CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
April 22, 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. **PRESENTATIONS/ACKNOWLEDGEMENTS/PROCLAMATIONS**
   a. **National Day of Prayer Proclamation - Barry Smith of Mableton Pastor Collective**
   b. **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))**
7. **PUBLIC HEARINGS**
   a. **REZ2026-002 (Deferral to May 13, 2026) - 640 South Gordon Rd- Request to rezone subject property from R-20 to RD for duplex development - Director Michael Hughes**
   b. **REZ2026-003 (First Read and Public Hearing) – Tax Parcel 19108000540 (Stallion Parkway) - request to rezone 3.5 acre property from NRC to RSL for 61-unit senior housing development - Director Michael Hughes**

      Open Public Hearing (Applicant and Support - 10 minutes time limit)
      Opposition - (10 minutes time limit)
      Close Public Hearing
      No action until Second Read
   c. **REZ2025-011 - (Second Read and Public Hearing) Tax Parcel 18042100010 /18042000090 (Oak Ridge Commerce Way) - Request to rezone a 25.97-acre parcel to rezone from MHP to LI for A 300,000 square foot warehouse/distribution center - *Director Michael Hughes***

      Open Public Hearing - (Applicant and support - 10 minutes time limit)

Opposition - (10 minutes time limit)
Close Public Hearing
Vote for Second Read

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. Resolution Updating the City of Mableton Classification and Pay Plan**
- **b. Approval of April 13, 2026 Work Session Minutes**
- **c. Approval of April 13, 2026 Regular Council Meeting**

11. UNFINISHED BUSINESS

- **a. REZ2025-009 - Tax Parcel 18039000110 (6671 Mableton Parkway) - Request to rezone a 2.33-acre parcel to rezone from R-20 to NRC for a commercial development - *Director Michael Hughes***

12. NEW BUSINESS

- **a. Consideration and Approval of a Resolution to Amend the Urban Redevelopment Plan for the City of Mableton Urban Redevelopment Area and for Other Purposes - City Attorney Emilia Walker-Ashby**
- **b. First Read - An Ordinance Amending Article 5, Finance, of Chapter 2, Administration, of the City of Mableton Code of Ordinances and for Other Lawful Purposes - Finance Director Karen Ellis**
- **c. First Read - An Ordinance Approving the City of Mableton Procurement Policy and for Other Lawful Purposes - Finance Director Karen Ellis**
- **d. Consideration and Approval of a Resolution to Apply to the State and Local Cybersecurity Grant Program (SLCGP) and for Other Lawful Purposes - Frantz Francois, IT Director**

13. OTHER BUSINESS/DISCUSSION

- **a. Consideration and discussion of administrative purchases**

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 22, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: National Day of Prayer Proclamation - Barry Smith of Mableton Pastor Collective

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:
1. National Prayer Day May 7 Proclamation

CITY OF MABLETON
Office of the Mayor

Proclamation

THE NATIONAL DAY OF PRAYER PROCLAMATION

WHEREAS: Throughout history, America has faced trials and triumphs, and Americans have responded in prayer seeking courage and comfort, inspiration, and joy-filled celebration. Faith compels us to seek and cling to the light in times of darkness and spread light to those in need.

WHEREAS: From the first gatherings of our Founding Fathers, elected officials have prayed and entreated those they serve and represent to join them in prayer, including the authors of our Declaration of Independence, who wrote that they, "the Representatives of the United States of America, in General Congress, Assembled, appealing to the Supreme Judge of the world…" and carried on to present day in Presidential Proclamations such as last year's invitation to "join him in asking for God's continued guidance, mercy, and protection.", and

WHEREAS: A National Day of Prayer has not only been a part of our heritage since it was declared by the First Continental Congress in 1775, but it is a Public Law established in the United States Congress in 1952 approved by a Joint Resolution and amended by Congress and President Reagan with Public Law 100-307 in 1988, affirming that it is essential for us as a nation to pray and directs the President of the United States to set aside and proclaim the first Thursday of May annually as The National Day of Prayer; and

WHEREAS: In every state across America the observance of the National Day of Prayer will be held on Thursday, May 7th, 2026, with the theme, "Glorify God Among the Nations, Seeking Him in All Generations," and

WHEREAS: Unified prayer is mobilized across America every first Thursday of May on the National Day of Prayer as neighbors come together to join their hearts and voices in reading sacred scriptures and attending services to seek God for the city and country where we live, learn, work, worship, serve, and desire all to thrive; and

WHEREAS: We express our faith and exercise our freedom in prayer, then unite our hearts and voices in personal prayer and public gatherings across America with fervent praise, repentance, love, and humble intercession for our neighbor and nation.

NOW, THEREFORE, I, Michael Owens, Mayor of the City of Mableton, by virtue of the authority vested in me by the City Charter and its Governing Documents and the laws of the United States, do hereby proclaim May 7, 2026, as a National Day of Prayer.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22nd day of April, 2026.

_____
Susan Hiott
City Clerk, City of Mableton

_____
Michael Owens
Mayor, City of Mableton

AGENDA ITEM MEMORANDUM

MEETING OF: April 22, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: 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))

BACKGROUND/SUMMARY: The City Attorney requested that an Executive Session be added to the agenda as Item 6B.

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS: None

AGENDA ITEM MEMORANDUM

MEETING OF: April 22, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: REZ2026-002 (**Deferral to May 13, 2026**) - 640 South Gordon Rd- Request to rezone subject property from R-20 to RD for duplex development - Director Michael Hughes

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:
1. 640 S Gordon Rd - REZ2026-002
2. Concept Plan
3. REZ2026-002 Staff Report

City of Mableton, Georgia Rezoning Application and Instructions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Any application for a rezoning involving a request of more than 150 residential dwelling units 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

Email: quint750@bellsouth.net.

Attachment A

Application for Rezoning
Mableton, Georgia

Application No. _____

PC Hearing Date: _____

M&C Hearing Date: _____

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

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

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

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

Signed, sealed and delivered in presence of:

_____
Notary Public

My commission expires: 8/26/28

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

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

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

Signed, sealed and delivered in presence of:

_____
Notary Public

My commission expires: 8/26/28

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

Zoning Request From R30 *to* RD
(present zoning) (proposed zoning)

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

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

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

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there <u>are/are no</u> 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 <u>is/is not</u> such a cemetery. If any exist, provide documentation with this application.

_____

(applicant's signature)

Attachment B

Application No. _____

Summary of Intent for Rezoning

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

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

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

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

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

a) **Proposed use(s):** _____

b) **Proposed building architecture:** _____

c) **Proposed hours/days of operation:** _____

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

Attachment C1

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

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

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

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

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

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

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

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

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

Applicant's Signature

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

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

Attachment C2

CAMPAIGN DISCLOSURE REPORT[1] BY APPLICANT[2]

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

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

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

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

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

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

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 21st day of January, 2025.

_____
Applicant's Signature

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

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

Attachment H

STATEMENT OF AGREEABLE ZONING CONDITIONS

Attachment K

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

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

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

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

Attachment L

REZONING FEE STRUCTURE

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

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

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

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

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

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

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

24-1366

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

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF GWINNETT
PARCEL ID# 18038500350

FILE #: 24-1366

THIS INDENTURE made this 2 day of Dec, 2024, between **Luis Infante-Alatorre and Miriam Guadalupe Moncada Garcia** of the County of Cobb and State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **Quinton Wiggles** as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

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

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

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

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

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

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

Unofficial Document

24-1366

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

Signed, sealed and delivered in presence of:

Witness

Luis Infante-Alatorre (SEAL)

Notary Public

Miriam Guadalupe Moncada Garcia (SEAL)

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

Unofficial Copy

EXHIBIT "A"

All that tract and parcel of land lying and being in Land Lot 413 and 385 in the 18th District and second section of Cobb County, Georgia, and being known as the Lots Number 17 of the R. K. Cochran and Cochran Estate Subdivision, as per plat made by Gordon Nalley, C. E., dated April 1939 and recorded in Plat Book 4, Page 50, in the Clerk of Superior Court's Office, Cobb County, Georgia and more particularly described as follows:
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FOR INFORMATIONAL PURPOSES ONLY:
PARCEL ID: 18038500350
PROPERTY ADDRESS: 640 S Gordon Rd
Mableton, GA 30126

LMI
HGHG

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

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

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

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

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

ADDITIONAL BUYERS
None

Unofficial Copy

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

SITE PLANS
for
640 SOUTH GORDON ROAD

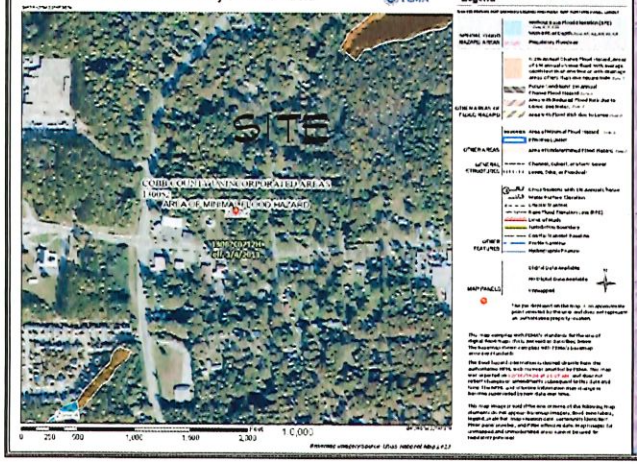
PARCEL NO.: 18038500350
LAND LOTS 385 & 413; 18TH LAND DISTRICT
COBB COUNTY, GEORGIA
CITY OF MABLETON:
24-HOUR CONTACT: QUINTON WIGGLES: (770) 899-3832

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

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

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

National Flood Hazard Layer FIRMette



Legend

VICINITY MAP



LIST OF DRAWINGS

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

DESIGN PROFESSIONAL CERTIFICATE

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

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

SITE AREA : 41,895 SQ.FT.
LIMITS OF DISTURBANCE: 21,662 SQ.FT.
IMPERVIOUS AREA: 5,683.95 SQ FT.

RESIDENCE:	5,512.73	SQ.FT.
GARAGE:	397.00	SQ.FT.
FRONT PORCH:	178.67	SQ.FT.
FRONT STEPS:	23.00	SQ.FT.
BACK PORCH:	343.57	SQ.FT.
REAR STEPS:	47.07	SQ.FT.
DRIVEWAY:	1,901.26	SQ.FT.
WALK	904.67	SQ.FT.

IMPERVIOUS COVERAGE: 13.57%

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

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

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

COVER SHEET

640 SOUTH GORDON ROAD MABLETON, GEORGIA 30126

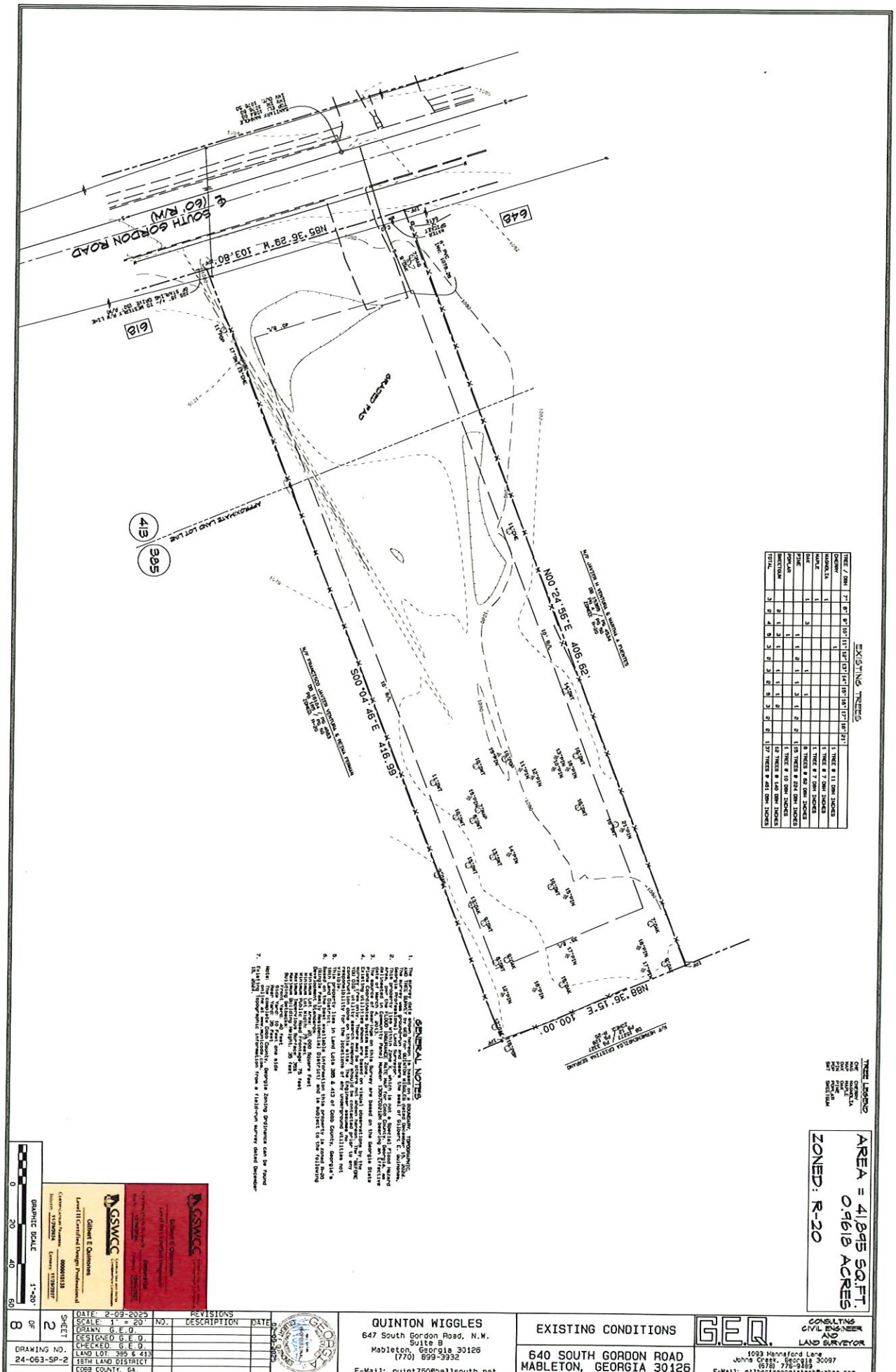
QUINTON WIGGLES
647 South Gordon Road, N.W.
Mableton, Georgia 30126
(770) 899-3832
E-Mail: quint750@bellsouth.net

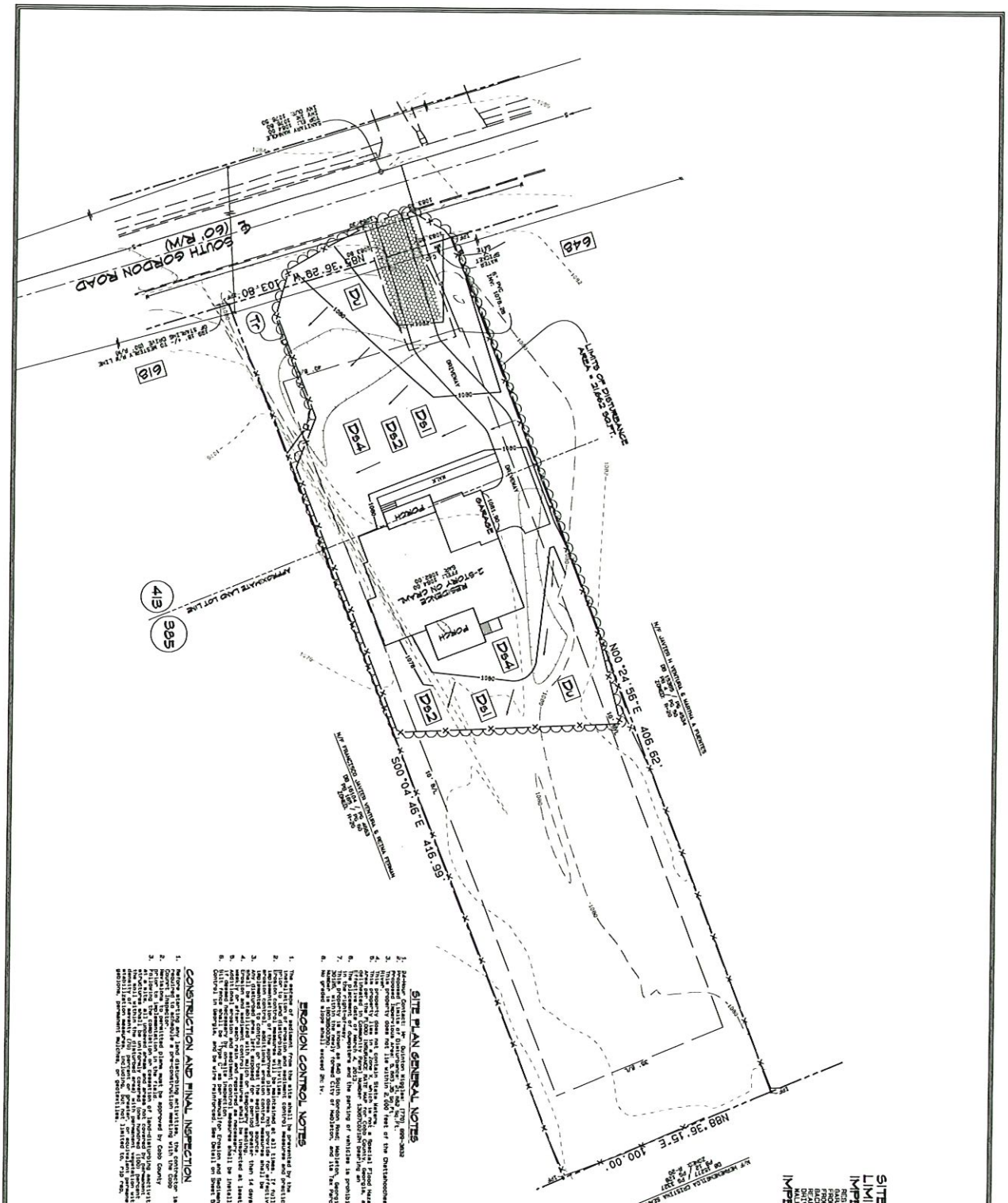
REVISIONS		
NO	DESCRIPTION	DATE

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

SHEET 1 OF 8

DRAWING NO.
24-063-SP-1


S. GORDON ROAD
(60' R/W)
N85°36'29"W 103.80'
N00°24'55"E 406.62'
S00°04'46"E 416.99'
N88°36'15"E 100.00'
648
618
413
385
AREA = 41,895 SQ.FT.
0.9618 ACRES
ZONED: R-20
EXISTING TREES
TREE LEGEND
GENERAL NOTES
EXISTING CONDITIONS
QUINTON WIGGLES
647 South Gordon Road, N.W.
Suite B
Mableton, Georgia 30126
(770) 899-3932
E-Mail: quint750@bellsouth.net
640 SOUTH GORDON ROAD
MABLETON, GEORGIA 30126
CONSULTING CIVIL ENGINEER AND LAND SURVEYOR
1093 Hannaford Lane
John's Creek, Georgia 30097
(678) 776-9389
E-Mail: gilbertgeorgiatech@yahoo.com
DRAWING NO. 24-063-SP-2
SHEET 2 OF 8
DATE: 2-03-2025
SCALE: 1" = 20'
DRAWN: G.E.Q.
DESIGNED G.E.Q.
CHECKED: G.E.Q.
LAND LOT: 385 & 413
18TH LAND DISTRICT
COBB COUNTY, GA
REVISIONS
NO. DESCRIPTION DATE
GRAPHIC SCALE 1"=20'
0 20 40 60



SITE PLAN GENERAL NOTES

1. All contractors shall call Georgia Utilities Protection Center (GUPC) 1-800-282-7411 at least 72 hours prior to beginning any work.
2. Property corners shall be set at all lot corners and angle points.
3. This property does not contain Waters of the United States, Wetlands or is a Special Flood Hazard Area per FEMA Flood Insurance Rate Map No. 13067C0028H dated 03/04/13.
4. Property is zoned R-20 (Single Family Residential) per Cobb County, Georgia as of the date of permit application. Number 13067C0028H dated 03/04/13.
5. Minimum building setbacks are as follows: front 35 feet, side 10 feet, rear 30 feet.
6. Maximum building height is 35 feet or 2½ stories, whichever is less.
7. Ingress/egress, parking of vehicles is prohibited on the right-of-way of South Gordon Road, Mableton, Georgia.
8. No grades steeper than 3:1.

EROSION CONTROL NOTES

1. The entrance of easement from the site shall be prevented by the proper use of land disturbing activities control measures and practices.
2. Land disturbing activities shall be planned and conducted to limit the extent and duration of the exposed area that is not protected by effective erosion control measures or practices. No more than 14 days shall be allowed between initial disturbance of soil and the installation of erosion control measures unless otherwise approved by the District.
3. Cut and fill slopes shall be designed, constructed and maintained in a manner which minimizes erosion. Slopes that are found to be eroding excessively shall be provided with additional erosion control measures when necessary to control erosion.
4. Provisions shall be made to effectively accommodate the increased runoff caused by changed soil and surface conditions during and after development. Drainage structures and watercourses shall be designed adequately to prevent uncontrolled overflow and shall be provided with protection as necessary to prevent erosion.
5. Sediment basins, traps, or other appropriate measures shall be installed as necessary to protect adjacent property and drainage systems from sediment deposition.
6. Cuts and fills may not endanger adjoining property nor divert water onto the property of others without adequate protection.
7. Grading equipment and vehicles shall be restricted to vehicular access areas whenever possible, and designated points of crossing shall be established as necessary for the protection of the remainder of the site.
8. Land disturbing activities in State waters, wetlands, and on banks of State waters shall be limited to activities necessary to access, construct, install, and maintain permitted facilities.

CONSTRUCTION AND FINAL INSPECTION

1. Before starting any land disturbing activities, the contractor is required to schedule a pre-construction meeting with the Cobb County Inspector.
2. Prior to the commencement of the work approved by Cobb County personnel, all erosion control measures shall be installed as shown on the approved plans and shall be functional.
3. Upon completion of the project, and before final approval and release of bonds, all disturbed areas must be grassed or otherwise permanently stabilized and all temporary erosion control measures removed. Removal of temporary measures may be waived by the Cobb County Inspector if they will decompose naturally and will not interfere with the establishment of permanent vegetation.

SITE AREA : 41,895 SQ.FT.
0.9618 ACRES
LIMITS OF DISTURBANCE: 21,662 SQ.FT.
IMPERVIOUS AREA: 5,689.35 SQ.FT.

RESIDENCE:	2,612.73 SQ.FT.
GARAGE:	507.20 SQ.FT.
FRONT STEPS:	121.00 SQ.FT.
REAR STEPS:	77.67 SQ.FT.
PORCH:	321.00 SQ.FT.
DRIVEWAY:	1,921.20 SQ.FT.

