prior to the issuance of any new business license, the applicant shall demonstrate with parking requirements.

5. Preservation of Existing Structures (Interim): The existing structure shall be maintained to a high standard, in compliance with the R-20 district's intent for architectural compatibility with neighborhood residences. Demolition and reconstruction of the main office building would require a new review for compatibility.

II. Site Design and Mitigation Recommendations

6. Demolition of Front and Rear Canopies / Removal of Existing Billboard (Time-Bound):

The applicant shall demolish the front canopy structures within **two (2) years** from the date the Temporary Land Use Permit (TLUP) is approved and adopted by the City Council. The billboard located atop the canopy and the metal canopy shall be removed within **six (6) months** from the date of City Council approval and adoption of the Temporary Land Use Permit (TLUP). Failure to complete the demolition, billboard removal, and disposal of all associated debris within the specified timeframes shall constitute a zoning violation and shall result in the automatic denial of any renewal of the Temporary Land Use Permit (TLUP).

7. Enhanced Buffering: A minimum **25-foot undisturbed vegetative buffer** shall be maintained or established along the entire western, northern, and eastern property lines where the parcel abuts R-20 Single-Family Residential zoning. The buffer shall be supplemented with opaque fencing (e.g., solid wood or masonry) and additional evergreen plantings to achieve a visual screen 6 feet in height, subject to staff approval.

8. Lighting Control: All exterior lighting shall be full cut-off type, directed downward and away from adjacent residential properties, and shall comply with the City's dark sky or shielding requirements to minimize light trespass.

9. Access and Circulation: The site shall utilize the existing access points from Mableton Parkway. Any modifications to site access or internal circulation shall be subject to review and approval by the County Transportation Department (Cobb County DOT) to ensure safe ingress and egress, especially concerning traffic on Mableton Parkway.

10. Hours of Operation: To minimize disruption to adjacent residential uses, the hours of operation for all businesses on the site shall be restricted to a maximum of 7:00 AM to 10:00 PM, Monday through Sunday, unless a specific use with different hours is approved by the Mayor and Council.

11. Signage Plan: A comprehensive signage plan shall be submitted to staff for review and approval, ensuring that all signage is proportional to the building, low-profile, and non-flashing, to be aesthetically compatible with the surrounding neighborhood.

6. Planning Commission Recommendation:

On Thursday, January 8th, 2026 City of Mableton Planning Commission recommended Denial of REZ2025-009 recommends Approval of a Temporary Land Use Permit, subject to renewal every two (2) years with the following stipulations.

1. Restrict Prohibited Uses: The development of an automobile-related business, gas station, fueling station, or similar automotive fuel-dispensing facility shall be expressly prohibited on the property, notwithstanding any reference to "Gas station" in the application materials.
2. Limitation of Commercial Use: Commercial uses shall be limited strictly to neighborhood-serving retail and service establishments as outlined in the Letter of Intent, which include, but are not limited to, a hair salon, barber shop, nail shop, beauty mart, office space (professional & administrative offices), or a mini-mart (non-alcohol sales).
3. Restriction on Intensive Uses: Uses that generate high traffic volume or operate with extended nighttime hours (e.g., bars, nightclubs, high-volume drive-thrus & car wash operations) shall be prohibited to protect the adjacent residential properties.
4. A detailed site plan shall be submitted for staff review and approval prior to the issuance of any land disturbance or building permit associated with any future development or renovation that results in an alteration to the existing impervious surface on the subject site. The site plan must clearly demonstrate compliance with all applicable dimensional and development standards, including parking, landscaping, and stormwater management requirements. Prior to the issuance of any new business license, the applicant shall demonstrate with parking requirements.
5. Preservation of Existing Structures (Interim): The existing structure shall be maintained to a high standard, in compliance with the R-20 district's intent for architectural compatibility with neighborhood residences. Demolition and reconstruction of the main office building would require a new review for compatibility.