IMPERVIOUS COVERAGE: 13.57%

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

GRAPHIC SCALE 0 20 40 60 1"=20'

GSWCC Gilbert E Quinton Level II Certified Design Professional 00000105138 Expires: 11/30/2027

GSWCC Gilbert E Quinton Level II Certified Fundamentals Program 00000105138 Expires: 11/30/2027

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

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

REVISIONS		
NO.	DESCRIPTION	DATE

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

SITE PLAN

640 SOUTH GORDON ROAD
MABLETON, GEORGIA 30126

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

EXISTING TREES

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

EXISTING TREES TO BE DESTROYED

11" CHERRY
11" MAGNOLIA
9" OAK

EXISTING TREES TO REMAIN

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

EXISTING TREE DENSITY UNITS

4 TREES - 5.70.6 DBH TREES @ 0.3 DENSITY UNITS / TREE = 1.2 UNITS
12 TREES - 6.10.12 DBH TREES @ 0.6 DENSITY UNITS / TREE = 7.2 UNITS
13 TREES - 13.10.18 DBH TREES @ 1.4 DENSITY UNITS / TREE = 18.8 UNITS
4 TREES - 17.10.20 DBH TREES @ 1.8 DENSITY UNITS / TREE = 16.8 UNITS
1 TREE - 21 TO 24 DBH TREES @ 2.8 DENSITY UNITS / TREE = 7.0 UNITS

34 TREES @ 34.4 TREE DENSITY UNITS

SITE DENSITY REQUIREMENTS

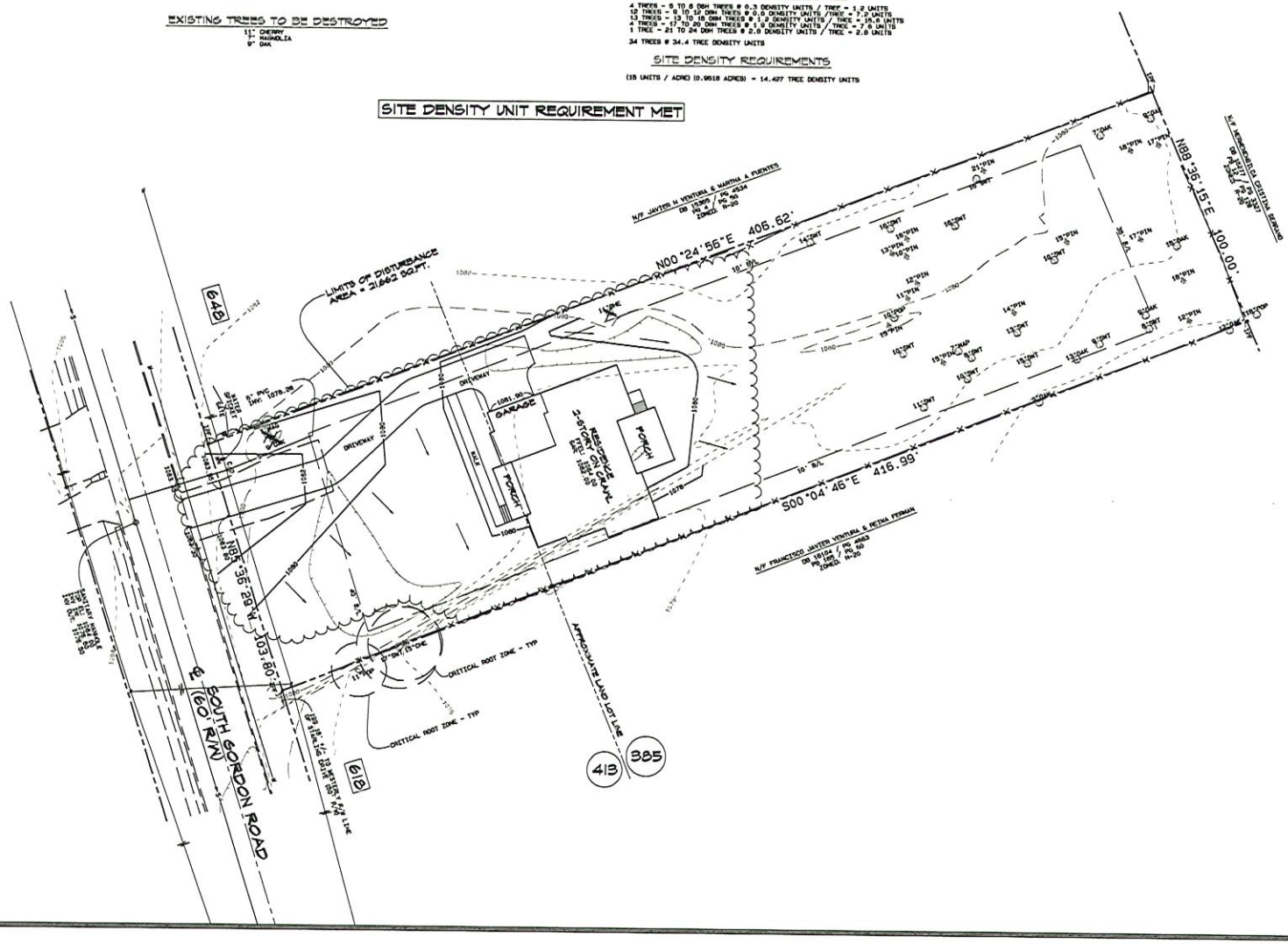
(15 UNITS / ACRE) (0.9618 ACRES) = 14.427 TREE DENSITY UNITS

SITE DENSITY UNIT REQUIREMENT MET

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

AREA = 41,895 SQ.FT.
0.9618 ACRES

ZONED: R-20



GRAPHIC SCALE 1"=20'
0 20 40 60

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

GSWCC
Gilbert E Quinones
Level IB Certified Inspector
Certification Number 0000015132
Issued: 11/29/2024 Expires: 11/29/2027

GEORGIA REGISTERED PROFESSIONAL ENGINEER

REVISIONS		
NO.	DESCRIPTION	DATE

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

DRAWING NO.
24-063-SP-4

SHEET 4 OF 8

TREE PRESERVATION PLAN

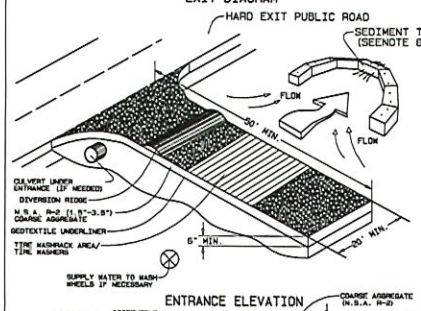
640 SOUTH GORDON ROAD
MABLETON, GEORGIA 30126

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

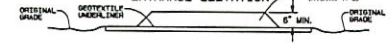
G.E.Q. CONSULTING CIVIL ENGINEER AND LAND SURVEYOR
1593 Hannaford Lane
Jonesboro, Georgia 30237
(770) 473-8013
E-Mail: gilbertgsurgical@yahoo.com

CRUSHED STONE CONSTRUCTION EXIT

EXIT DIAGRAM



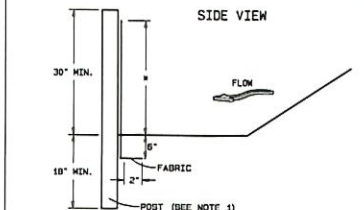
ENTRANCE ELEVATION



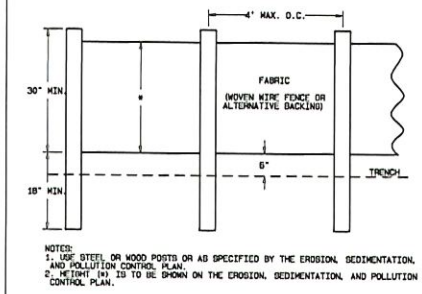
NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE)
4. GRAVEL PAD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

SILT FENCE - TYPE SENSITIVE

SIDE VIEW



FRONT VIEW



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

Table 6-27.4

Type Fence	A	B	C
Tensile Strength (Lbs.Min) (1) (ASTM D-4632)	Warp - 120 Fill - 100	Warp - 100 Fill - 100	Warp - 200 Fill - 180
Elongation (% Max) (ASTM D-4632)	40	40	40
AOS (Apparent Opening Size) (Max Sieve Size) (ASTM D-4751)	#30	#30	#30
Flow Rate (Gal/Min/Sq.Ft.) (GDT-67)	25	25	70
Ultraviolet Stability (2) (ASTM D-4632 after 300 Hours weathering in accordance with ASTM D-4355)	80	80	80
Bursting Strength (PSI Min) (ASTM D-3786 Diaphragm Bursting Strength (Water)	175	175	175
Minimum Fabric Width (Inches)	36	22	36

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

Compost filter media used for sediment barrier filler material shall be weed free and derived from a well-decomposed source of organic matter. Filter Media Sock is classified as a type B, non-sensitive application. The compost shall be produced using an aerobic composting process meeting CFR 503 regulations including time and temperature data. The compost shall be free of any refuse, contaminants or other materials toxic to plant growth. Non-composted products will not be accepted without applicable water quality test results. Test methods for the items below should follow US Composting Council test Methods for the Examination of Composting and Compost guidelines for laboratory procedures:

A. Particle size in accordance with TMECC 04.11-A. Electrometric pH Determinations for Compost
B. Material size 95% passing a 2 inch (50mm) sieve and a maximum of 40% passing a 3/8 inch (9.5mm) sieve in accordance with TMECC 02.02-B. Sample Sieving for Aggregate Size Classification. (Note: In the field, product commonly is between ½ in./12.5mm and 2 in./50 mm in particle size)
C. Moisture content of less than 60% in accordance with standardized test methods for moisture determination.
D. Material shall be relatively free (<1% by dry weight) of inert or foreign manmade materials.
E. Sock containment system for compost filter media shall be a photodegradable or biodegradable knitted mesh material and should have 1/8 in. to 3/8 in., openings.

Brush Barrier

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

Installation
Sediment barriers should be installed along the contour.
Temporary sediment barriers shall be installed according to the following specifications as shown on the plans or as directed by the design professional.
1. Installation shall be in accordance with Figure 6-27.1, 6-27.2, 6-27.3 and 6-27.4, respectively. It is important that not all sediment barriers need to be trenched into the ground but must taller sediment barriers are.
Post installation shall start at the center of a low point (if applicable) with the remaining posts spaced no greater than 8 feet apart for Type NS sediment barriers and no greater than 4 feet apart for Type S and C sediment barriers. For post size requirements, see Table 6-27.2. Fasteners for wood posts are listed in Table 6-27.3.

Table 6-27.2 Post Size

Type	Min Length	Type of Post	Size of Post
NS	4'	Soft Wood	3"dia or 2x4
		Oak	1.5" x 1.5"
S	4'	Steel	1.25lb/ft min
		Steel	1.10-1.25 lb/ft min
		Oak	2" x 2"

Table 6-27.3 Fasteners for Wood Posts

	Gauge	Crown	Legs	Staples / Post
Wire Staples	17" min	3/4" wide	1/2"long	5min
	Gauge	Length	Button Heads	Nail / Post
Nails	14 min	1"	3/4"	4 Min

Note: Filter Fabric may also be attached to the post by wire, hog rings, or staples.

Static Slicing Method
The static slicing machine pulls a narrow blade through the ground to create a slit 12 deep, and simultaneously inserts the silt fence fabric into this slit behind the blade. The blade is designed to slightly displace soil upward and to the slit and to minimize horizontal compaction, thereby creating a desirable condition for compacting the soil vertically on both sides of the fabric. Compaction is achieved by installing a tire track along both sides of the slit in the ground. A wheel is necessary to achieve the same or greater compaction as the original undisturbed soil. This vertical compaction reduces the pore space between soil particles, which minimizes infiltration. Less infiltration (or storage) means less water saturates the soil, and water may find a pathway under the fence, when a silt fence is holding back water. Properly installed sediment barriers shall be supported by posts that are driven 8 inches into the soil. Driving in the posts and attaching the fabric to them completes the installation.

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

MAINTENANCE
Sediment shall be removed once it has accumulated to one-half the original height of the barrier. Sediment barriers shall be replaced whenever they have deteriorated to such an extent that the effectiveness of the product is reduced (approximately six months) or the height of the product is not maintaining 50% of its properly installed height.
Temporary sediment barriers shall remain in place until disturbed areas have been permanently stabilized. All sediment accumulated at the barrier shall be removed and properly disposed of before the barrier is removed.

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

REFERENCES:

ASCE 2001. Environmental Technology Verification Report for Installation of Silt Fence Using the Tommy Static Slicing Method, CERF Report #40568. Washington, DC: American Society of Civil Engineers.
www.epa.gov/etv/pubs/08_vs_tommy.pdf

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

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

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

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

(Co) CONSTRUCTION EXIT

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

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

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

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

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

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

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

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

(Sdl) SEDIMENT BARRIER

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

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

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

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

Table 6-27.1 Criteria for Sediment Barrier

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

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

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

CONSTRUCTION SPECIFICATIONS

Non-sensitive Areas *

Sediment barriers being used as Type NS shall have a support spacing of no greater than 8 feet on center, with each being driven into the ground a minimum of 18 inches.

Sensitive Areas

Sediment barriers being used as Type S shall have a support spacing of no greater than 4 feet on center, with each being driven into the ground a minimum of 18 inches.
*As of January 1 2015, in the existing Georgia Department of Transportation Qualified Products list #36 (QPL- 36), Type A, S, or C will fall under sensitive and non-sensitive applications. Type C will be classified as sensitive and Type A and B as non-sensitive. Refer to Appendix A-2 and the Equivalent BMP List.

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

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

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

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

(Du) DUST CONTROL ON DISTURBED AREAS

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

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

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

METHODS and MATERIALS
A. Temporary Methods
Mulches. See standard Des - Disturbed Area Stabilization (With Mulching Only). Synthetic resins may be used instead of asphalt to bind mulch material. Refer to Specification Tac - Tackifiers. Resins should be used according to manufacturer's recommendations.
Vegetative Cover. See specification Des2 - Disturbed Area Stabilization (With Temporary Seeding).
Spray-on Adhesives. These are used on mineral soils (not effective on muck soils). Keep traffic off these areas. Refer to specification Tac - Tackifiers.
Tillage. This practice is designed to roughen and bring clods to the surface. It is a temporary measure that should be used before wind erosion starts. Begin plowing on the windward side of site. Chisel-type plows spaced about 12 inches apart, spring-toothed harrows, and similar plows are examples of equipment that will produce the desired effect.
Irrigation. This is generally done on an emergency treatment. Site is sprinkled with water until the surface is wet. Repeat as needed.
Barriers. Solid board fences, snowfences, burlap fences, crate fences, bales of hay and similar material can be used to control air currents and soil blowing. Barriers placed at right angles to prevailing currents at intervals of about 10 times their height are effective in controlling wind erosion.
Calcium Chloride. Apply at rate that will keep surface moist. May need retreatment.
B. Permanent Methods
Permanent Vegetation. See specification Des3 - Disturbed Area Stabilization (With Permanent Vegetation). Existing trees and large shrubs may afford valuable protection if left in place.
Topsoiling. This entails covering the surface with less erosive soil material. See specification Tp - Topsoiling.
Stone. Cover surface with crushed stone or coarse gravel. See specification Dr - Construction Road Stabilization.

(Ds1) DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

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

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

REQUIREMENT FOR REGULATORY COMPLIANCE
Mulch or temporary grassing shall be applied to all exposed areas within 14 days of disturbance. Mulch can be used as a singular erosion control device for up to six months, but it shall be applied at the appropriate depth, depending on the material used, and shall maintain and have a continuous 90% cover or greater of the soil surface. Maintenance shall be required to maintain appropriate depth and 90% cover. Temporary vegetation may be employed instead of mulch if the area will remain undisturbed for less than six months. If any area will remain undisturbed for greater than six months, permanent vegetative techniques shall be employed. Refer to Des2 - Disturbed Area Stabilization (With Temporary Seeding), Des3 - Disturbed Area Stabilization (With Permanent Seeding), and Des4 - Disturbed Area Stabilization (With Sodding).

SPECIFICATIONS
Mulching Without Seeding
This standard applies to graded or cleared areas where seedings may not have a suitable growing season to produce an erosion retardant cover, but can be stabilized with a mulch cover.
Site Preparation
1. Grade to permit the use of equipment for applying and anchoring mulch.
2. Install needed erosion control measures as required such as dikes, diversions, berms, terraces and sediment barriers.
3. Loosen compact soil to a minimum depth of 3 inches.
Mulching Materials
Select one of the following materials and apply at the depth indicated:
1. Dry straw or hay shall be applied at a depth of 2 to 4 inches providing complete soil coverage. One advantage of this material is easy application.
2. Wood waste (chips, sawdust or bark) shall be applied at a depth of 2 to 3 inches. Organic residues from the clearing stage of forested areas on site, be chipped, and applied as mulch. This method of mulching can greatly reduce erosion control costs.
3. Polyethylene film shall be secured over banks or stockpiled soil material for barrier protection. This material can be recycled and reused.
Applying Mulch
When straw is used without seeding, mulch shall be applied to provide full coverage of the exposed area.
1. Dry straw or hay mulch and wood chips shall be applied uniformly by hand or by mechanical equipment.
2. If the area will eventually be covered with perennial vegetation, 20 to 30 pounds of nitrogen per acres in addition to the normal amount shall be applied to straw, and phosphorus and potash may be added to accelerate the decomposition of the organic mulches.
3. Apply polyethylene film on exposed areas.
Anchoring Mulch
1. Straw or hay mulch can be pressed into the soil with a disk harrow with the disk blades set nearly straight. Special "crimper" implements with dull, blunt, serrated and straight blades, 6 inches or more in diameter and 8 to 12 inches apart. The edges of the disk should be dull enough not to cut the mulch but to press it into the soil leaving much of it in an erect position. Straw or hay mulch shall be anchored immediately after application. Straw or hay mulch spread with special blowers may be anchored with asphalt, tackifers, binders and hydraulic mulch emulsified asphalt. Please refer to specification Tac-tackifiers. Plastic mesh or netting with mesh no larger than one inch by one inch shall be installed according to manufacturer's specifications.
2. Netting of the appropriate size shall be used to anchor wood waste. Openings of the netting shall not be larger than the average size of the wood waste chips.
3. Polyethylene film shall be anchor trenched at the top as well as incrementally as necessary.

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1063 Havenford Lane
Johns Creek, Georgia 30097
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CONSTRUCTION DETAILS (1 OF 4)

640 SOUTH GORDON ROAD
MABLETON, GEORGIA 30126

REVISIONS	DATE
DESCRIPTION	02-03-2025
NO.	

DATE 2-03-2025
SCALE AS NOTED
DRAWN G.E.Q.
DESIGNED G.E.Q.
CHECKED G.E.Q.
LAND LOT 355
DISTRICT 17
24-063-SP-5
COBB COUNTY, GA.

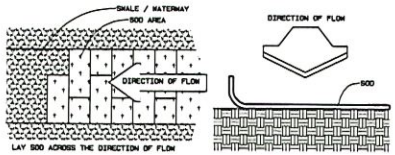
SHEET 5 OF 8
DRAWING NO.

GSWCC
Gilbert E Quinones
Level II Certified Design Professional
Certification Number 00000105138
Issued: 11/29/2024 Expires: 11/29/2027

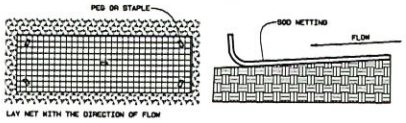
Ds4 DISTURBED AREA STABILIZATION (WITH SODDING)

SODDED WATERWAYS

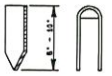
SOD DIRECTION



MATTING INSTRUCTIONS



PEG DETAIL



IN CRITICAL AREAS, SECURE SOD WITH MATTING USING STAPLES.

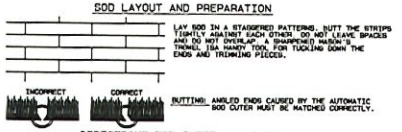
USE PEGS OR STAPLES TO FASTEN SOD FIRMLY — AT THE ENDS OF STRIPS AND IN THE CENTER OF EVERY 3 - 4 FEET IF THE STRIPS ARE LONG. WHEN READY TO MOW, DRIVE PEGS OR STAPLES FLUSH WITH THE GROUND.

Figure 6-6.1

Ds4 DISTURBED AREA STABILIZATION (WITH SODDING)

SOD MAINTENANCE AND INSTALLATION

SOD LAYOUT AND PREPARATION



LAY SOD IN A STAGGERED PATTERN. BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED WIDOW'S TROWEL (SA HANDY TYPE) FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.

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

DIRECTIONS FOR INITIAL MAINTENANCE

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

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

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

APPEARANCE OF GOOD SOD

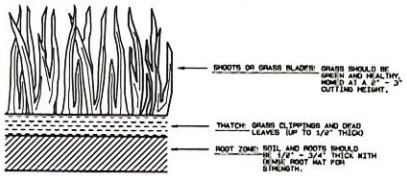


Figure 6-6.2

Ds4 DISTURBED AREA STABILIZATION (WITH SODDING)

Table 6-6.1 Fertilizer requirements for soil surface application

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

Table 6-6.2 Sod Planting requirements

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

Table 6-6.3 Fertilizer Requirements for Sod

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

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

SPECIES	BROADCAST RATES		RESOURCE AREA[2]	PLANTING DATES BY RESOURCE AREA (Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates)												REMARKS
	Rate Per Acre	Rate Per 1000 sq ft		J	F	M	A	M	J	J	A	S	O	N	D	
BARLEY *Hordeum vulgare*																
alone	3 bu. (144 lbs)	3.3 lbs.	M-L													14,000 seed per pound. Winter hardy. Use on productive soils.
in mixture	1/2 bu. (24 lbs)	0.6 lb	P													
			C													
LESPEDEZA, ANNUAL *Lespedeza striata*																
alone	40 lbs	0.9 lbs.	M-L													200,000 seed per pound. Non volunteer for several years. Use shoulders &c.
in mixture	10 lbs	0.2 lb	P													
			C													
LOVEGRASS, WEEPING *Eragrostis curvula*																
alone	4 lbs	0.1 lb.	M-L													1,300,000 seed per pound. Very long lived for several years. Mix with Sericea lespedeza.
in mixture	2 lbs	0.05 lb	P													
			C													
MILLET, BROWNTOP *Panicum fasciculatum*																
alone	40 lbs	0.9 lbs.	M-L													137,000 seed per pound. Quick dense cover. May reach 3 feet in height. Not recommended for pasture.
in mixture	10 lbs	0.2 lb	P													
			C													
MILLET, PEARL *Pennisetum glaucum*																
alone	20 lbs	0.5 lbs.	M-L													88,000 seed per pound. Quick dense cover. May reach 5 feet in height. Not recommended for pasture.
			P													
			C													
OATS *Avena sativa*																
alone	4 bu. (128 lbs)	2.9 lbs.	M-L													13,000 seed per pound. Use on productive soils. Not as winter hardy as Fyvar barley.
in mixture	1 bu. (32 lbs)	0.7 lb	P													
			C													
RYE *Secale cereale*																
alone	2 bu. (112 lbs)	2.6 lbs.	M-L													18,000 seed per pound. Quickcover. Drought tolerant and winter hardy.
in mixture	1/2 bu. (28 lbs)	0.6 lb	P													
			C													
RYEGRASS, ANNUAL *Lolium temulentum*																
alone	40 lbs	0.9 lbs.	M-L													227,000 seed per pound. Dense cover. Very competitive and is not to be used in mixtures.
			P													
			C													
SUDANGRASS *Sorghum sudanese*																
alone	60 lbs	1.4 lbs.	M-L													50,000 seed per pound. Dense cover. Very silky. Not recommended for pasture.
			P													
			C													
TRITICALE *x-Triticosecale*																
alone	2 bu. (144 lbs)	3.3 lbs.	C													Use on Savannah of Southern Coastal Plain and in Atlantic Coastal Flatwoods only.
in mixture	1 bu. (36 lbs)	0.8 lb														
WHEAT *Triticum aestivum*																
alone	3 bu. (180 lbs)	4.1 lbs.	M-L													15,000 seed per pound. Winter hardy.
in mixture	1 bu. (30 lbs)	0.7 lb	P													
			C													

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

Ds4 DISTURBED AREA STABILIZATION (WITH SODDING)

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

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

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

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

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

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

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

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

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

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

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

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

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

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Level II Certified Design Professional
Certification Number 0000015138
Issued 11/29/2024 Expires 11/29/2027

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E-Mail: quint750@bellsouth.net

G.E.Q. CONSULTING CIVIL ENGINEER AND LAND SURVEYOR
1693 Hannaford Lane
Johns Creek, Georgia 30097
(770) 777-7750
E-Mail: gilbertgeorgiaplates@yahoo.com

CONSTRUCTION DETAILS (2 OF 4)

640 SOUTH GORDON ROAD
MABLETON, GEORGIA 30126

REVISIONS		
NO.	DESCRIPTION	DATE

DATE: 2-09-2025
SCALE: AS NOTED
DRAWN: G.E.Q.
DESIGNED: G.E.Q.
LAND LOT: 0355
18TH LAND DISTRICT
COBB COUNTY, GA.

DRAWING NO. 24-063-SP-6

SHEET 6 OF 8

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

STRUCTURAL PRACTICES

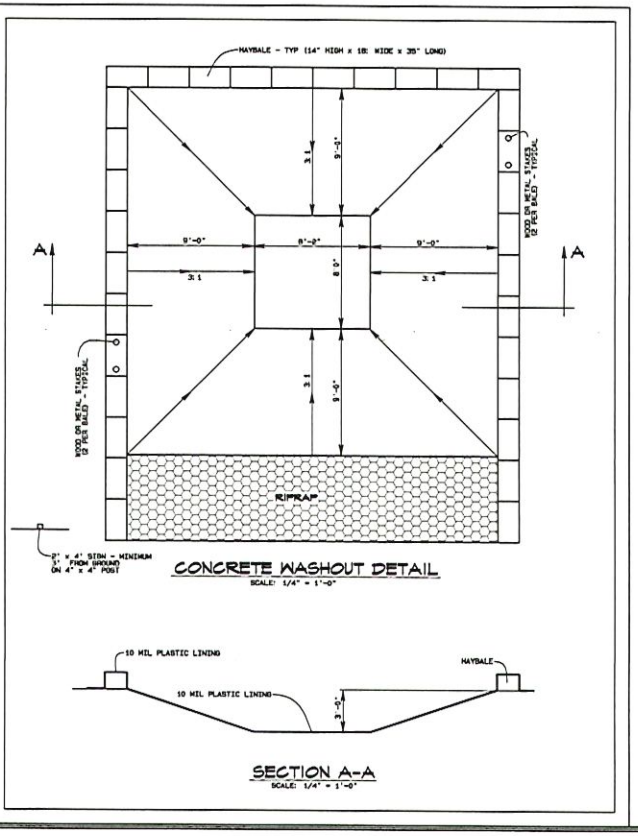
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
	SILT FENCE			A small temporary barrier of dirt mechanically placed in order to prevent silt or area of construction from...
(C)	CHECK STRUCTURE			Damming, constructing or obstructing an open channel, waterway, ditch, or other...
(Cv)	CONSTRUCTED OUTLET			A structural chute and channel of the construction type with a purpose of safely by conveying water from the...
(Cr)	CONSTRUCTED ROAD STABILIZATION			A waterway constructed as part of a construction plan including channel, inlets, subsurface drain, flume and outlet, and is also called...
(Dt)	DIVERSION (TEMPORARY)			A temporary channel, constructed to convey the drainage a construction site while a permanent structure is being constructed
(H)	HEADWALL			An APP channel or pipe inserted above, below or through a mass to divert runoff. This may be a temporary or permanent structure.
(Dn1)	DRAINAGE INLET PROTECTION			A flexible conduit of heavy-duty fabric or other material designed to convey stormwater runoff down a slope. This is temporary and...
(Dn2)	DRAINAGE INLET PROTECTION			A paved chute, pipe, earthwork conduit or combination thereof for conveying stormwater runoff down a slope.
(Fr)	FILTER STRIP			A temporary cross barrier constructed of straw, grass, loose sod, sand bags...
(Ge)	GABION			Rock filled basketry which are hand-placed into position forming an interlocking structure.
(Gr)	GRADE STABILIZATION STRUCTURE			Permanent structures installed to prevent downcutting or stabilization where otherwise the cross section is sufficient for the...
(Lc)	LAND CLEARING			A structure to prevent concentrated flow of water into bare areas where they may be subject to...
(Rd)	RIP-RAP			A permanent or temporary, loose, filler area...
(Sb)	SEDIMENT BASIN			A pool installed to stabilize soil and to impound sediment laden runoff from disturbed areas. Each structure will require specific...
(Si)	SILT TRAP			A device or structure placed in front of a permanent or temporary...
(Sf)	SILT FENCE			A barrier to prevent sediment from leaving the construction site. It may be...
(Sc)	SILT FENCE OUTLET			A temporary silt fence installed to repeatedly around a storm drain inlet. The accumulated silt and debris are removed...
(Sc)	SURFACE ROUGHENING			A series of furrows created on a slope running...
(Sd)	SURFACE DIVERSION			A small temporary ditch that diverts a stormwater...
(Sr)	SURFACE ROUGHENING			A surface treatment that increases the surface...
(Sd)	TEMP. DAM			A temporary dam constructed as a diversion...

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
(Br)	TEMPORARY STREAM CROSSING			A temporary bridge or culvert-type structure...
(St)	STORMWATER INLET PROTECTION			A basket or sack similar of mirror...
(Su)	TEMPORARY SEDIMENT TRAP			A depth and surface with horizontal dimensions...
(To)	TURBIDITY CURTAIN			A floating or placed barrier installed either into water (it may also be retained to be a floating...
(Tp)	TOPSOILING			The removal of vegetation, off the more fertile soil, placing it...
(Tr)	TREE PROTECTION			To protect materials trees from injury during construction activity.
(W)	WELL (To isolate an abandoned or unused well from groundwater)			Proper or regulation water methods for abandoned, damaged, dried, or unsafe structures.

VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
(BF)	BUFFER ZONE			Strips of undisturbed original vegetation, enhanced or restored existing vegetation in the establishment of vegetation...
(Ce)	CENTRAL VANE CONSTRUCTION (Type Vegetative)			Planting vegetation on dunes bare and disturbed, particularly stabilizing, or re-vegetation.
(Dn1)	DRAINAGE INLET PROTECTION (SILTATION SACK)			Establishing temporary protection for structural areas where dewatering may not have a surface growing medium to produced an erosion retarding cover.
(Dn2)	DRAINAGE INLET PROTECTION (SILT SACK)			Establishing a temporary vegetative cover with fast growing seedings on disturbed areas.
(Dn3)	DRAINAGE INLET PROTECTION (Filter Fabric)			Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
(Dn4)	DRAINAGE INLET PROTECTION (Gravel)			A permanent vegetative cover using seed or slightly modified or artificially applied form.
(Du)	DUST CONTROL ON EXPOSED AREAS			Controlling surface sand air movement of dust on construction site, roadways and similar sites.
(F)-(C)	FLOCCULANTS AND CHEMICALS			Substance formulated to assist in the water-based separation of suspended particles in solution.
(Sb)	SEDIMENTATION BASIN (Dry Detention)			The use of readily available surface plant materials to maintain and enhance aforementioned, or to prevent, or replace, and repair wind erosion control patterns.
(Se)	SURF. ROUGHENING			A protective covering used to prevent erosion and establish temporary or permanent vegetation on disturbed areas. Mulch, or blankets.
(Tac)	TEMPORARY SEED			Substance used to shelter, shade or stay moist by placing the organic materials to bind together



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

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

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Certification Number: 0000015128
Issued: 12/06/2024 Expires: 12/06/2027

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

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647 South Gordon Road, N.W.
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E-Mail: quint750@bellsouth.net

CONSTRUCTION DETAILS
(3 OF 4)

640 SOUTH GORDON ROAD
MABLETON, GEORGIA 30126

REVISIONS		
NO.	DESCRIPTION	DATE

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

DRAWING NO.
24-063-SP-7

SHEET 7 OF 8

DETAIL 116R
Residential Driveway Standard

DETAIL 02713-14C
COBB COUNTY WATER SYSTEM
3/4" & 1" WATER METER BOX & LID DETAIL
SEPTEMBER 10, 2007

SIDEWALKS
DETAIL 113

Detail 416 – 1
Community Development Agency
TREE PLANTING
Typical Section

Detail 416 – 7
Community Development Agency
TREE PROTECTION FENCE
Typical Section

SHEET 8 OF 8	DATE: 2-09-2025 SCALE: AS NOTED DRAWN: G.E.Q. DESIGNED: G.E.Q. CHECKED: G.E.Q. LAND LOT: 385 18TH LAND DISTRICT COBB COUNTY, GA	REVISIONS NO. DESCRIPTION DATE		QUINTON WIGGLES 647 South Gordon Road, N.W. Suite B Mableton, Georgia 30126 (770) 899-3932 E-Mail: quint750@bellsouth.net	CONSTRUCTION DETAILS (4 OF 4) 640 SOUTH GORDON ROAD MABLETON, GEORGIA 30126	G.E.Q. CONSULTING CIVIL ENGINEER AND LAND SURVEYOR	1093 Hannaford Lane Johns Creek, Georgia 30097 (678) 778-9389 E-Mail: gildorl@georgiatech@yahoo.com
DRAWING NO. 24-063-SP-8							

Cobb County, GA

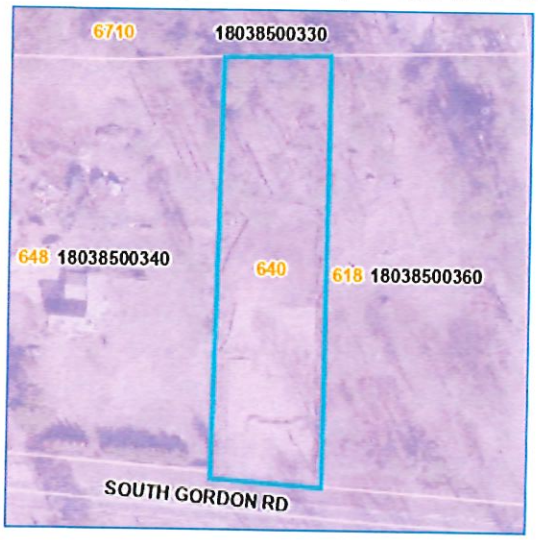
Composite Summary

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



Map

Click the image below to open and view the map.



Owner

WIGGLES QUINTON
640 S GORDON RD
MABLETON GA 30126

Owner Info Last Updated 4/17/2025

Appraised Values

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

⊞ Show Historical Appraised Values

Assessed Values

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

⊞ Show Historical Assessed Values

Permits

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

Sales Information

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

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

Photos



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

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

Contact Us

Developed by SCHNEIDER GEOSPATIAL

AMERICA'S BEST HOUSE PLANS

Modern Farmhouse Duplex Plan

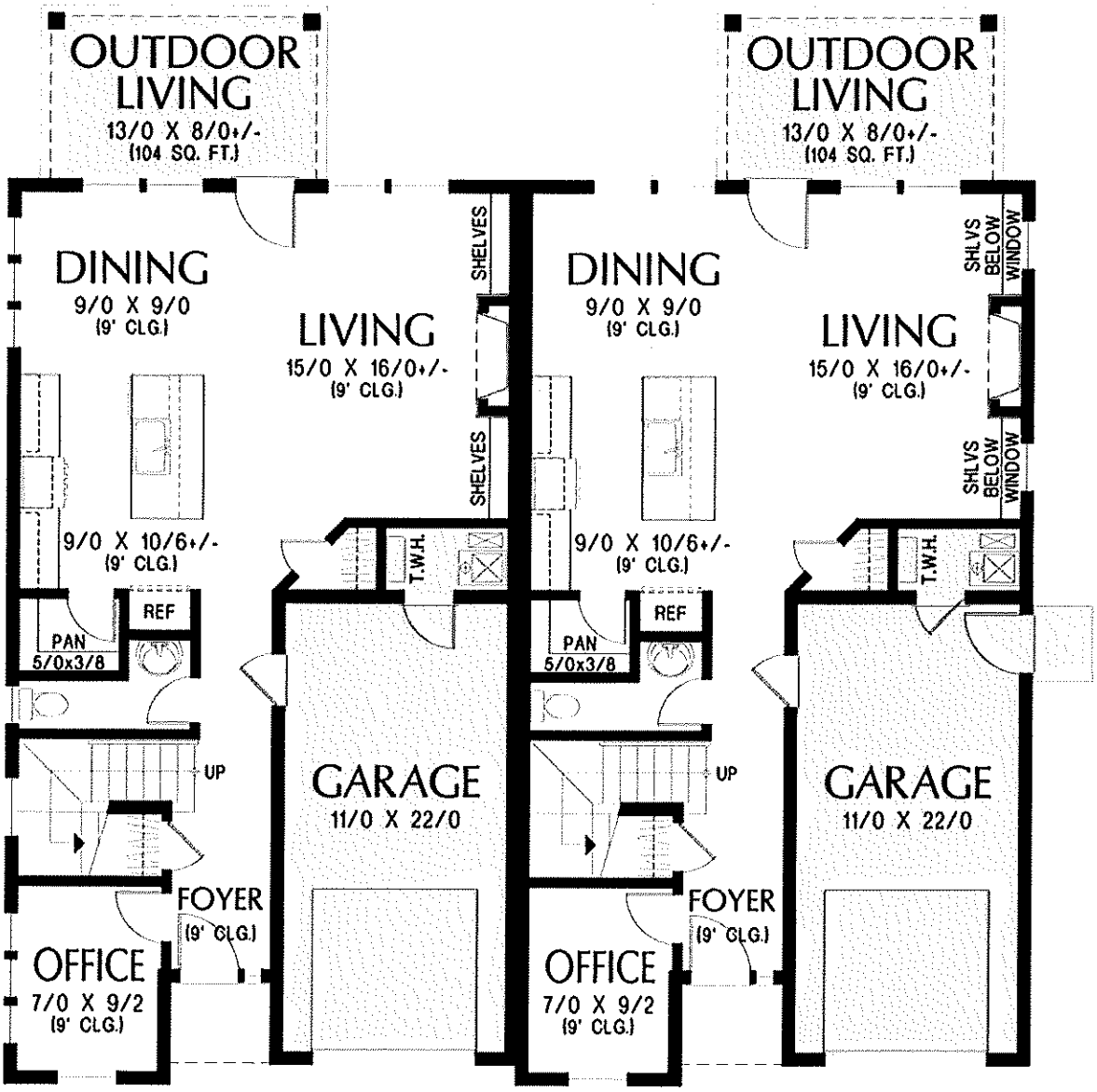
2559-01102

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

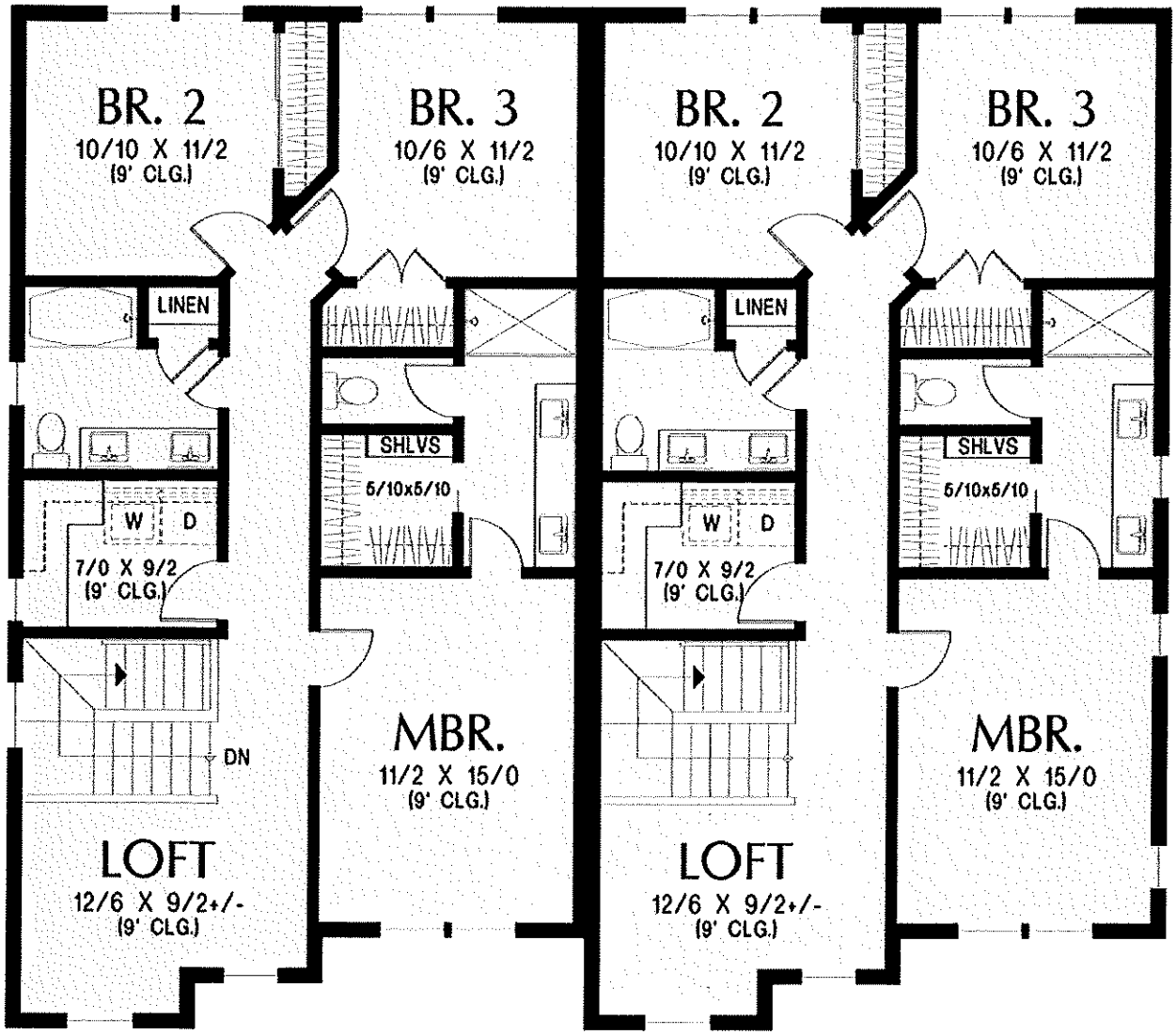
BEDS/UNIT	BATHS/UNIT	1/2 BATHS/UNIT	CARS/UNIT
3	2	1	1



MAIN FLOOR


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

SECOND FLOOR



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FEATURES



Master Up



Front Entry Garage



Kitchen Island
Open Floor Plan



Laundry Second Floor



Rear Porch



Loft
Office

UNITS A & B

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

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

BUILDING DETAILS

HEATED SQ FT

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

UNHEATED SQ FT

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

PORCH & PATIO SQ FT

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

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

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

AMERICA'S BEST HOUSE PLANS

Modern Farmhouse Plan 041-00344

ADU

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

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



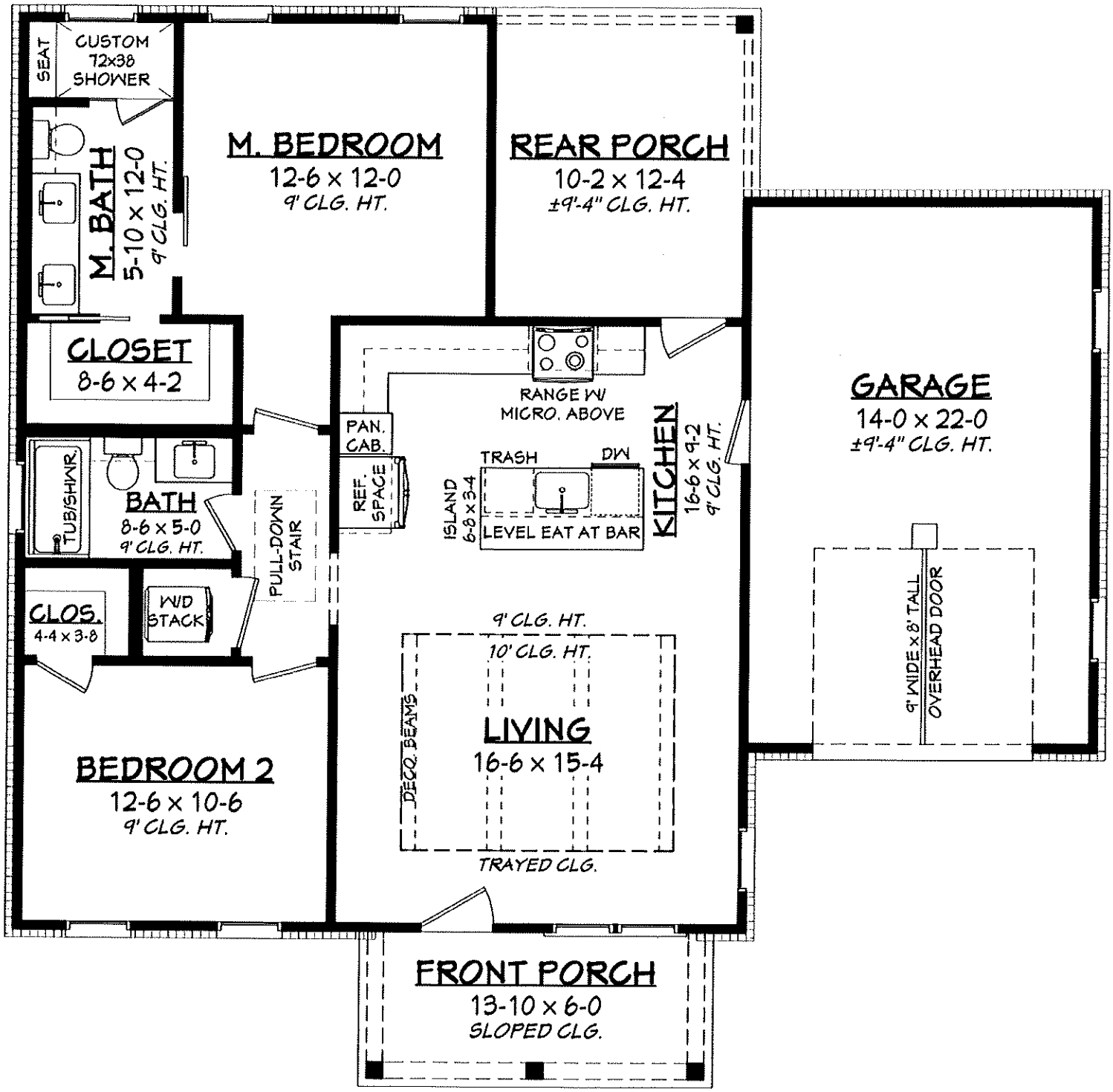








MAIN FLOOR


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

FEATURES



Master On Main Floor



Front Entry Garage



Kitchen Island
Open Floor Plan



Laundry On Main Floor



Front Porch
Rear Porch

DETAILS

HEATED SQ FT

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

UNHEATED SQ FT

GARAGE:	**327 sq. ft.**

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

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

CEILING HEIGHTS

FIRST FLOOR:	**9 feet**

WHAT'S INCLUDED IN THESE PLANS?

- **Cover Sheet**

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

- **Foundation Plan & Details**

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

- **Floor Plans**

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

- **Exterior Elevations**

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



Parcel ID: **18038500350**

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

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

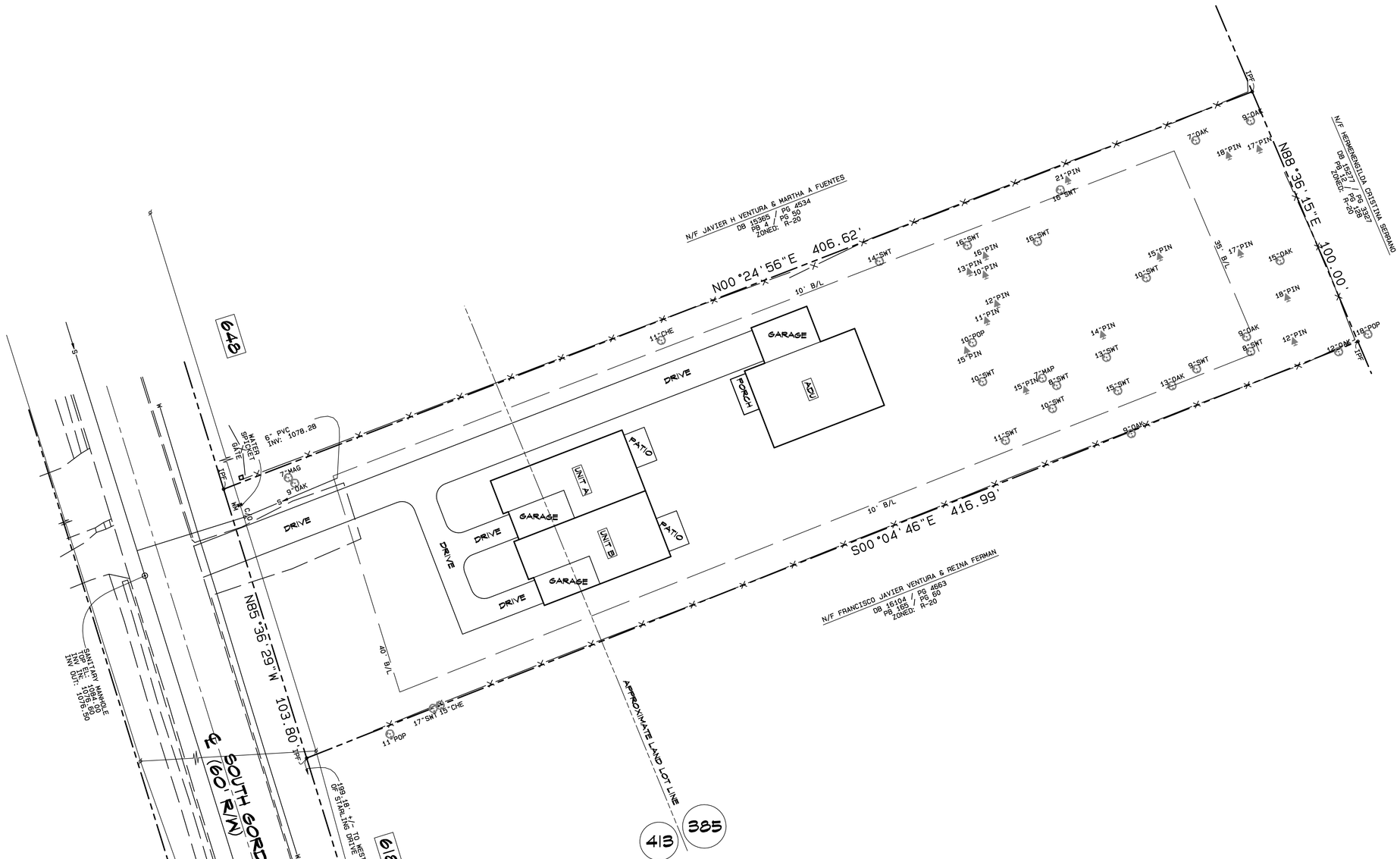
SCHEMATIC SITE PLAN

TREE LEGEND

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

AREA = 41,895 SQ.FT.
0.9618 ACRES

ZONED: R-20



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

DUPLEX SITE PLAN

640 SOUTH GORDON ROAD
MABLETON, GEORGIA 30126

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

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

REVISIONS		
NO.	DESCRIPTION	DATE

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

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

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

GRAPHIC SCALE 1"=20'
0 20 40 60

SHEET 1 OF 1

DRAWING NO. 24-063-DSP-1

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

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

Case Number: REZ 2026-02

Current Zoning: R-20 Zoning District

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

Staff Recommendation: Approval with conditions.