6. Demolition of Front and Rear Canopies / Removal of Existing Billboard (Time-Bound):

The applicant shall demolish the front canopy structures within **two (2) years** from the date the Temporary Land Use Permit (TLUP) is approved and adopted by the City Council. The billboard located atop the canopy and the metal canopy shall be removed within **six (6) months** from the date of City Council approval and adoption of the Temporary Land Use Permit (TLUP). Failure to complete the demolition, billboard removal, and disposal of all associated debris within the specified timeframes shall constitute a zoning violation and shall result in the automatic denial of any renewal of the Temporary Land Use Permit (TLUP).

7. Enhanced Buffering: A minimum **25-foot undisturbed vegetative buffer** shall be maintained or established along the entire western, northern, and eastern property lines where the parcel abuts R-20 Single-Family Residential zoning. The buffer shall be supplemented with opaque fencing (e.g., solid wood or masonry) and additional evergreen plantings to achieve a visual screen 6 feet in height, subject to staff approval.

8. Lighting Control: All exterior lighting shall be full cut-off type, directed downward and away from adjacent residential properties, and shall comply with the City's dark sky or shielding requirements to minimize light trespass.

9. Access and Circulation: The site shall utilize the existing access points from Mableton Parkway. Any modifications to site access or internal circulation shall be subject to review and approval by the County Transportation Department (Cobb County DOT) to ensure safe ingress and egress, especially concerning traffic on Mableton Parkway.

10. Hours of Operation: To minimize disruption to adjacent residential uses, the hours of operation for all businesses on the site shall be restricted to a maximum of 7:00 AM to 10:00 PM, Monday through Sunday, unless a specific use with different hours is approved by the Mayor and Council.

11. Signage Plan: A comprehensive signage plan shall be submitted to staff for review and approval, ensuring that all signage is proportional to the building, low-profile, and non-flashing, to be aesthetically compatible with the surrounding neighborhood.

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

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

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

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

Appendix:









AGENDA ITEM MEMORANDUM

MEETING OF: April 13, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Second Read - An Ordinance Amending the Year 2026 Council Regular Meeting Schedule by Adding another Monday Work Session and for Other Lawful Purposes - City Clerk Susan Hiott

BACKGROUND/SUMMARY: The Council directed staff to add another Monday work session to the Regular Meeting Schedule.

CHANGES:

- Wednesday, June 24th meeting is changed to Tuesday, June 23rd meeting.
- There is summer break for the entire month of July. If needed, a special called meeting can occur.
- A Monday, November 23 work session and regular meeting is added during Thanksgiving Week.
- Whenever an additional Monday work session is added, and a holiday conflicts, a 5:15 pm work session is added before the regular meeting instead.

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. ORD 2026-03-An Ordinance Amending the FY 2026 Regular Meeting Schedule Rev. 11.7.25 (1) (2)
2. 2026 REVISED Council Meetings Schedule 3-31-2026

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

ORD 2026-03-

**AN ORDINANCE AMENDING THE YEAR 2026 REGULAR MEETING SCHEDULE
BY ADDING AN ADDITIONAL MONDAY WORK SESSION
AND FOR OTHER PURPOSES**

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

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

WHEREAS, Sec. 2.19 of the City Charter provides that “[t]he city council shall hold regular meetings at such times and places as shall be prescribed by ordinance”;

WHEREAS, the City Council desires through this Ordinance to amend their regular meeting schedule for year 2026; and

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

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

Section 1. The City Council hereby adopts the amended 2026 Regular City Council Meeting Schedule, **as attached** hereto. Any scheduling and/or location changes that become necessary with respect to this schedule shall be publicly noticed as required by law.