APPLICANT & PROPERTY INFORMATION

Name: Quinton Wiggles

Property Address: 640 South Gordon Road.

City/State: Mableton

Acreage: 0.99

District: 2, Council member Michael McNeely

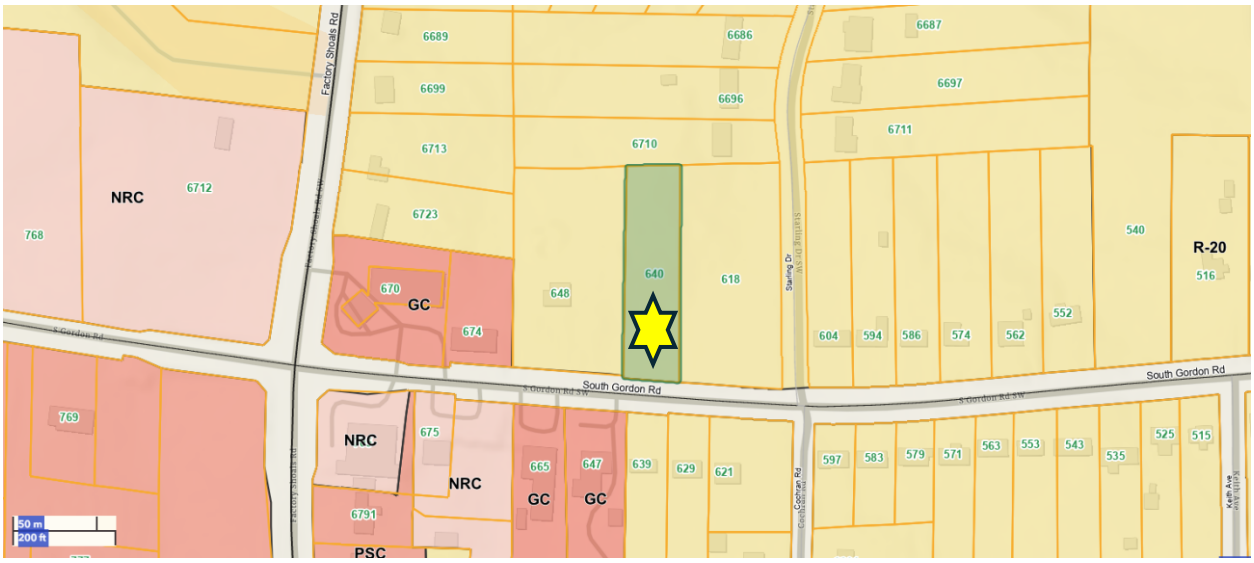
Parcel Identification: 18038500350

Future Land Use: Medium Density Residential, MDR

PURPOSE OF REQUEST

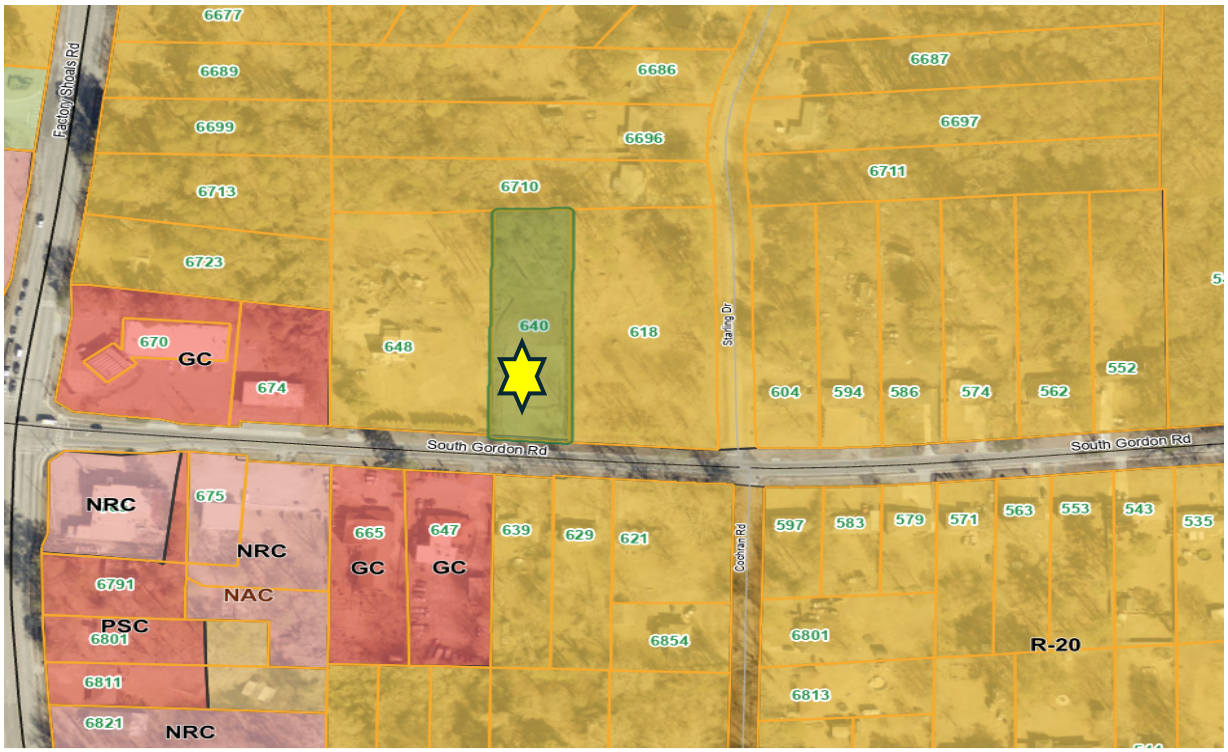
The applicant, Quinton Wiggles, is requesting to rezone the subject property from **Single Family Residential (R-20)** to **Residential Duplex (RD)**. The purpose of this request is to develop a 3,600 square foot duplex structure along with an 996 square foot accessory dwelling unit (ADU) on the property.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

ZONING MAP (R-20 Single-Family Residential)



Star: Location of Subject Property

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



Star: Location of Subject Property

AERIAL MAP



Star: Location of Subject Property

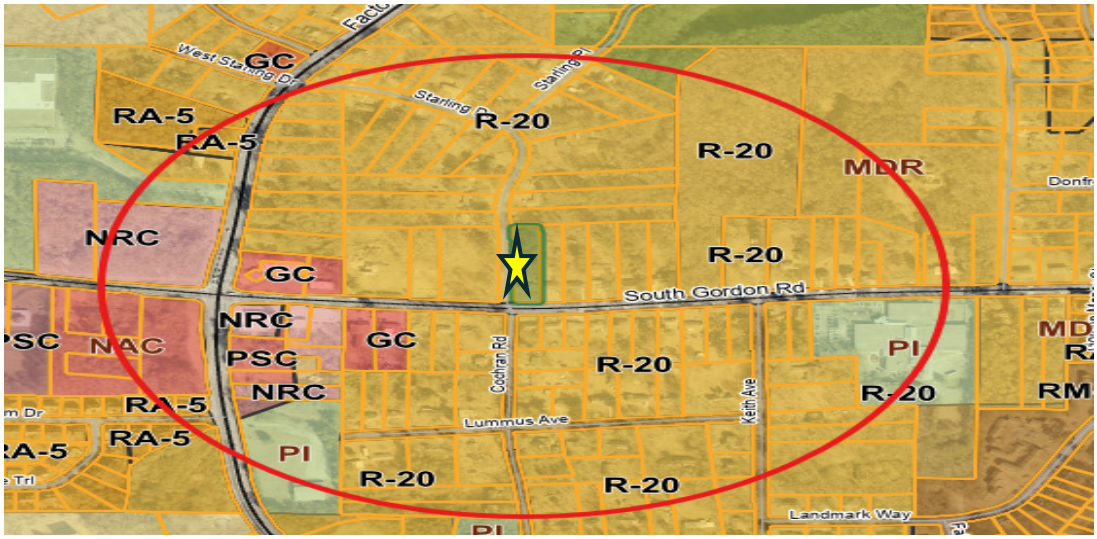
SITE ANALYSIS

I. Comprehensive Plan

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

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

View of Adjoining Zoning Districts



Star: Location of Subject Property

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

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

B. Proposed Development Details

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

STAFF ANALYSIS

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

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

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

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

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

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

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

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

schools.

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

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

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

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

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

Cobb County Water

REZ-2026-002 DEPARTMENT COMMENTS – Cobb County Water

Water comments:

At development: ☒ YES ☐ NO

Fire flow test required: ☒ YES ☐ NO

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

Additional water comments:

Sewer comments:

In the drainage basin: ☒ YES ☐ NO

At development: ☒ YES ☐ NO

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

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

Peak flow = 32,000

Treatment plant: South Cobb WRF

Plant capacity: ☒ Yes ☐ NO

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

Off-site easement required: ☐ YES* ☒ NO

Line capacity study required: ☐ YES ☒ NO

Letter of allocation issued: ☐ YES ☒ NO

Septic tank recommended by this department: ☐ YES ☒ NO

Subject to Health Department approval: ☐ YES ☒ NO

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

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

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

Cobb County Stormwater

REZ2026-002 DEPARTMENT COMMENTS – Stormwater Management

2/23/2026

Site Data

1. Address: 640 South Gordon Rd
2. District: 2
3. Existing Zoning: R-20 Existing Allowable Impervious Coverage: 35%
4. Proposed Zoning: RD Allowable Future Impervious Coverage: 40%

Existing Conditions

Floodplain Information

1. Flood Damage Prevention Designated Flood Hazard: No

Stormwater Information

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

Topography & Site Information

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

Project Design Comments and Recommendations

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

2. The site plan provided shows a single home, not the proposed duplex with an ADU.

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

Cobb County Fire Department

REZ2026-002 DEPARTMENT COMMENTS – Fire Department

02/05/26

CCFMO is acceptable to the proposed zoning case as presented.

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

Cobb County Department of Transportation

MREZ-26-002 DEPARTMENT COMMENTS – CCDOT

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

ITE Land Use	Description	Expected Size (dwelling units)	AM			PM			Weekday Daily (vpd)
			In (vph)	Out (vph)	Total (vph)	In (vph)	Out (vph)	Total (vph)	
215	Single Family attached Homes	2	0	1	1	1	1	2	14
210	Single Family Homes	1	0	1	1	1	0	1	9
Total			**0**	**2**	**2**	**2**	**1**	**3**	**25**

vph = vehicles per hour, vph = vehicles per day

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

Comments and observations

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

In accordance with Cobb County Code 134-121 and site plan dated February 5, 2025, this development does not require a traffic study submittal.

Recommendations

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

1. Recommend applicant, WITHIN 12 MONTHS OF ZONING APPROVAL, donate right-of-way on the north side of South Gordon Road, a minimum of 40' from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way.
2. All signage and landscaping should be installed off county right-of-way and where it will not impede the line of sight for the driveways or roadways.
3. Recommend a minimum of 100' feet straight-line distance (from end of intersection curb return to start of driveway curb return) between residential driveways on South Gordon Road. This recommendation is pursuant to Cobb County Development Standard 402.2.

STAFF RECOMMENDATION FOR REZ-2026-002

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

Recommended Conditions for Approval:

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

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

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

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

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

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

6. Maximum impervious surface shall not exceed 40 percent.

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

AGENDA ITEM MEMORANDUM

MEETING OF: April 22, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: REZ2026-003 **(First Read and Public Hearing)** – Tax Parcel 19108000540 (Stallion Parkway) - request to rezone 3.5 acre property from NRC to RSL for 61-unit senior housing development - Director Michael Hughes

Open Public Hearing (Applicant and Support - 10 minutes time limit)
Opposition - (10 minutes time limit)
Close Public Hearing
No action until Second Read

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:
1. Rezoning_Application Pivotal v.1 (2)
2. REZ2026-003 Staff Report
3. Ord 2026 XX-XXXX

City of Mableton, Georgia Rezoning Application and Instructions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Rezoning Process Requirements

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

Council.

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

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

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

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

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

List of Attachments

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

Attachment A

Application for Rezoning
Mableton, Georgia

Application No. _____

PC Hearing Date: _____

M&C Hearing Date: _____

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

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

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

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

Signed, sealed and delivered in presence of:

Notary Public

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

My commission expires: August 15, 2026

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

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

Signed, sealed and delivered in presence of:

Notary Public

NOTARIAL SEAL STATE OF OHIO

Justin Tillson, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

My commission expires: _____

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

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

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

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

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

_____
(applicant's signature)

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

_____

(applicant's signature)

Attachment B

Application No. _____

Summary of Intent for Rezoning

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

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

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

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

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

a) Proposed use(s): _____

b) Proposed building architecture: _____

c) Proposed hours/days of operation: _____

d) List all requested variances: _____

Attachment C1

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

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

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

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

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

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

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

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

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

Applicant's Signature

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

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

Attachment C2

CAMPAIGN DISCLOSURE REPORT[1] BY APPLICANT[2]

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

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

No

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

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

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

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

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

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

Applicant's Signature

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

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

Attachment H

STATEMENT OF AGREEABLE ZONING CONDITIONS

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

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

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

Summary of Intent
City of Mableton
Re: Rezoning Application

Dear Members of the Evaluation Committee:

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

Overview and Request

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

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

Development Intent and Community Need

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

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

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

Compatibility and Responsible Development

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

residents aged 55 and older, it will:

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

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

Consistency with the Comprehensive Plan

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

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

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

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

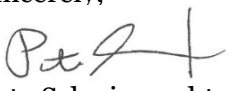
Commitment to Mableton

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

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

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

Sincerely,



Pete Schwiegeraht
Senior Vice President of Development
Pivotal Housing Partners

9100 CENTRE POINTE DRIVE, SUITE 210
WEST CHESTER, OH 45069

Summary of Intent
City of Mableton
Re: Rezoning Application

Dear Members of the Evaluation Committee:

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

Overview and Request

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

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

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

Clarification of Nonsupportive Use

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

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

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

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

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

Development Intent and Community Need

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

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

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

Compatibility and Responsible Development

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

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

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

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

Consistency with the Comprehensive Plan

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

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

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

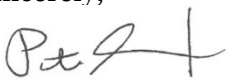
Commitment to Mableton

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

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

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

Sincerely,



Pete Schwiegeraht
Senior Vice President of Development
Pivotal Housing Partners

9100 CENTRE POINTE DRIVE, SUITE 210
WEST CHESTER, OH 45069

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

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

File: 22-0548

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

LIMITED WARRANTY DEED

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

W I T N E S S E T H:

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

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

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

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

.

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

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

Signed, sealed and delivered
in the presence of:

Witness

Notary Public

My Commission Expires: 6/1/2024

[NOTARIAL SEAL]

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

CRAIGAL PROPERTY LLC,
a Georgia limited liability company,

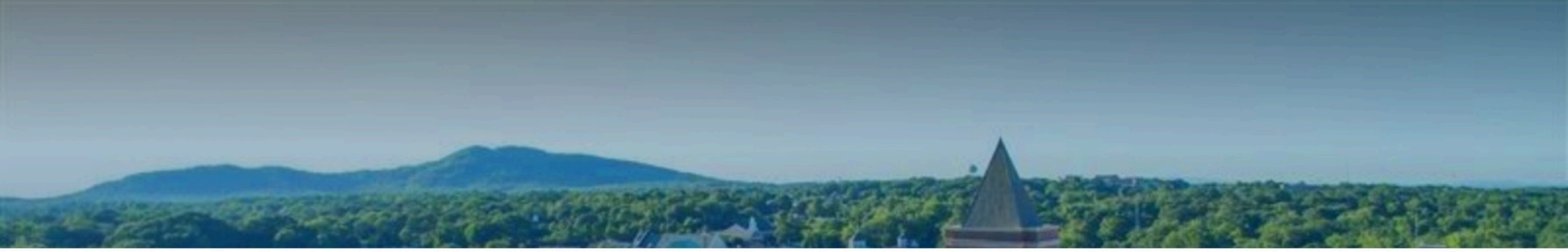
By _____ (SEAL)
Name: ALAN DOBUR
Title: MANAGER

Exhibit "A" – Legal description

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

Exhibit "B" – Permitted Exceptions

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



CobbTax.gov
Carla Jackson • Tax Commissioner

CobbTax Home

Home > Tax Search

Tax Search and Pay

Search

19108000540 Search

Clear

8 records returned

Search Tips

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

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

Status

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

Type

- **Parcel** (8)

Years

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

Bill Type

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

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

Contact

Cobb County Tax Commissioner's Office

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

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

About Us

Carla Jackson
Tax Commissioner

Heather Walker
Chief Deputy

Quick Links

Renew Tags
Online Forms
Homestead Exemptions
Delinquent Taxes
Contact Us

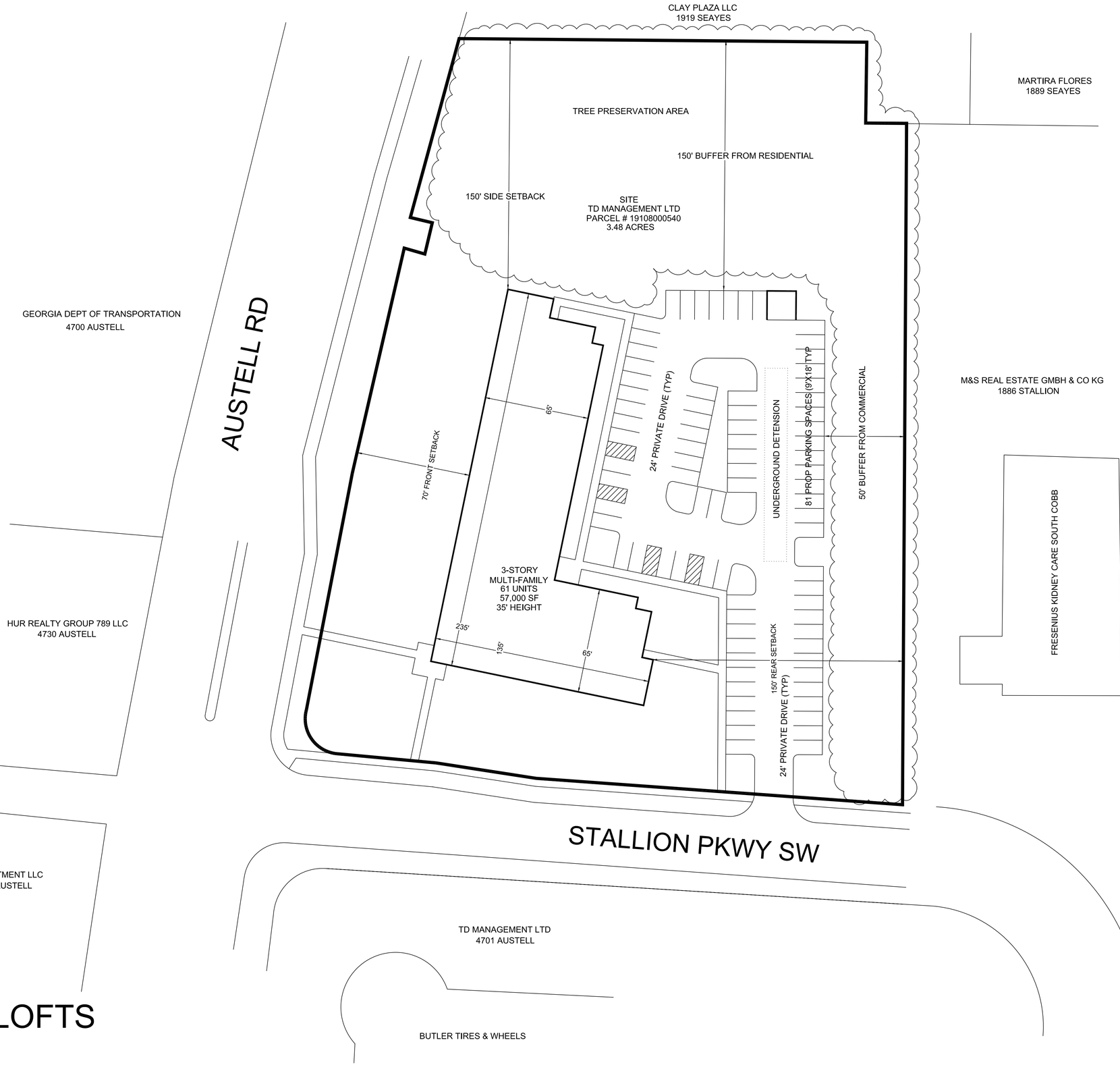
Disclaimer

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

Delinquent Payoffs

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

© 2026 Cobb County Tax Commissioner's Office



NORTH
1"=30'

DATE
1/30/26

LOCATION:
0 STALLION PKWY
(PARCEL # 19108000540)

SIZE:
3.48 TOTAL ACRES +/-

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

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

APPLICANT CONTACT:
PETE SCHWIEGERAHT
513-259-7657

REQUEST:
REZONING

PROPOSED USE:
61 UNITS - MULTI-FAMILY HOUSING

ZONING:
EXISTING ZONING = NRC
PROPOSED ZONING = RSL

SETBACKS:
70' FRONT
150' SIDE
50' REAR

BUILDING HEIGHT:
3-STORY (55')

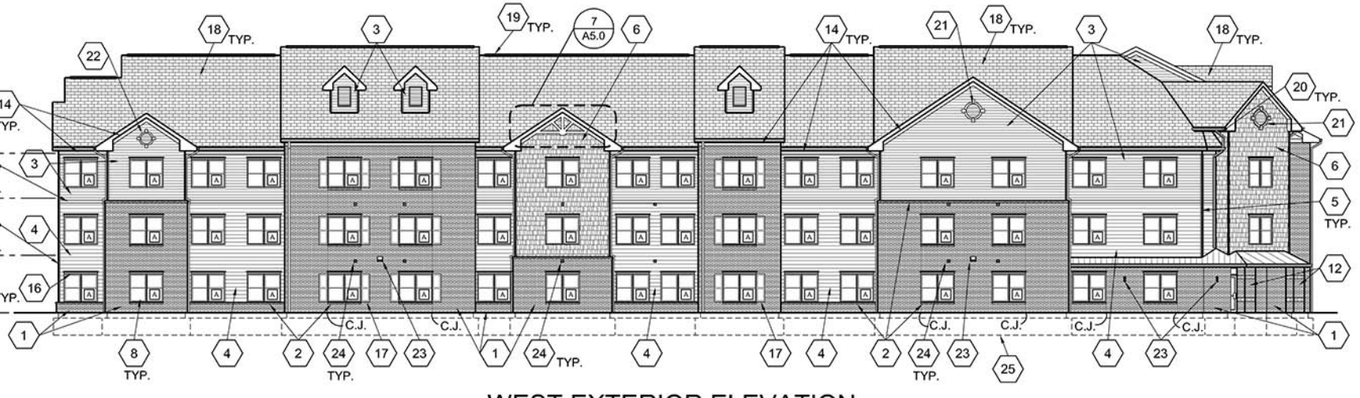
PARKING PROVIDED:
81 SPACES

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

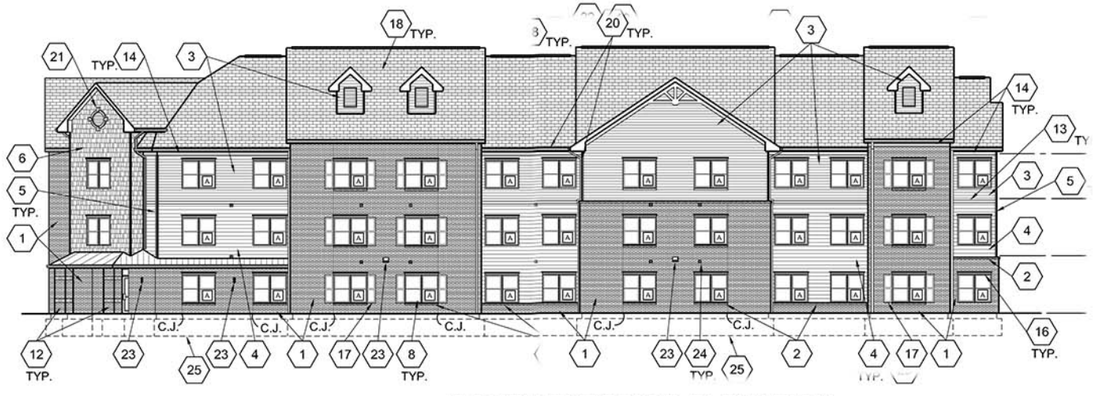
UTILITIES:
CONNECT TO EX WATER MAIN IN AUSTELL RD
CONNECT TO EX SANITARY SEWER MAIN IN AUSTELL RD

STATE OF GEORGIA
KIRK PAISLEY
CERTIFICATE NO. RA015494
REGISTERED ARCHITECT

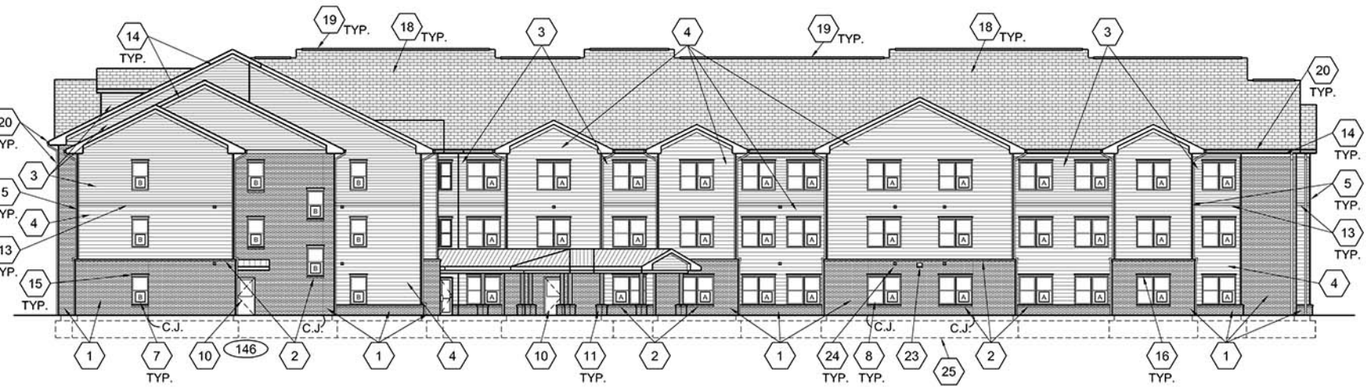
STALLION LOFTS
MAPLETON, GA



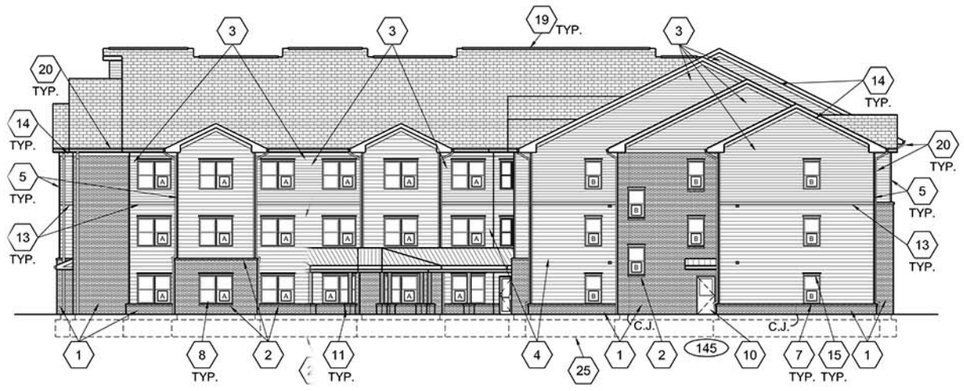
1 A1.0 WEST EXTERIOR ELEVATION
SCALE: 1/16" = 1'-0"



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



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



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


TRAILSIDE LOFTS

Attachment K

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

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

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

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

Attachment L

REZONING FEE STRUCTURE

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

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

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

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

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

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

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

PLANNING COMMISSION STAFF REPORT – REZONING APPLICATION

Public Hearing Date: April 2nd, 2026

Case Number: REZ 2026-03

Current Zoning: Neighborhood Retail Commercial (NRC)

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

Staff Recommendation: ***DENIAL***.

APPLICANT & PROPERTY INFORMATION

Name: PIVOTAL LLC

Property Address: 0 Stallion Parkway SW

City/State: Mableton

Acreage: 3.48

District: 5, Council member T.J Ferguson

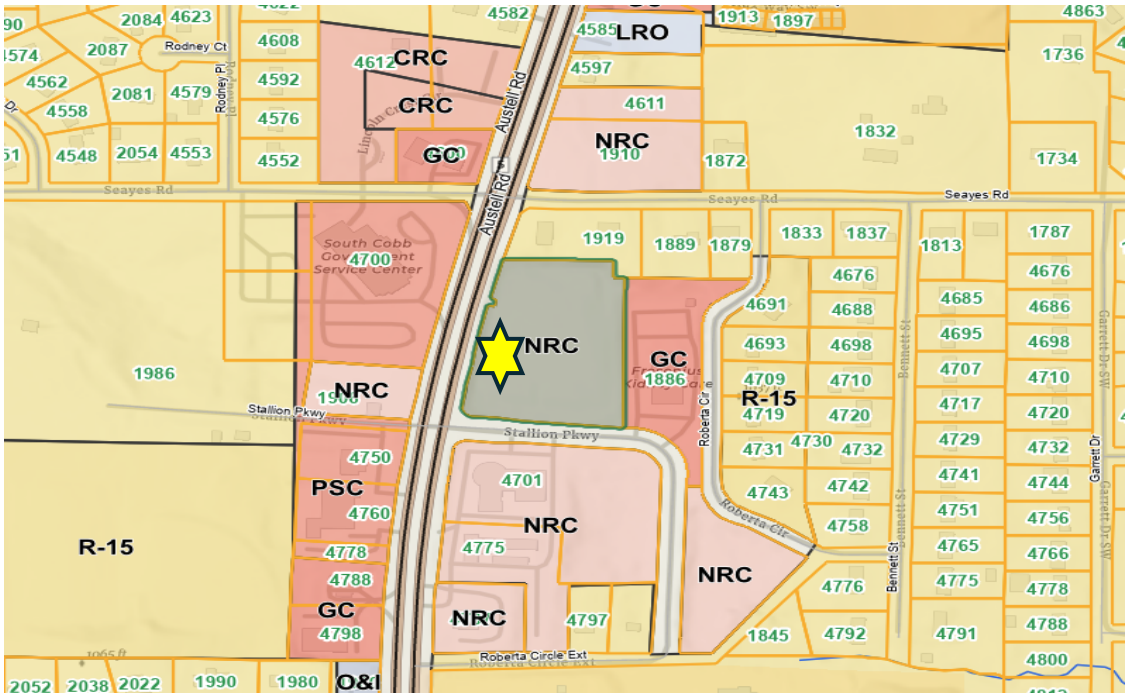
Parcel Identification: 19108000540

Future Land Use: Neighborhood Activity Center, NAC

PURPOSE OF REQUEST

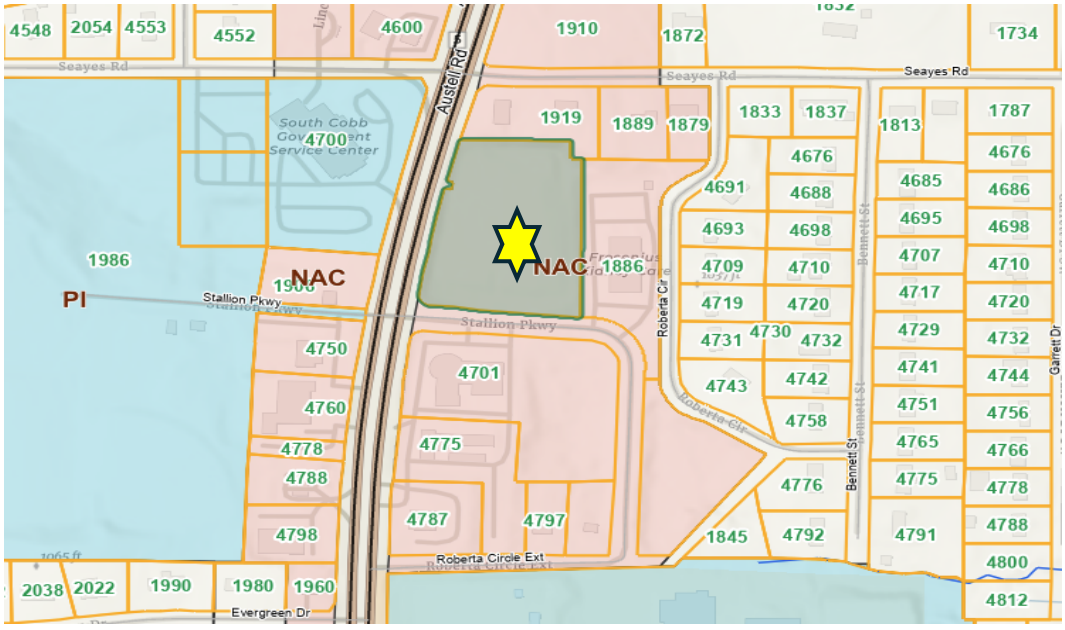
The applicant, Pivotal (represented by Garrett Blackwell), is requesting to rezone the subject property, consisting of 3.48 acres located at the intersection of Stallion Parkway SW and Austell Road, from Neighborhood Retail Commercial (NRC) to Residential Senior Living (RSL). The intent of the application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

ZONING MAP (NRC- Zoning District)



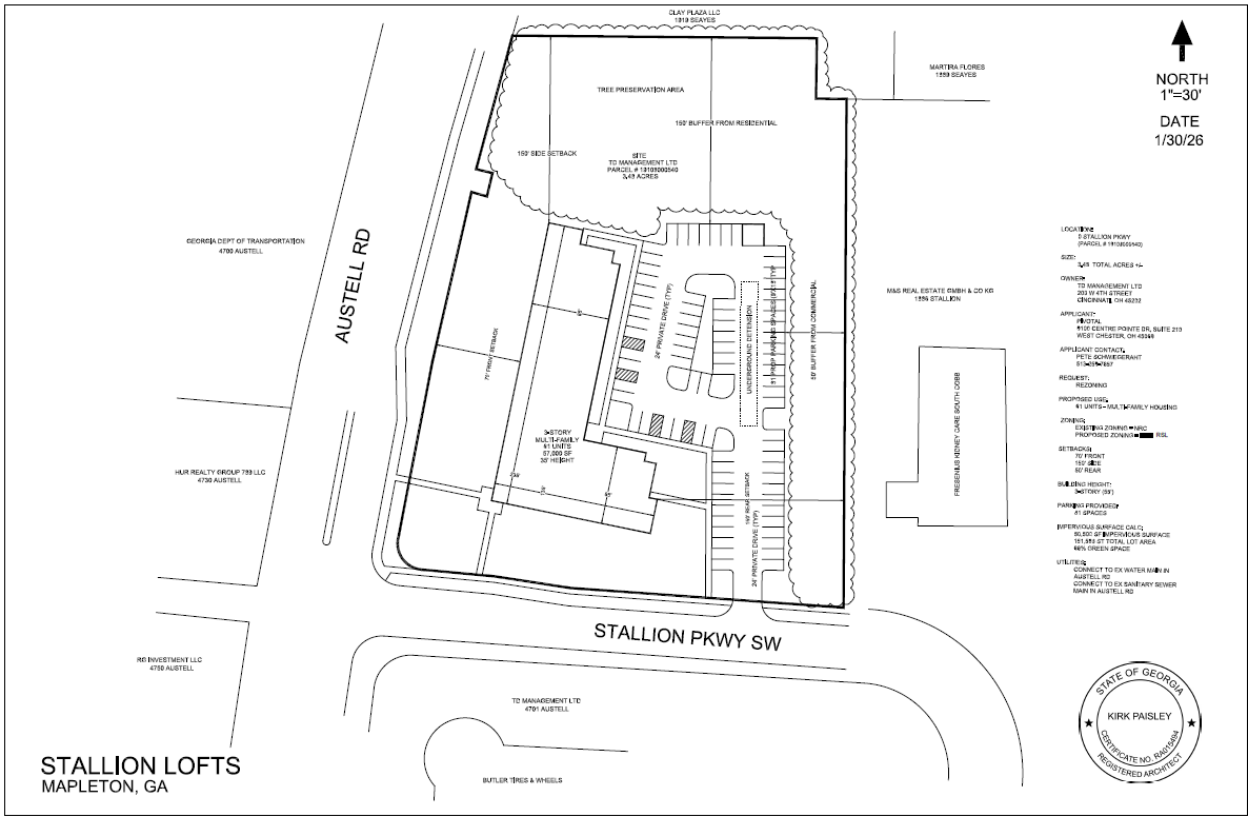
Star: Location of Subject Property

FUTURE LAND USE MAP (Neighborhood Activity Center, NAC)

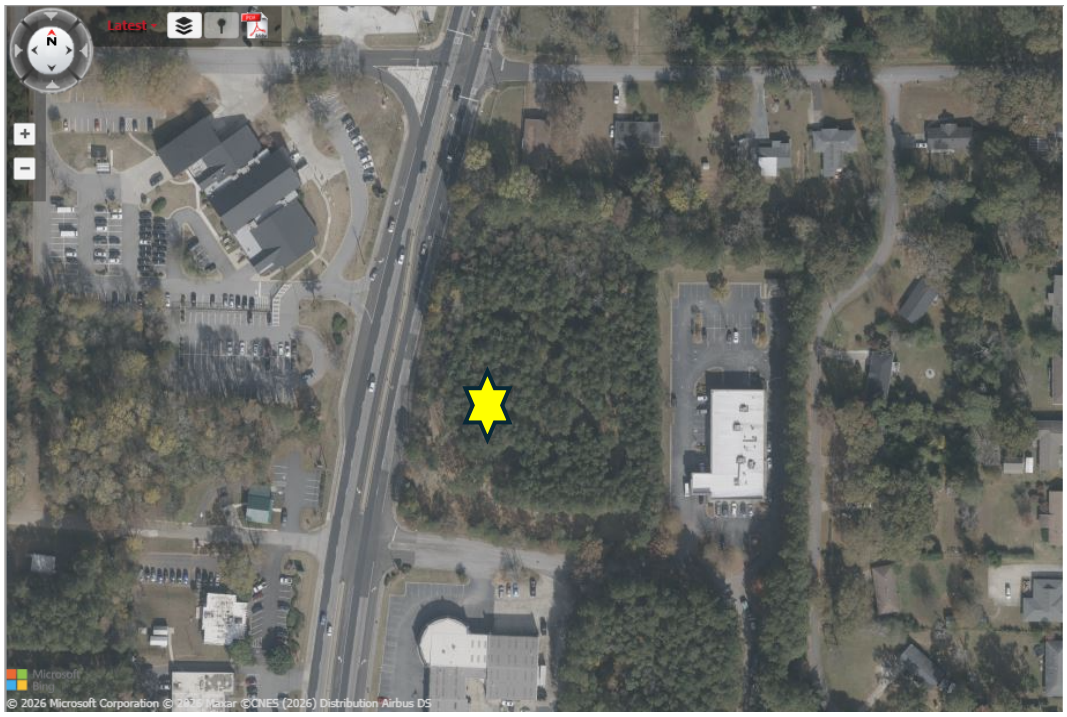


Star: Location of Subject Property

SITE PLAN



AERIAL MAP



Star: Location of Subject Property

SITE ANALYSIS

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

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

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

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

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

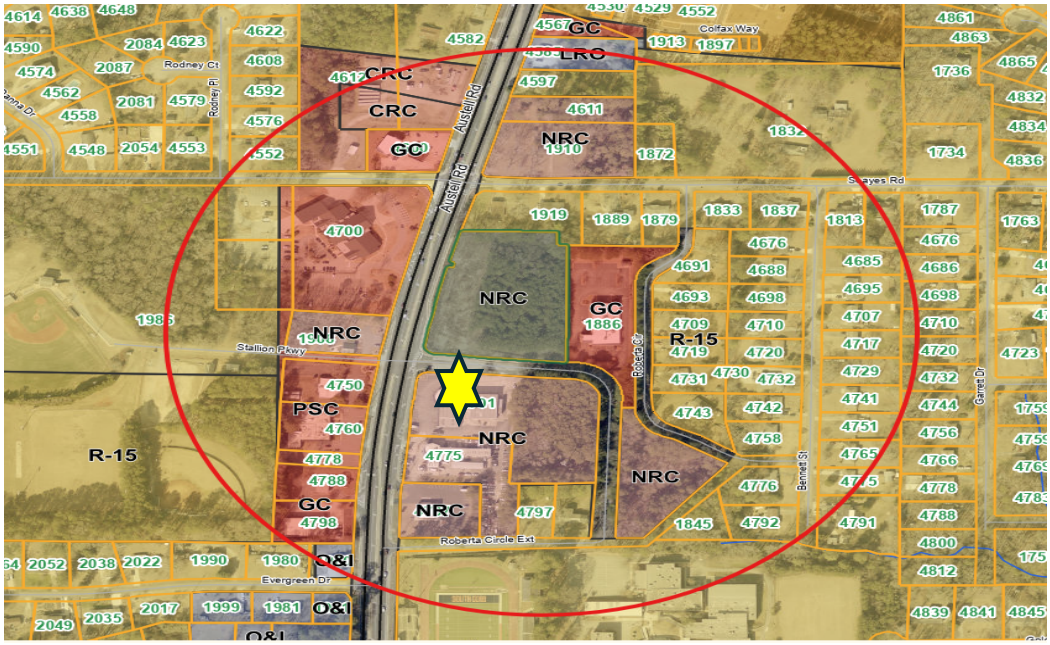
difference between RSL Nonsupportive Residential Units and RSL Nonsupportive Urban Rental Units lies in their physical density and architectural form. Nonsupportive Residential Units are designed for a lower-intensity, suburban feel, consisting of attached or detached dwellings (like quadruplexes or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

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

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

V. Surrounding Land Use and Context

View of Adjoining Zoning Districts



Star: Location of Subject Property

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

STAFF ANALYSIS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Cobb County Water

REZ-2026-003 DEPARTMENT COMMENTS – Cobb County Water

Water comments:

At development: ☒ YES ☐ NO

Fire flow test required: ☒ YES ☐ NO

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

Additional water comments:

Sewer comments:

In the drainage basin: ☒ YES ☐ NO

At development: ☒ YES ☐ NO

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

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

Peak flow = 32,000

Treatment plant: South Cobb WRF

Plant capacity: ☒ Yes ☐ NO

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

Off-site easement required: ☐ YES* ☒ NO

Line capacity study required: ☐ YES ☒ NO

Letter of allocation issued: ☐ YES ☒ NO

Septic tank recommended by this department: ☐ YES ☒ NO

Subject to Health Department approval: ☐ YES ☒ NO

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

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

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

Cobb County Stormwater

REZ2026-003 DEPARTMENT COMMENTS – Stormwater Management

2/23/2026

Site Data

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

Existing Conditions

Floodplain Information

1. Flood Damage Prevention Designated Flood Hazard: No

Stormwater Information

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

Topography Information

1. General site Description: The site consists of a previously graded but undeveloped lot which is primarily wooded. Runoff drains to the south and under Stallion Pkwy.

Project Design Comments and Recommendations

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

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

Cobb County Fire Department

REZ2026-003 DEPARTMENT COMMENTS – Fire Department

03/16/26

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

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

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

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

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

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

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

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

Cobb County Department of Transportation

MREZ2026-003 DEPARTMENT COMMENTS – DOT

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

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

vpd = vehicles per day

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

vph = vehicles per hour;

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

Comments and observations

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

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

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

Recommendations

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

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

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

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

Proposed Conditions of Approval

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

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

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

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP, CITY OF MABLETON, GEORGIA BY REZONING A CERTAIN PARCEL OF REAL PROPERTY LOCATED AT 0 STALLION PARKWAY SW, MABLETON, GEORGIA (COBB COUNTY PIN 19108000540); 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 parcel of real property consists of approximately 3.48 acres, located at 0 Stallion Parkway SW, Land Lots 1080 and 1081, District 19th, according to the present system of numbering property in Mableton, Cobb County, Georgia (Cobb County Tax Parcel Identification Number: 19108000540) (the "Property"); and

WHEREAS, the Property is currently zoned as NRC - Neighborhood Retail Commercial; and

WHEREAS, the owner/applicant, PIVOTAL LLC, filed an application requesting the governing authority to rezone the Property to RSL - Residential Senior Living District with the intention for the applicant to develop the parcel to allow the development of a 61-unit senior living community; 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 Mayor and Council have determined that the rezoning of the Property to RSL, subject to specific stipulations, is in the best interest of the health, safety, and welfare of the citizens of Mableton;

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 3.48 acres located at 0 Stallion Parkway SW, Land Lots 1080 and 1081, District 19th according to the present system of numbering property in Mableton, Cobb County, Georgia (Cobb County Tax Parcel Identification Number: 19108000540) are hereby rezoned from NRC – Neighborhood Retail Commercial to RSL – Residential Senior Living District with the intention for the applicant to develop the parcel for a 61-unit senior living community. 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. The rezoning of the Property as provided in Section 1 is subject to the conditions and stipulations set forth in Exhibit A, which is attached hereto and incorporated herein by reference.

Section 4. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

Section 5. This Ordinance shall become effective immediately upon its adoption by the Mayor and Council.

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

EXHIBIT A

STIPULATIONS AND CONDITIONS OF APPROVAL
CASE NO: REZ 2026-03
APPLICANT: PIVOTAL LLC
PROPERTY: 0 STALLION PARKWAY SW (PIN 19108000540)

The approval of this rezoning from NRC to RSL is subject to the following conditions:

1. Reversionary Clause: The zoning shall revert to the original NRC classification if the applicant does not receive the necessary tax credit awards for the development within two years of approval.
2. Age Restriction: The community must remain strictly age-restricted for residents aged 55 and older.
3. Income Restriction: The applicant shall maintain 100 percent of the units as income-restricted housing as proposed (at or below 80 percent Area Median Income).
4. Density and Site Plan: The proposed density shall not exceed 61 units. Development must strictly adhere to the submitted site plan, including the 33.4 percent impervious surface limit and provided parking capacity, except where revisions are required to meet the Austell Road design standards, subject to final approval by the Community Development Director.
5. Design Review: The Applicant shall submit revised building elevations (to include gable roofing), and a revised site plan incorporating specific outdoor amenities—including a picnic shelter, community garden, walking trail, covered porch, and a sun deck with grill—to Community Development Staff. Staff shall review these for material quality, massing, residential compatibility, and compliance with the Austell Road Design Guidelines. Final approval of all exterior designs and materials must be granted by the Director of Community

Development prior to the issuance of a Land Disturbance Permit (LDP) or Building Permit. The building is limited to 3 stories.

6. Accessibility Standards: The development must incorporate applicable accessibility and easy living standards, including bathrooms with ample maneuvering space, ample interior door widths, and stepless entrances at all doors and elevators on the property.
7. Infrastructure and Parking: All parking lots are to be striped and paved to Cobb County Design Standards as adopted by the City of Mableton.
8. Agency Compliance: The development is subject to all comments and recommendations from the following departments:

   - Cobb County Fire Department.
   - Cobb County Water and Sewer Division.
   - Cobb County Stormwater Management Division.
   - Cobb County Department of Transportation (DOT).