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

- (a) All Ordinances and parts of Ordinances in conflict with this Ordinance are hereby repealed.
- (b) All sections, paragraphs, sentences and phrases of this Ordinance are or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.
- (c) To the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. No section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.
- (d) In the event any portion of this Ordinance shall be declared or adjudged invalid or unconstitutional, it is the intention of the City Council of the City that such adjudication shall in no manner affect the other sections, sentences, clauses or phrases of this

Ordinance which shall remain in full force and effect, as if the invalid or unconstitutional section, sentence, clause or phrase were not originally a part of the Ordinance.

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

Section 4. The effective date of this Ordinance shall be the date of adoption, unless provided otherwise by the City Charter, state and/or federal law. In the event that any effective date and/or tax commencement date herein is invalid and/or determined to be invalid, said effective date and/or tax commencement date shall instead be the earliest date allowed by law.

SO ORDAINED this 25th of March, 2026.

ATTEST:

CITY OF MABLETON, GEORGIA:

Susan D. Hiott, City Clerk

Michael Owens, Mayor

APPROVAL AS TO FORM:

Emilia Walker-Ashby, Interim City Attorney

CITY OF MABLETON
2026 MAYOR AND COUNCIL REGULARLY SCHEDULED MEETINGS

REVISED APRIL 2026

The Mableton Mayor and Council's regularly scheduled meetings, during the calendar year of 2026, are to be held at the **EpiCenter 135 Riverside Pkwy, Austell, GA 30168** at 6:30 p.m. The regular meetings are held on the 2nd and 4th Wednesday of the month. The Monday Work Sessions start at 6:30 p.m. and will be held at **1245 Veterans Memorial Highway, Hawthorne Plaza, Suite 20, Mableton** on the 2nd and 4th Monday of the month. *Additional special called meetings may be called and posted in accordance with Mableton City Charter and Georgia Open Meetings Law. Cancellations or changes in meeting location or time will be posted. Meeting locations change if it is a holiday.*

DATE/2026	TYPE MEETING	STARTING TIME	DATE/2026	TYPE MEETING	STARTING TIME
January 6 *EC	Tuesday Regular Meeting Per Charter	6:30 P.M.	July 6 - 8	NO MEETINGS July 4th on Sat.	SUMMER BREAK Offices closed on Friday
January 28 *EC	Wednesday Work Session	5:15 P.M.	July 20 Monday	NO MEETINGS	SUMMER BREAK
January 28 *EC	Wednesday Regular Meeting	6:30 P.M.	July 22 *EC	NO MEETINGS	SUMMER BREAK
January - GMA Cities United Summit	Jan. 23-26, 2026	Omni Hotel Centennial Park - Atlanta	August 10 **VMH	Monday Work Session	6:30 P.M.
February 9 *VMH	Monday Work Session	6:30 P.M.	August 12 *EC	Wednesday Regular Meeting	6:30 P.M.
February 11 *EC	Wednesday Regular Meeting	6:30 P.M.	August 24 **VMH	Monday Work Session	6:30 P.M.
February 25 *EC	Wednesday Work Session	5:15 P.M.	August 26 * EC	Wednesday Regular Meeting	6:30 P.M.
February 25 *EC	Wednesday Regular Meeting	6:30 P.M.	September 9 - Wed. *EC	Wednesday Work Session Labor Day was on Monday	5:15 P.M.
March 6-8	Spring Planning Conference	Peachtree City Completed	September 9 *EC	Wednesday Regular Meeting	6:30 P.M.
March 9 **VMH	Monday Work Session	6:30 P.M.	September 28th **VMH	Monday Work Session	6:30 P.M.
March 11 *EC	Wednesday Regular Meeting	6:30 P.M.	September 30th *EC	Wednesday Regular Meeting	6:30 P.M.
March 25 *EC	Wednesday Work Session	5:15 P.M.	October 14 - Wed. *EC	Wednesday Work Session Indigenous People Day was on Monday	5:15 P.m.
March 25 *EC	Wednesday Regular Meeting	6:30 P.M.	October 14 *EC	Wednesday Regular Meeting	6:30 P.M.
April 13 *EC	Monday Work Session	5:15 P.M.	October	Fall Planning Conference	TBD
April 13 *EC	Monday Regular Meeting	6:30 P.M.	October 26 **VMH	Monday Work Session	6:30 P.M.
April 20 **VMH	Monday Work Session	6:30 P.M.	October 28 *EC	Wednesday Regular Meeting	6:30 P.M.
April 22 *EC	Wednesday Regular Meeting	6:30 P.M.	November 9 Monday *EC	Monday Work Session *Epi Center	5:15 P.M.
May 11 **VMH	Monday Work Session	6:30 P.M.	November 9 Monday *EC	Monday Reg. Mtg. Wed. is Veterans Day - *Epi Ctr.	6:30 P.M.
May 13 *EC	Wednesday Regular Meeting	6:30 P.M.	November 23 Monday * EC	Monday Work Session	5:15 P.M.
May 27 - Wed. *EC	Wednesday Work Sess. Monday Memorial Day	5:15 P.M.	November 23 - Monday *EC	Monday Regular Meeting	6:30 P.M.
May 27 *EC	Wednesday Regular Meeting	6:30 P.M.	November 25- Wednesday	HAPPY THANKSGIVING November 26th	6:30 - NO MEETING CANCELLED
June 8 **VMH	Monday Work Session	6:30 P.M.	December 7 **VMH	Monday Work Session	6:30 P.M.
June 10 *EC	Wednesday Regular Meeting	6:30 P.M.	December 9 *EC	Wednesday Regular Meeting	6:30 P.M.
Public Hearings	Budget Adoption	TBD	December 21-23	NO MEETINGS	MERRY CHRISTMAS
June 22 **VMH	Monday Work Session	6:30 P.M.	* Epi Center - EC		
June 23 *EC	Tuesday Regular Meeting	6:30 P.M.	** 1245 Vet. Mem. Hwy - Suite 20 – VMH		
June 26-30, 2026	GMA Conference	Savannah, GA			