AGENDA ITEM MEMORANDUM

MEETING OF: April 22, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: REZ2025-011 - **(Second Read and Public Hearing)** Tax Parcel 18042100010 /18042000090 (Oak Ridge Commerce Way) - Request to rezone a 25.97-acre parcel to rezone from MHP to LI for A 300,000 square foot warehouse/distribution center - *Director Michael Hughes*

Open Public Hearing - (Applicant and support - 10 minutes time limit)
Opposition - (10 minutes time limit)
Close Public Hearing
Vote for Second Read

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:
1. Alliance Indus. REZ2025-011
2. REZ-2025-011 Staff Report PC rec
3. Presentation Rez 2025-011 04152026
4. ORD 2026-04-02 Amend the Official Zoning Map

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

Pre-Application Meeting Request Form

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

1. Applicant Information

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

2. Project Information

- **Project Name/Title:** Oakridge Commerce Center
- **Project Address/Location:** 18042000010 / Bowen Rd
- **Parcel Number(s):** 1
- **Current Zoning:** MHP Manufactured Home Park
- **Proposed Use/Development Type:** (Check all that apply)
  - o Residential
  - o Commercial
  - x Industrial
  - o Mixed-Use
  - o Other (please specify): _____
- **Brief Description of Proposal:**

  300,000 sqft warehouse

3. Meeting Preferences

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

---

4. Supporting Documents

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

None

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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

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

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

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

Rezoning Process Requirements

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

Council.

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

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

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

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

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

List of Attachments

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

Attachment A

Application for Rezoning
Mableton, Georgia

Application No. _____

PC Hearing Date: _____

M&C Hearing Date: _____

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

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

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

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

Signed, sealed and delivered in presence of:

Raven J. Cooper
Notary Public

My commission expires: _____

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

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

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

Signed, sealed and delivered in presence of:

_____
Notary Public

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

My commission expires: 10/14/2029

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

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

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

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

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

_____
(applicant's signature)

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

_____

(applicant's signature)

Attachment B

Application No. _____

Summary of Intent for Rezoning

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

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

b) Proposed building architecture:

c) List all requested variances:

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

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

b) Proposed building architecture: Industrial

c) Proposed hours/days of operation: TBD

d) List all requested variances: None

Attachment C1

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

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

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

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

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

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

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

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

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

Applicant's Signature

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

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

Attachment C2

CAMPAIGN DISCLOSURE REPORT[1] BY APPLICANT[2]

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

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

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

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

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

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

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

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

Applicant's Signature

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

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

Attachment H

STATEMENT OF AGREEABLE ZONING CONDITIONS

NONE

Attachment K

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

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

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

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

Attachment L

REZONING FEE STRUCTURE

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

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

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

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

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

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

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VICINITY MAP
COBB COUNTY, GA SCALE: NTS

SITE ANALYSIS

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

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

ZONING PLAN

0 50 100 200 400
SCALE: 1 = 100

PRELIMINARY SITE PLAN DISCLAIMER:

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

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

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

PROJECT:

OAK RIDGE WAREHOUSE

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

FOR:

ALLIANCE INDUSTRIAL COMPANY

1720 PEACHTREE ROAD NW,
SUITE 150
ATLANTA, GA 30309

ZONING INFORMATION

ZONING RESEARCH DATE: MONTH, YEAR

ZONING CLASSIFICATION

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

BUILDING SETBACKS (LI)

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

BUFFERS (SEC. 134.230)

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

BUILDING SUMMARY

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

PARKING SUMMARY (134.272, 403.1.6)

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

LANDSCAPE REG'S. (416.02.04/04.03)

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

FEMA MAP

FIRM PANEL #:	13067C0211H (03.04.13)

DRAWING RECORD

DRAWN BY:	--

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ZONING PLAN

SHEET **Z-1**

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VICINITY MAP
COBB COUNTY, GA SCALE: NTS

PRELIMINARY SITE PLAN DISCLAIMER:

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

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

SITE ANALYSIS

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

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

ZONING PLAN

0 50 100 200 400
SCALE: 1 = 100

GREEN GIANT ARBORVITAE (T. x Green Giant)


SOUTHERN MAGNOLIA (M. grandiflora)


AMERICAN HOLLY (I. opaca)

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

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

EVERGREEN SCREENING PLANTING

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

OAK RIDGE WAREHOUSE

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

FOR:

ALLIANCE INDUSTRIAL COMPANY

1720 PEACHTREE ROAD NW,
SUITE 150
ATLANTA, GA 30309

ZONING INFORMATION

ZONING RESEARCH DATE: MONTH, YEAR

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

2024155 Z-1- renderbase.dwg 11.03.25

ZONING PLAN

SHEET **Z-1**

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

Participant ID(s): 0070962796,
7067927936

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

BK 3962 PG 687 - 690

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

STATE OF GEORGIA
COUNTY OF Cobb

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

LIMITED WARRANTY DEED

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

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

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

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

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

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

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

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

My commission expires: 09/01/2024

(Notary Seal)

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

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

By: _____
James T. Butler, President

(Corp. Seal)

EXHIBIT "A"

Undeveloped Land

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EXHIBIT B

PERMITTED EXCEPTIONS

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

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

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

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

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

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

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

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

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

Printed: 11/24/2025

Cobb County Online Tax Receipt

Thank you for your payment!

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

Payer:
Isadore Betesh

1915 CARDELL ROAD PHASE II OWNER LLC

Payment Date: 10/10/2025

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

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

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

OAK RIDGE COMMERCE "AS-SURVEYED" LEGAL DESCRIPTION

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

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

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

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

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

(Attachment J)

Project Summary of Intent and Impact Analysis

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

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

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

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

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

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

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

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

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

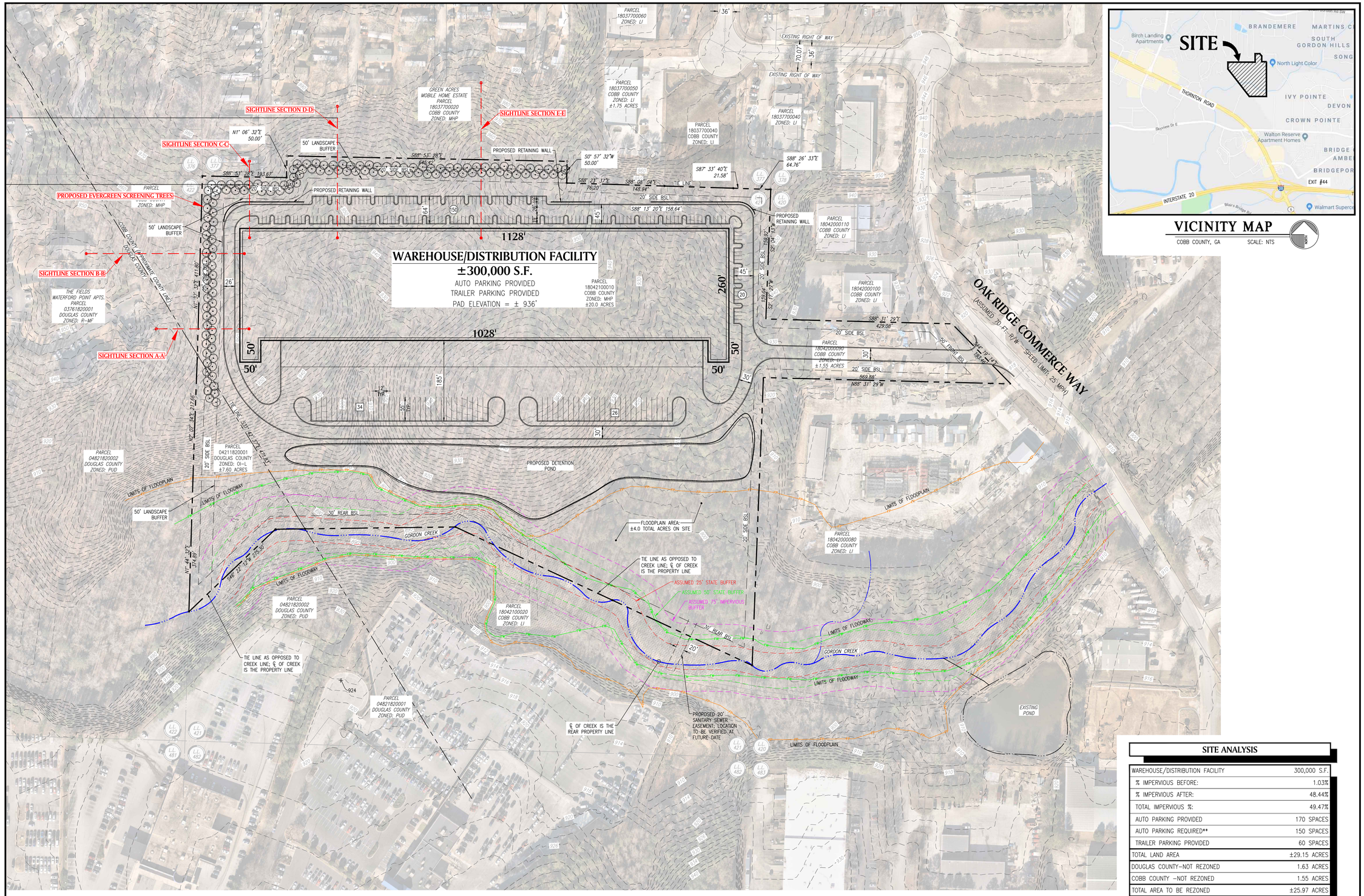
E. Whether the zoning proposal is in conformity with the policy and intent of the land use plan; and

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

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

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

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VICINITY MAP

COBB COUNTY, GA SCALE: NTS

SITE ANALYSIS

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

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

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.

SIGHTLINE EXHIBIT

0 50 100 200 400

SCALE: 1 = 100

PAULSON · MITCHELL · WISE
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770.650.7685
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SUITE 200
ROSWELL, GA 30075

PROJECT:

OAK RIDGE WAREHOUSE

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

FOR:

ALLIANCE INDUSTRIAL COMPANY

1720 PEACHTREE ROAD NW,
SUITE 150
ATLANTA, GA 30309

ZONING INFORMATION

ZONING RESEARCH DATE: MONTH, YEAR

ZONING CLASSIFICATION

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

BUILDING SETBACKS (LI)

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

BUFFERS (SEC. 134.230)

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

BUILDING SUMMARY

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

PARKING SUMMARY (134.272, 403.1.6)

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

LANDSCAPE REG'S. (416.02.04/04.03)

TREE DENSITY:	15 UNITS/ACRE
ISLAND REQ.:	MAX. 50 FT. TREE TO PKG. SPACE
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

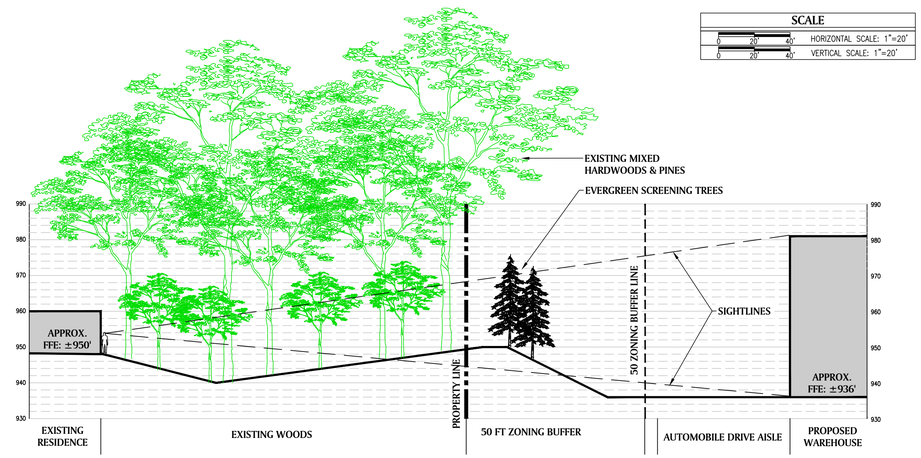
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SIGHTLINE EXHIBIT

SHEET **EXH-SL1**

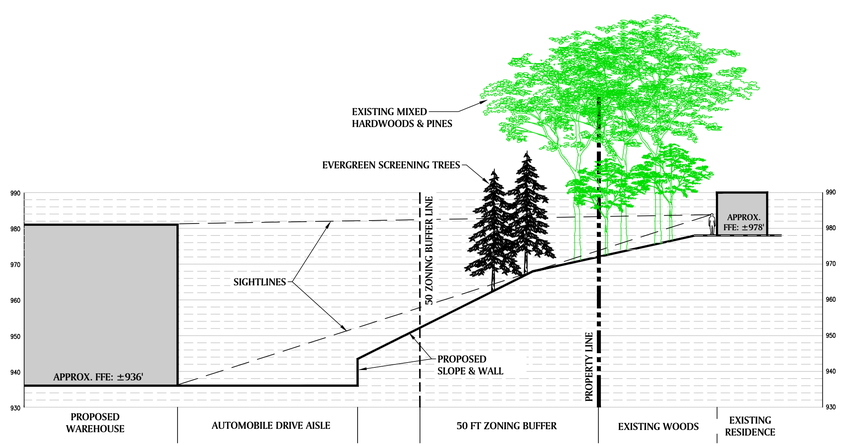
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SIGHTLINE A-A



SIGHTLINE B-B



SIGHTLINE C-C

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OAK RIDGE WAREHOUSE

OAK RIDGE COMMERCE WAY
LAND LOT 421
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MIN. 90°/60° CAR DRIVE AISLE:	22'/18'-6"

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

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FIRM PANEL #:	13067C0211H (03.04.13)

DRAWING RECORD

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2024155 Z-1 - SL EXHIBITS.dwg 11.06.25

SIGHTLINE EXHIBIT

SHEET **EXH-SL2**

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GREEN GIANT ARBORVITAE (T. x Green Giant)



SOUTHERN MAGNOLIA (M. grandiflora)



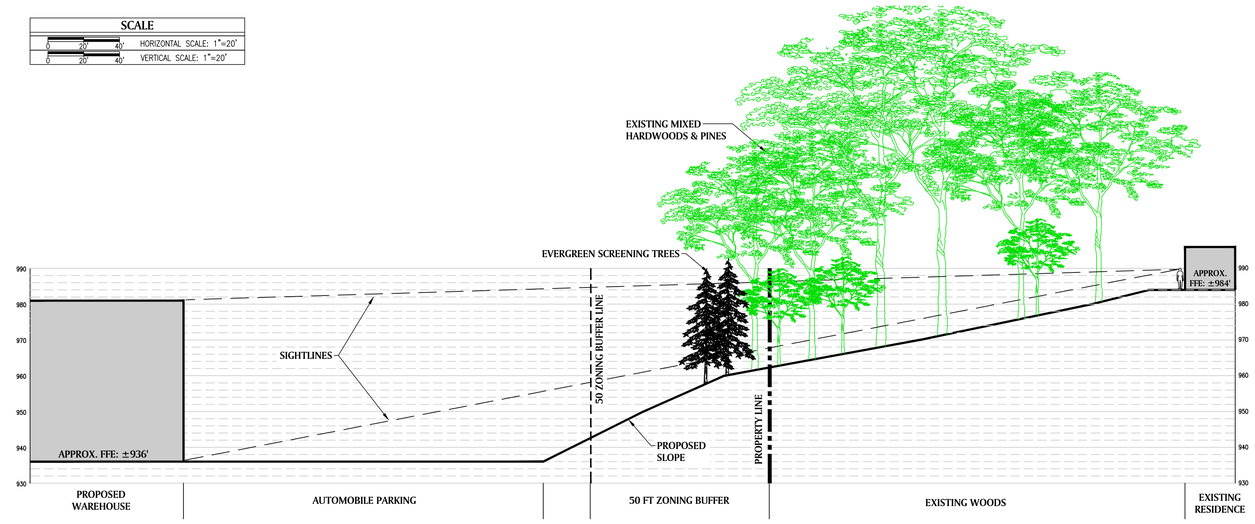
AMERICAN HOLLY (I. opaca)

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)

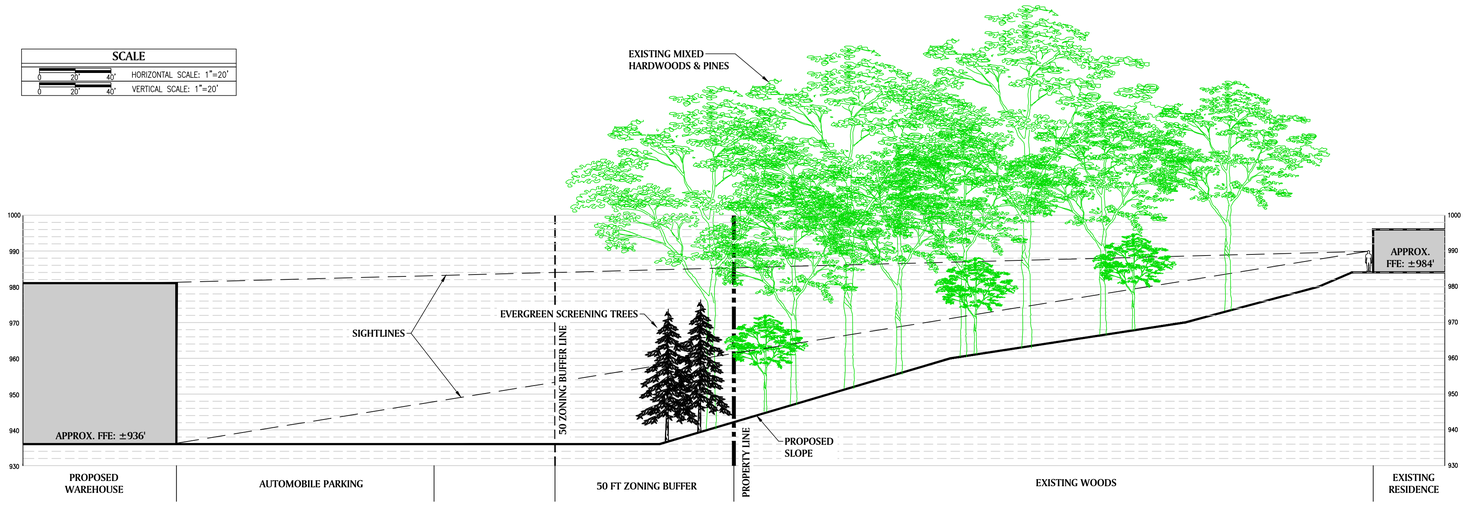
EVERGREEN SCREENING PLANTING

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



SIGHTLINE D-D

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



SIGHTLINE E-E

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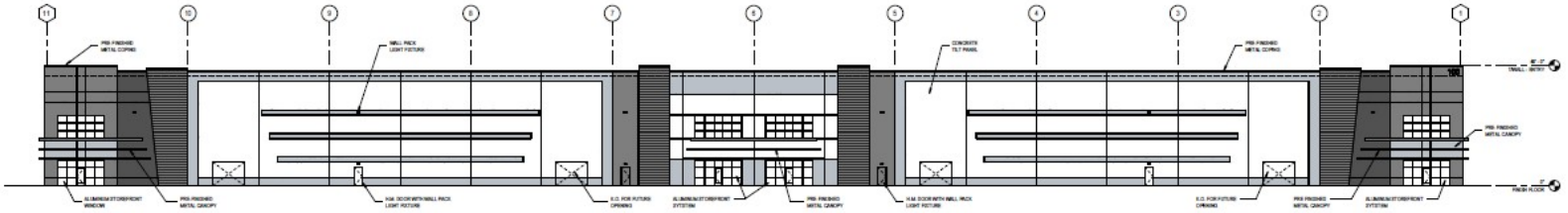
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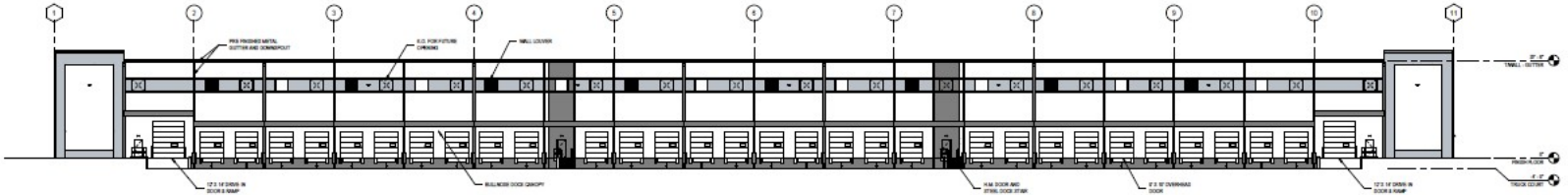
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SIGHTLINE EXHIBIT

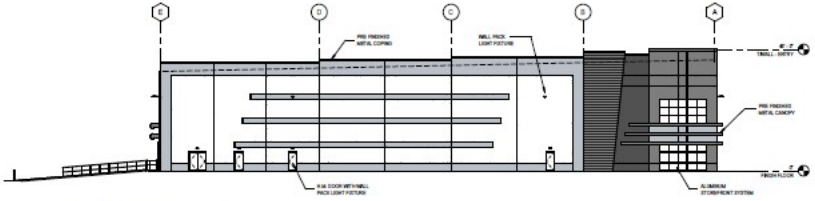
SHEET **EXH-SL3**



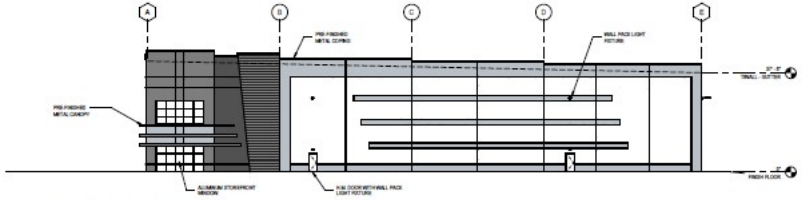
1 SK-101 OVERALL NORTH EVATION 1/16" = 1'-0"



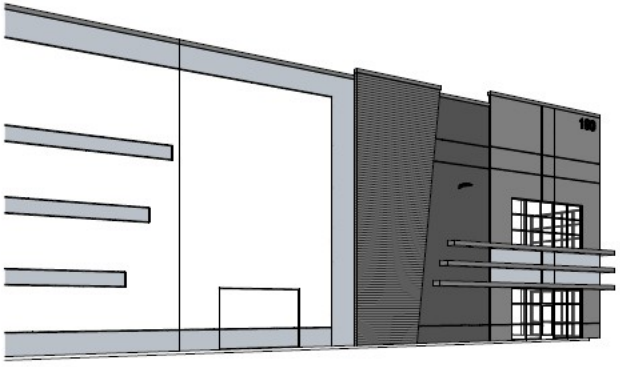
2 SK-101 OVERALL SOUTH ELEVATION 1/16" = 1'-0"



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



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



5 SK-101 OFFICE PERSPECTIVE


100



1 SK-102 PRELIMINARY PERSPECTIVE



2 SK-102 DOCK WALL

TRAFFIC IMPACT STUDY FOR

Oak Ridge Warehouse
Mableton, Georgia

DATE:
November 19, 2025

LOCATION:
Mableton, Georgia

PREPARED FOR:
Alliance Industrial Company

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

nv5.com

Executive Summary

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

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

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

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

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

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

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A. Introduction

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

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

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

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

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

Figure 1: Vicinity Map

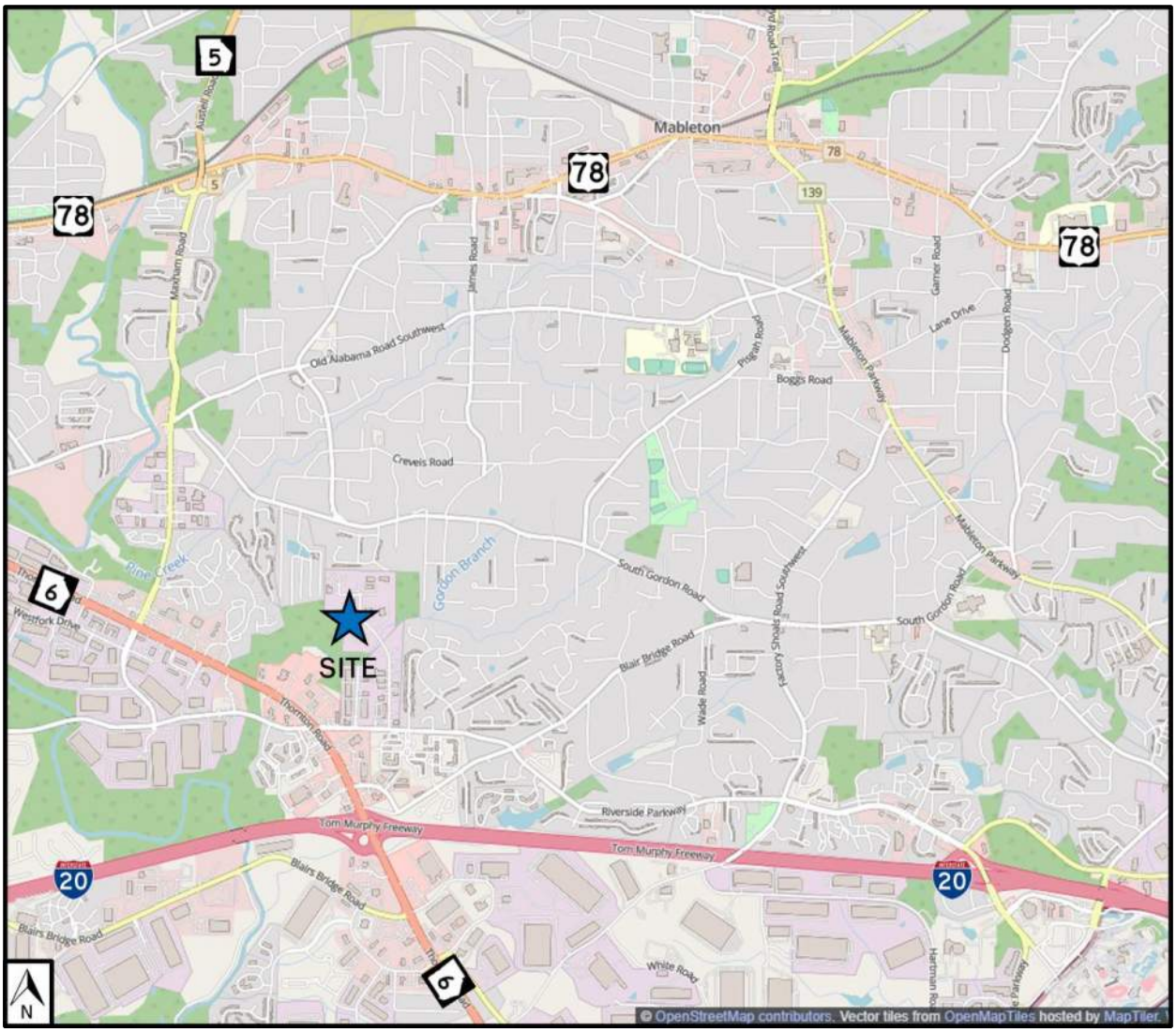


Figure 2: Site Location Aerial



B. Existing Conditions

B.1. Transportation Facilities

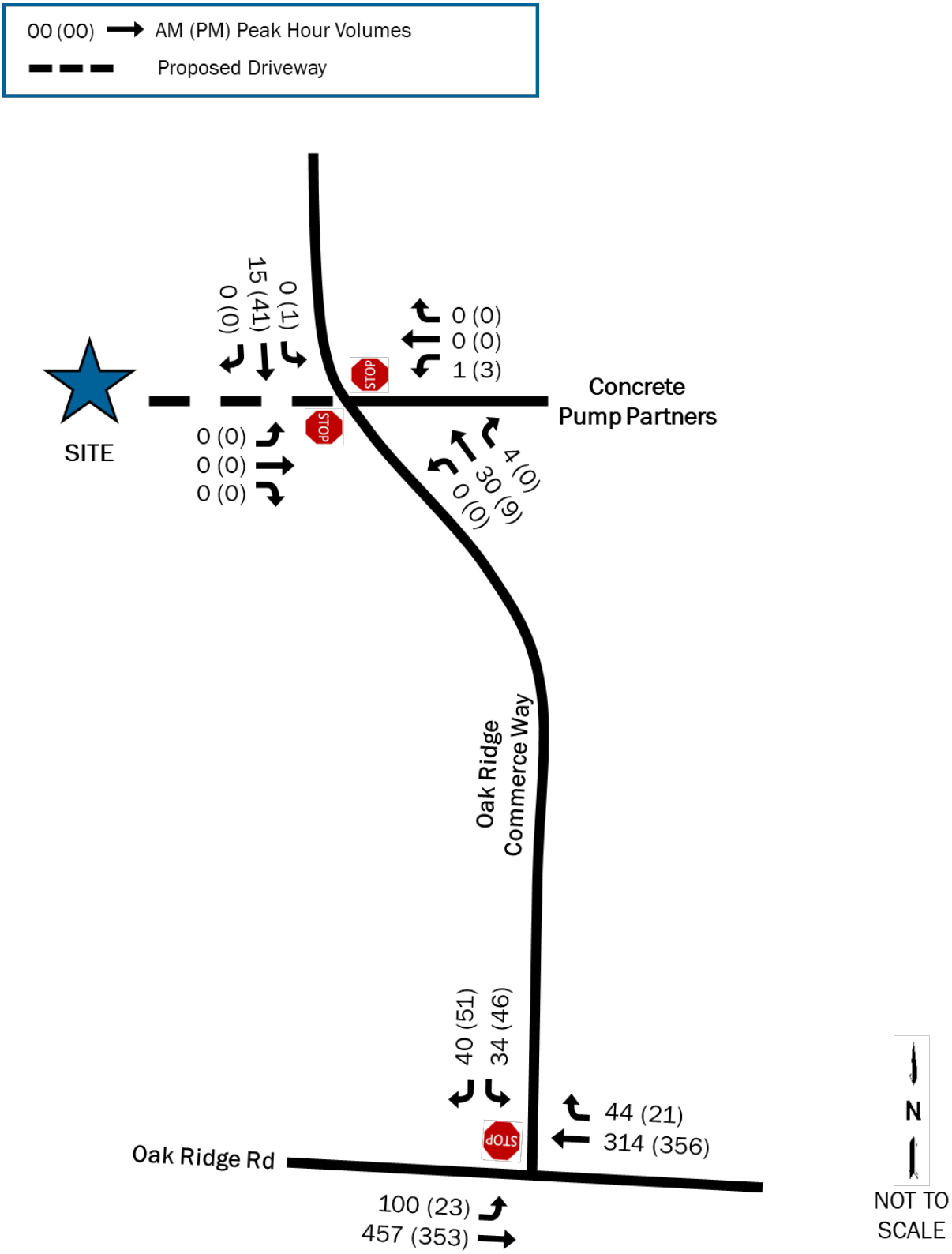
Oak Ridge Road is a two-lane, undivided local roadway that runs west from its intersection with Oak Ridge Commerce Way to SR 6 (Thornton Road), where it becomes Skyview Drive, and the road runs east to Blair Ridge Road where it becomes Riverside Parkway. The posted speed limit along Oak Ridge Road is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