AGENDA ITEM MEMORANDUM

MEETING OF: April 13, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Consideration and Approval of a Resolution Reinforcing the City's Commitment to Public Safety within the City and for Other Lawful Purposes - City Attorney Emilia Walker-Ashby

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. 2026.04.10 Resolution Acknowledging Police Policies Rev.

**A RESOLUTION REINFORCING THE CITY’S COMMITMENT TO PUBLIC SAFETY
WITHIN THE CITY AND FOR OTHER LAWFUL PRUPOSES**

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

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

WHEREAS, pursuant to O.C.G.A, § 36-30-7.1 and other applicable law, municipalities are authorized to provide “services, either directly or by contract;”

WHEREAS, the City provides “full-service law enforcement services...within the boundaries of Mableton” by and through a contract with Cobb County, Georgia (“Cobb County”);

WHEREAS, the City desires to reinforce through this Resolution its commitment to public safety within the City; and

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

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

Section 1. The City hereby ratifies, adopts and reinforces the City and Cobb County’s law enforcement policies: 1) prohibiting the use of excessive force by law enforcement agencies within the City against any individuals engaged in non-violent civil rights demonstrations and 2) enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location, which is the subject of such non-violent civil rights demonstrations within its jurisdiction. The City further ratifies and adopts Cobb County’s general law enforcement policies and police department General Orders Manual, as adopted and updated by Cobb County, Georgia.

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

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

constitutional.

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

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

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

Section 5. This Resolution does not authorize nor obligate the City to participate in the 287(g) program authorized by Section 287(g)(1) of the Immigration and Nationality Act, nor does this Resolution adopt or incorporate any policies set forth under the 287(g) program authorized by Section 287(g)(1) of the Immigration and Nationality Act.

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

ATTEST:

CITY OF MABLETON, GEORGIA:

Susan D. Hiott, City Clerk

Dr. Michael Owens, Mayor

APPROVAL AS TO FORM:

Emilia Walker-Ashby, City Attorney