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

B.2. Traffic Counts

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

Figure 3: 2025 Existing Traffic Volumes

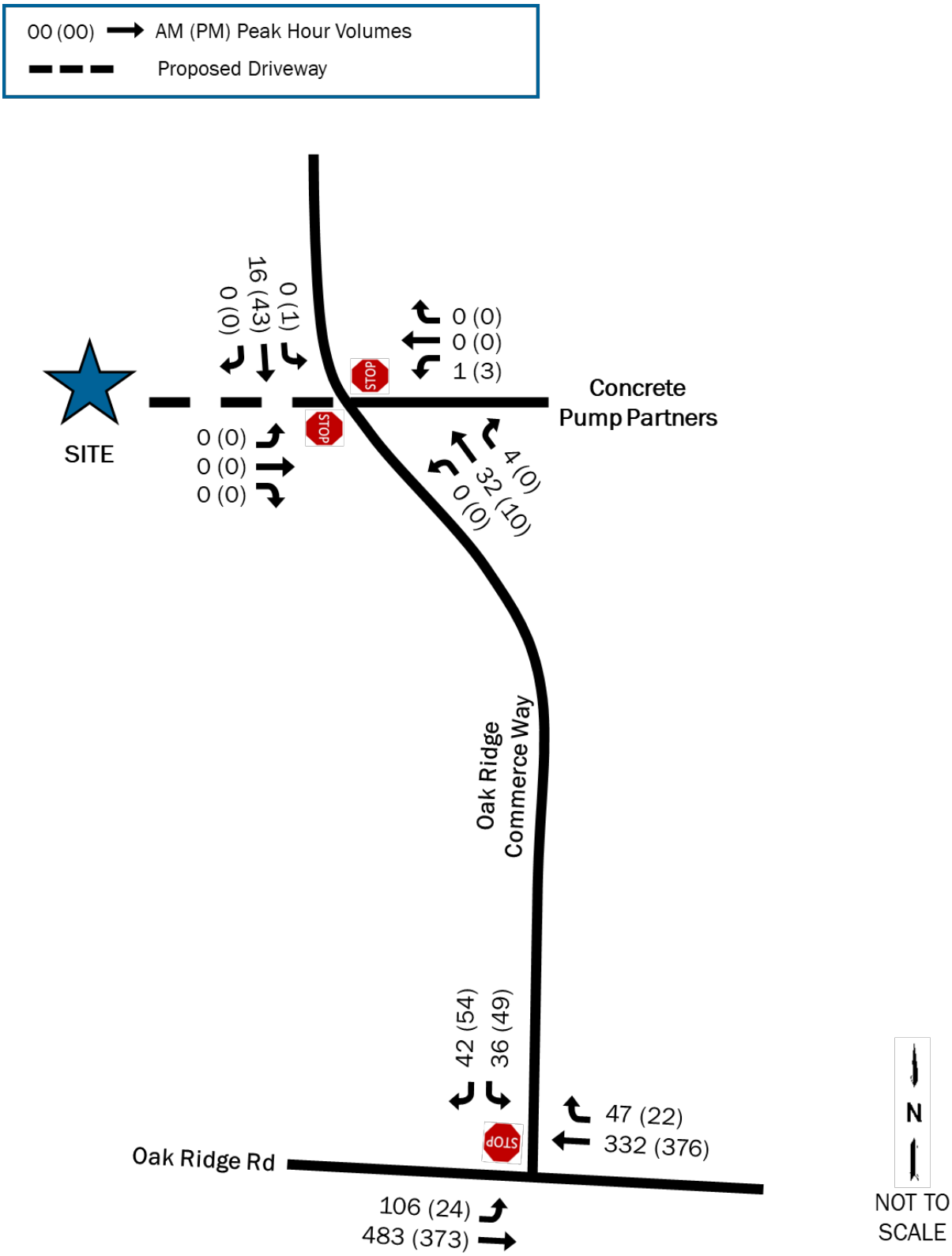


C. Future Conditions

C.1. Background Growth

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

Figure 4: 2027 No-Build Traffic Volumes



C.2. Project Trip Generation

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

Table 1: Trip Generation

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

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

C.3. Trip Distribution and Assignment

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

Figure 5: Personal Vehicle Trip Distribution

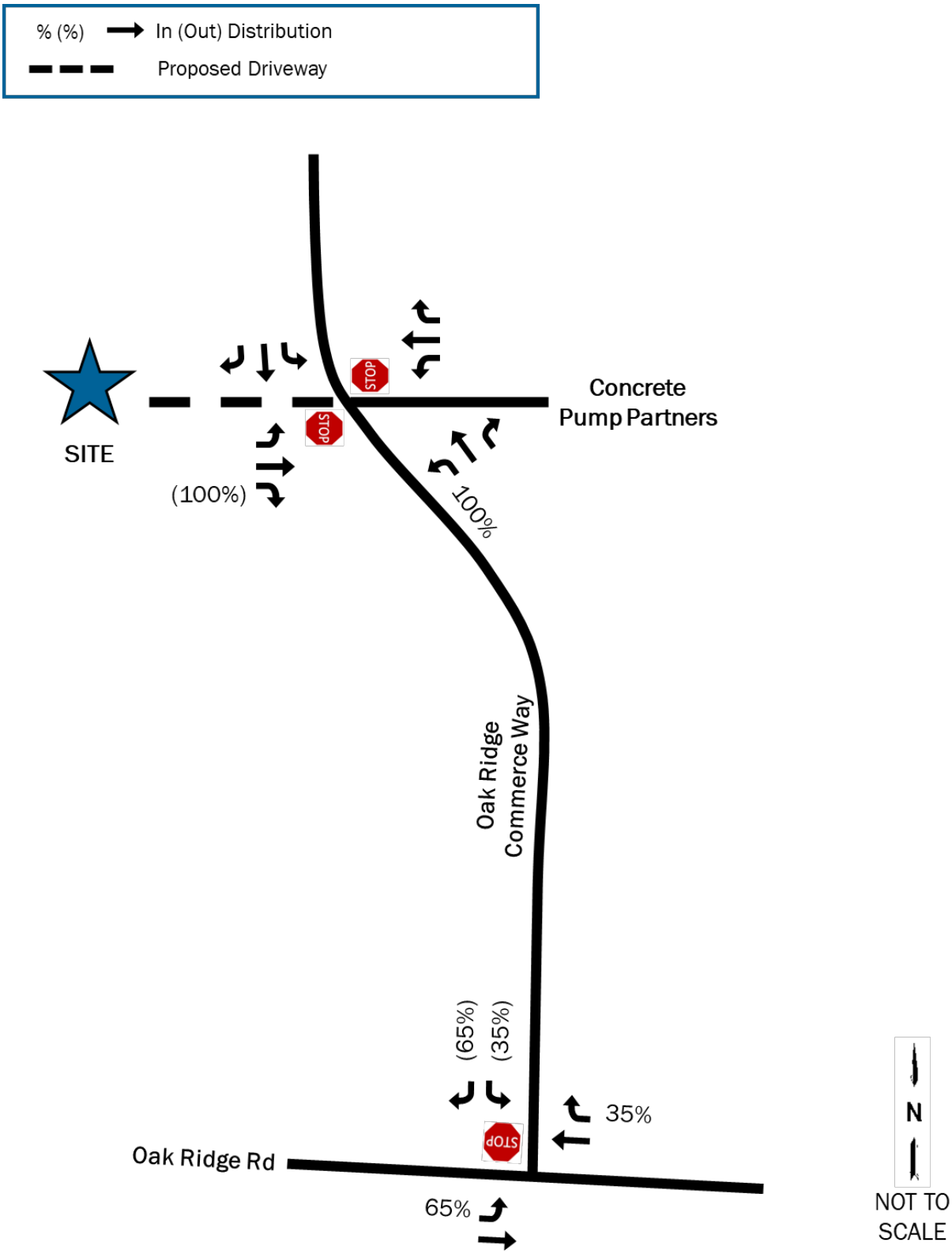


Figure 6: Personal Vehicle Development Trips

00 (00) → AM (PM) Peak Hour Volumes

Proposed Driveway

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

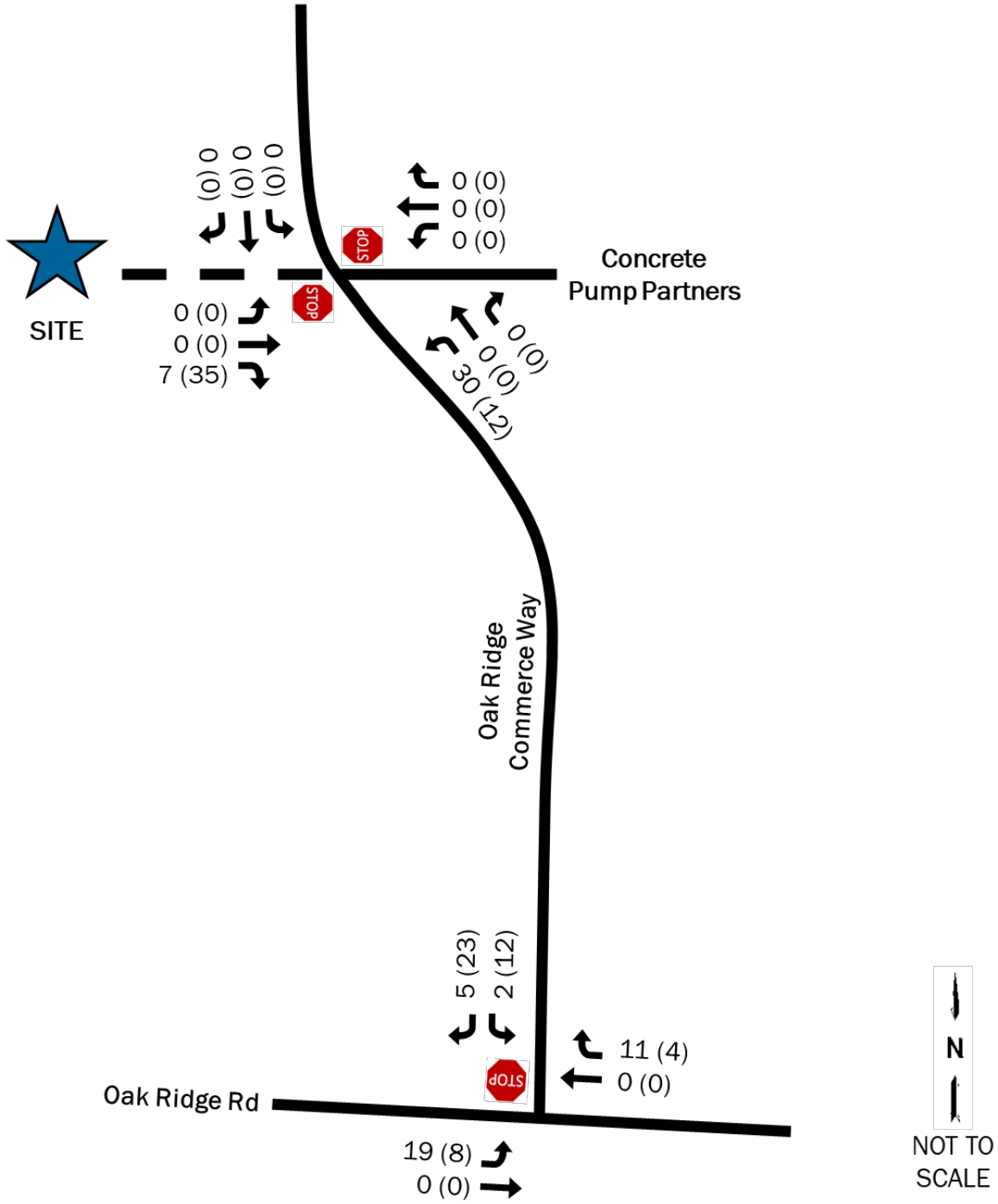


Figure 7: Truck Trip Distribution

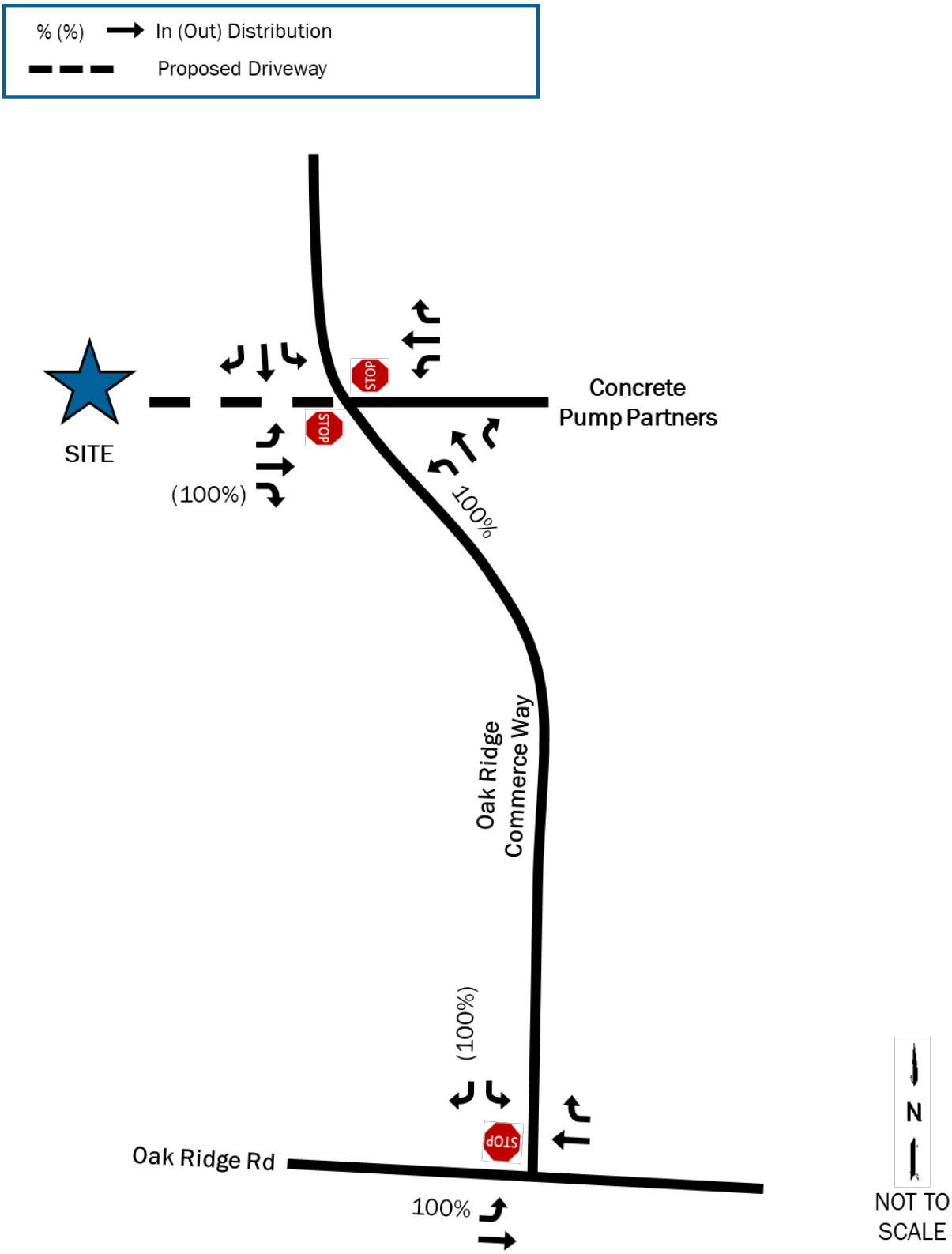


Figure 8: Truck Development Trips

00 (00) → AM (PM) Peak Hour Volumes

Proposed Driveway

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

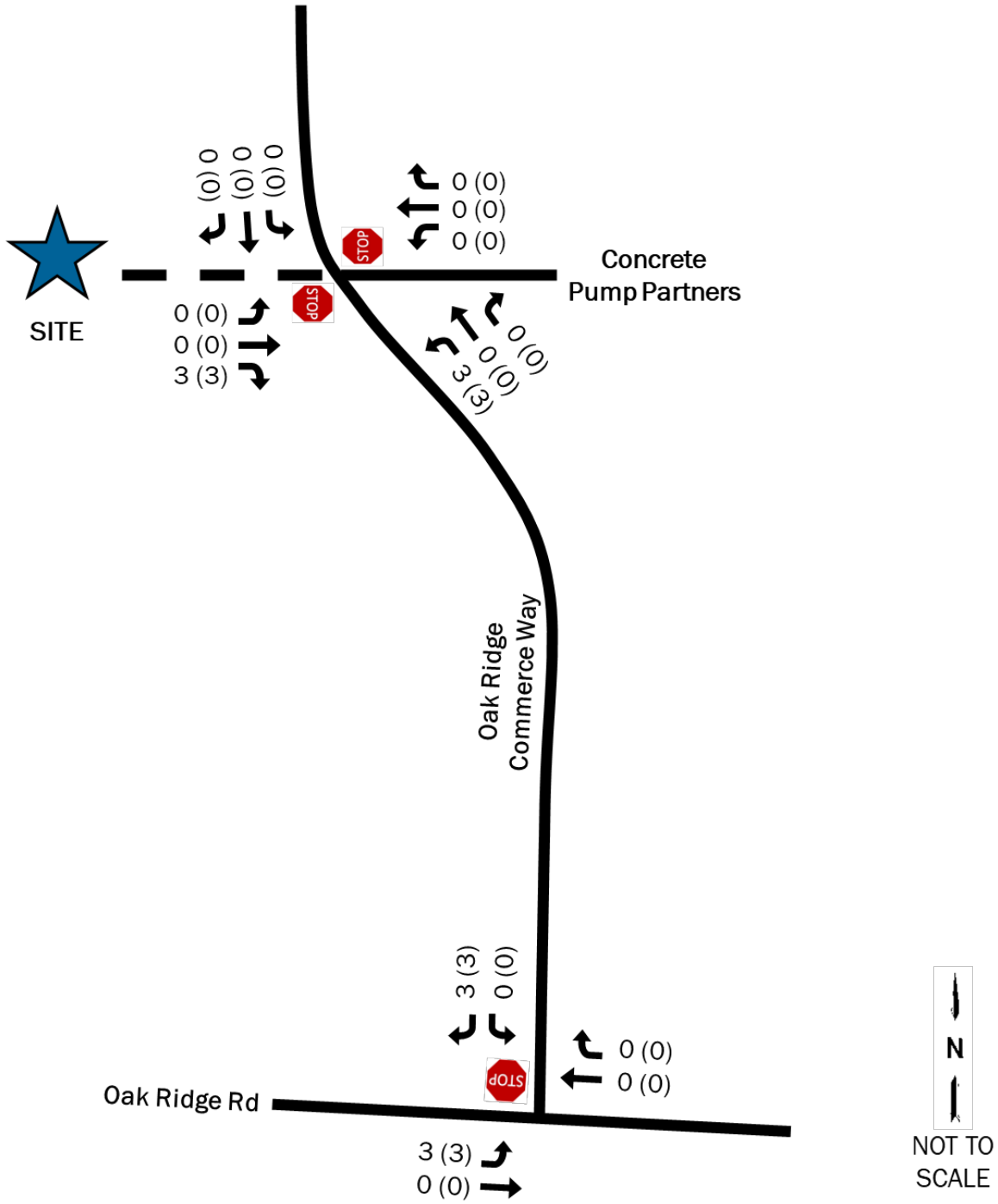


Figure 9: Total Development Trips

00 (00) → AM (PM) Peak Hour Volumes

Proposed Driveway

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

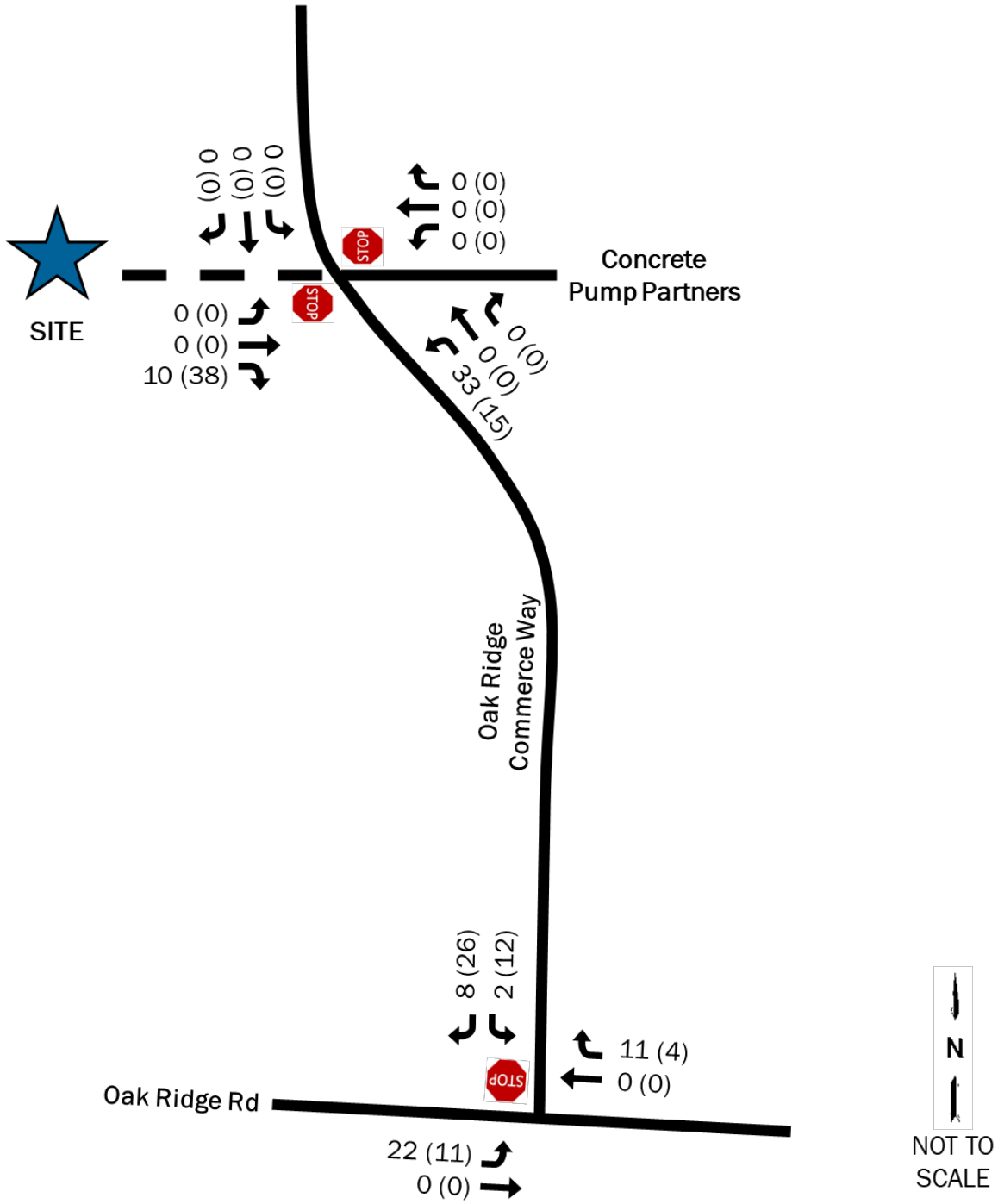
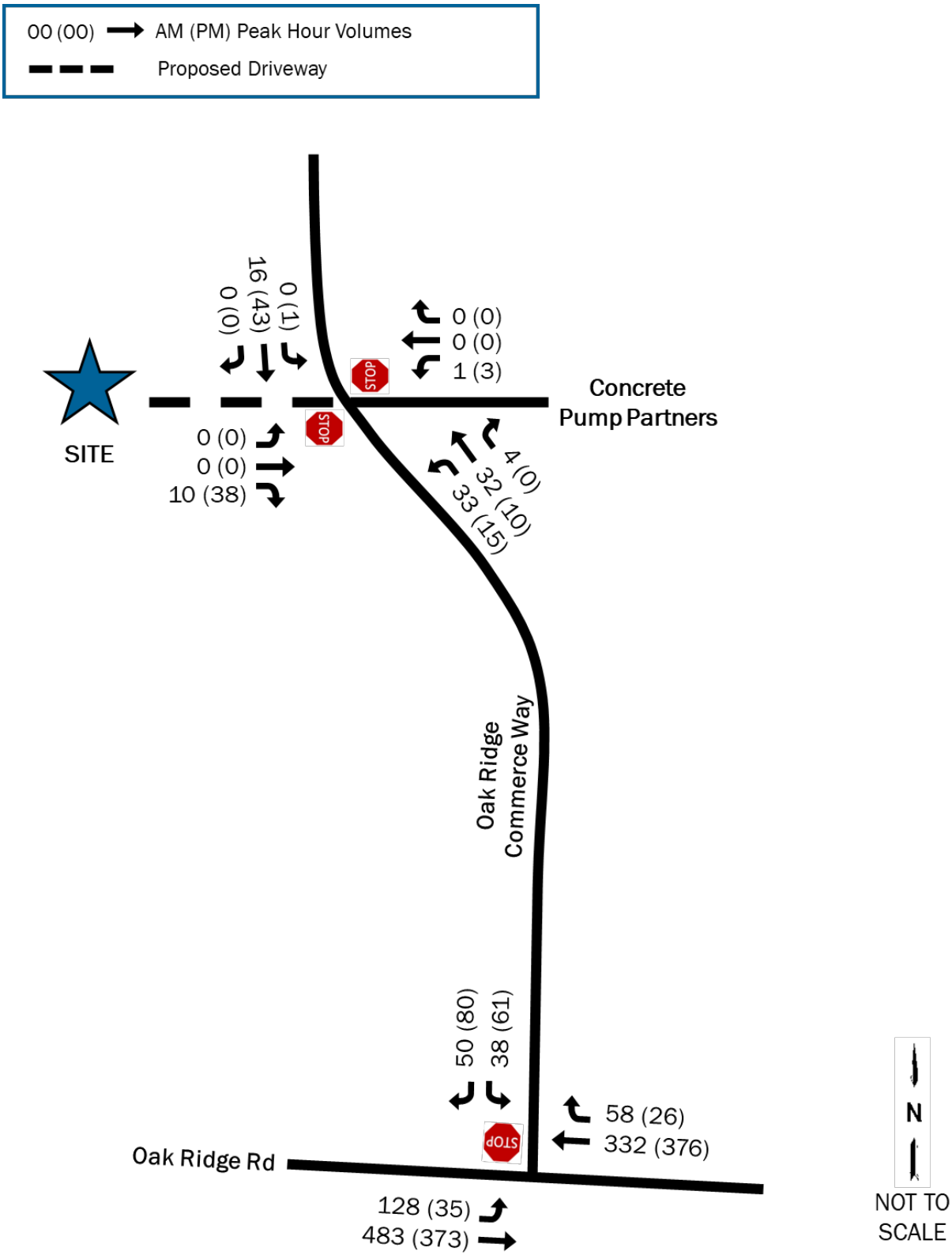


Figure 10: 2027 Build Traffic Volumes



D. Traffic Impact Analyses

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

D.1. 2025 Existing Conditions Analysis

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

Table 2: 2025 Existing Conditions Capacity Analysis

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

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

D.2. 2027 No-Build Conditions Capacity Analysis

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

Table 3: 2027 No-Build Capacity Analysis

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

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

D.3. 2027 Build Conditions Capacity Analysis

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

Table 4: 2027 Build Capacity Analysis

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

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

E. Turn Lane Evaluations

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

Table 5: GDOT Turn Lane Warrants

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

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

F. Conclusions

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

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

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

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

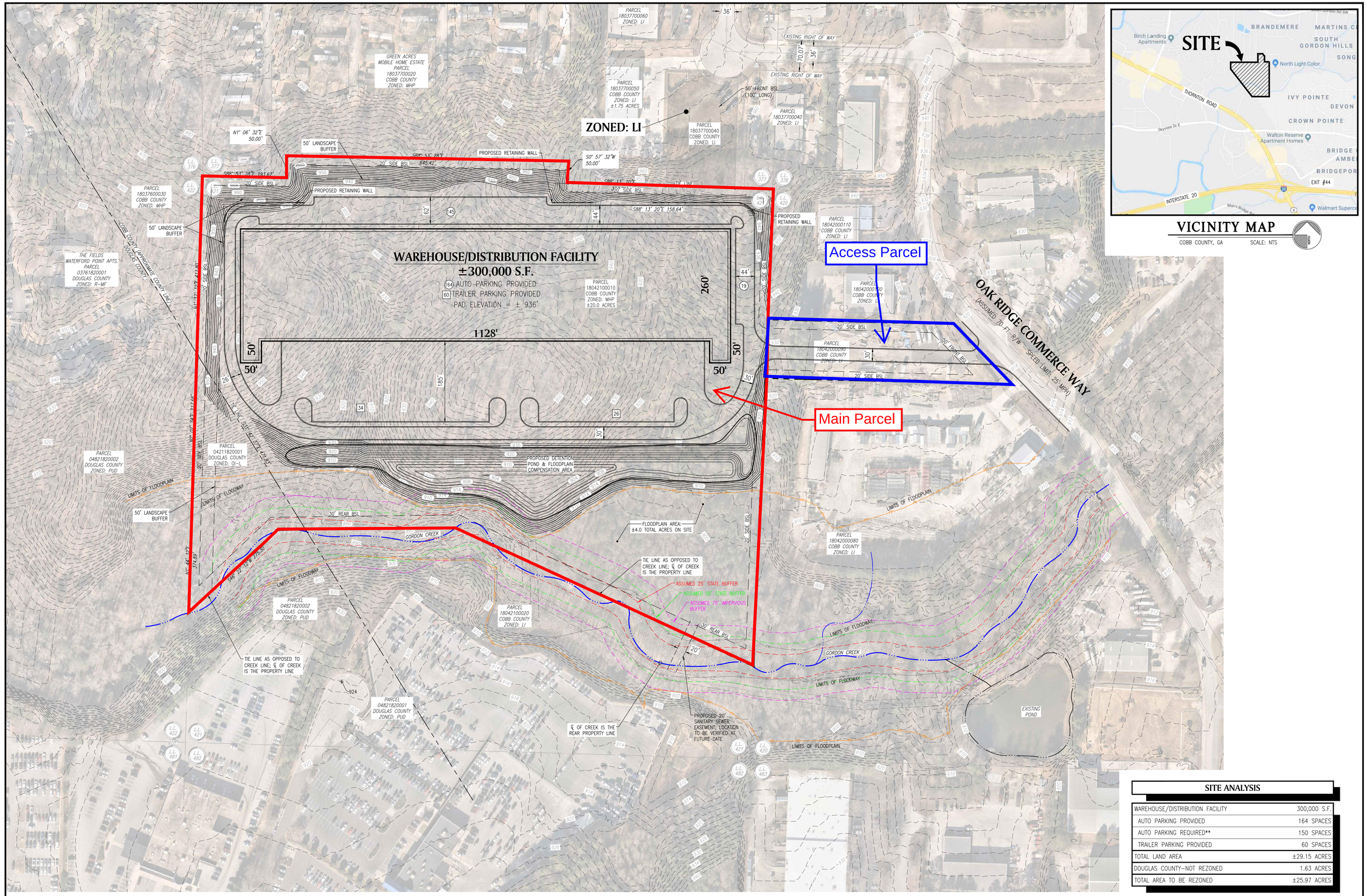
The proposed driveway along Oak Ridge Commerce Way is expected to have a minimal impact on traffic along the roadway. According to standards from the Georgia Department of Transportation, turn lanes are not warranted at the driveway, as Oak Ridge Commerce Way has very low traffic volume.

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

APPENDIX A:

DEVELOPMENT

CONCEPT PLAN



VICINITY MAP

COBB COUNTY, GA SCALE: NTS

SITE ANALYSIS

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

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

PRELIMINARY SITE PLAN DISCLAIMER:

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

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

CONCEPTUAL SITE PLAN

0 50 100 200 400

SCALE: 1 = 100

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

PROJECT:

OAK RIDGE WAREHOUSE

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

FOR:

ALLIANCE INDUSTRIAL COMPANY

1720 PEACHTREE ROAD NW,
SUITE 150
ATLANTA, GA 30309

ZONING INFORMATION

ZONING RESEARCH DATE: MONTH, YEAR

ZONING CLASSIFICATION

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

BUILDING SETBACKS (LI)

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

BUFFERS (SEC. 134.230)

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

BUILDING SUMMARY

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

PARKING SUMMARY (134.272, 403.1.6)

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

LANDSCAPE REQ'S. (416.02.04/04.03)

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

FEMA MAP

FIRM PANEL #:	13067C0211H (03.04.13)

DRAWING RECORD

DRAWN BY:	--
2024155 CP4.dwg	07.08.25

CONCEPTUAL SITE PLAN

SHEET **CP-4**

APPENDIX B:

TRAFFIC COUNTS

& GROWTH RATE

DEVELOPMENT WORSHEET

Peak Hour Turning Movement Count

Mableton, GA

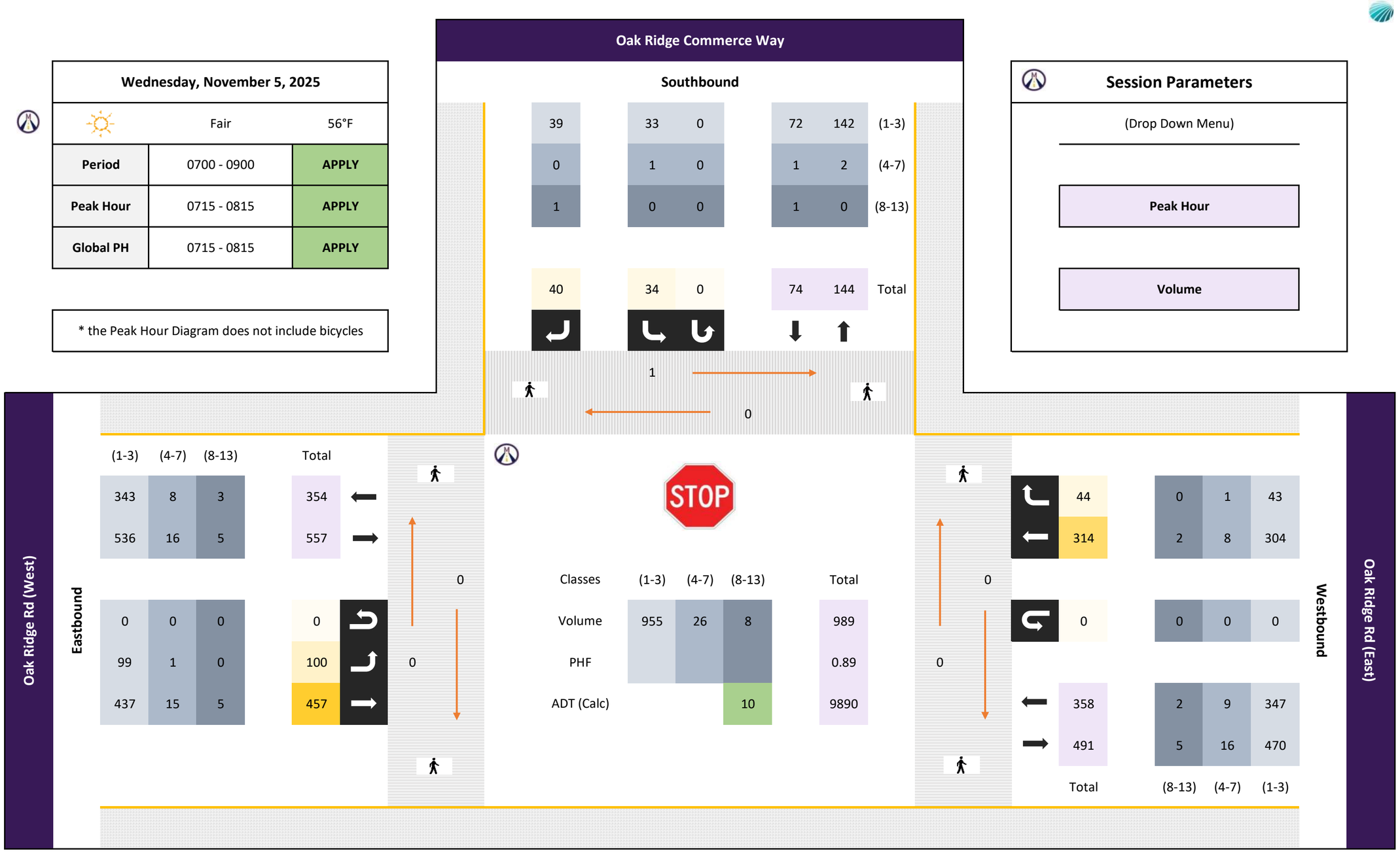
Click here for Map

Marr Traffic DATA COLLECTION

www.marrtraffic.com

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

* the Peak Hour Diagram does not include bicycles



Session Parameters

(Drop Down Menu)

Peak Hour

Volume

All vehicles

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

Passenger Vehicles (1-3)

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

Single Unit Trucks (4-7)

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

Combination Trucks (8-13)

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

Bicycles

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

Peak Hour Turning Movement Count

Mableton, GA

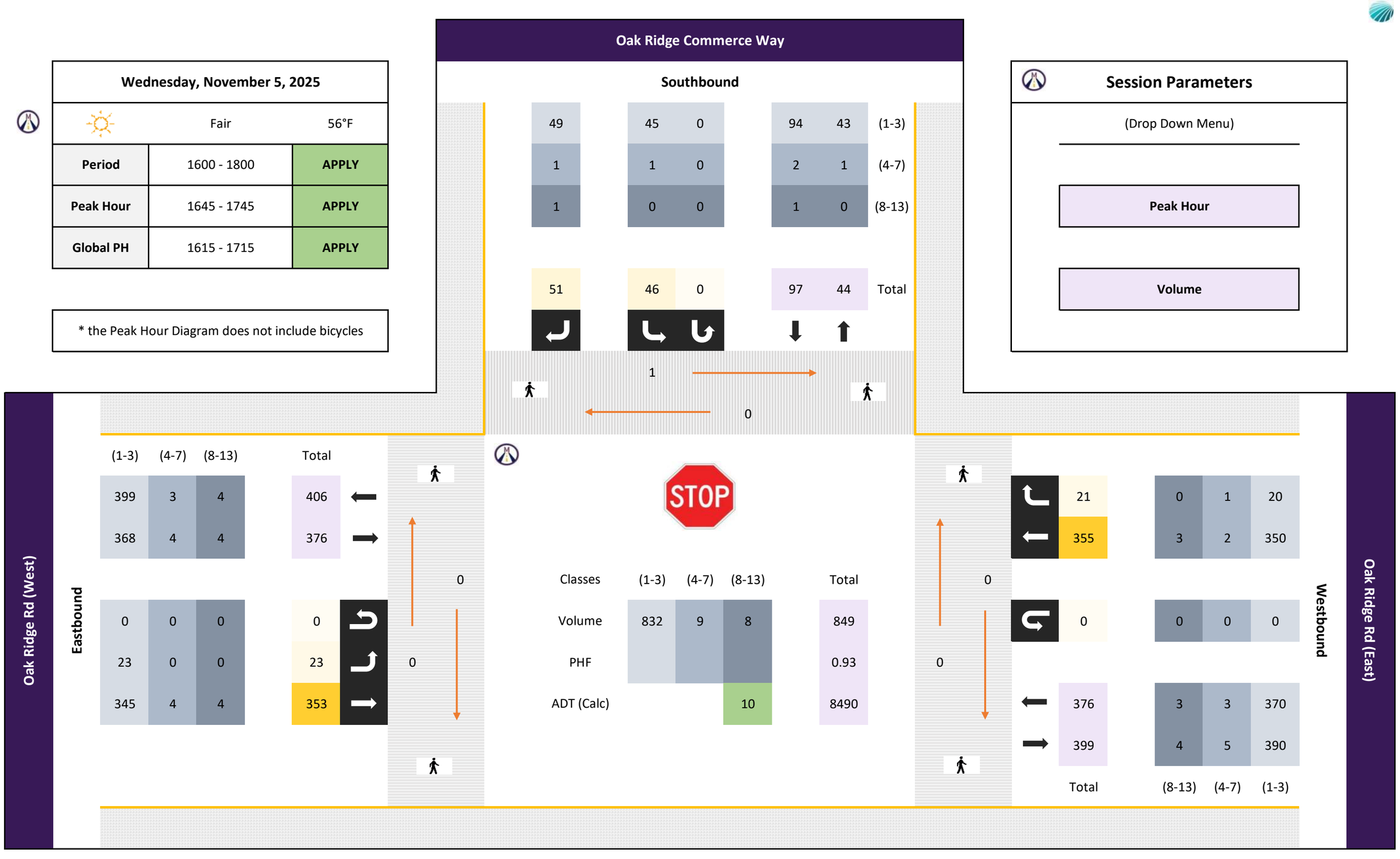
Click here for Map

Marr Traffic DATA COLLECTION

www.marrtraffic.com

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

* the Peak Hour Diagram does not include bicycles



Session Parameters

(Drop Down Menu)

Peak Hour

Volume

All vehicles

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

Passenger Vehicles (1-3)

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

Single Unit Trucks (4-7)

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

Combination Trucks (8-13)

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

Bicycles

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

Classified Turn Movement Count || All vehicles

Marr Traffic DATA COLLECTION

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Mableton, GA

Site 1

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

Date
Wednesday, November 5, 2025

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

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

All vehicles

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

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

All vehicles

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

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

Marr Traffic DATA COLLECTION

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Mableton, GA

Site 1

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

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

Passenger Vehicles (1-3)

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

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

Passenger Vehicles (1-3)

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

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

Marr Traffic DATA COLLECTION

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Mableton, GA

Site 1

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Oak Ridge Rd (East)

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

Single Unit Trucks (4-7)

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

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

Single Unit Trucks (4-7)

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

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

Marr Traffic DATA COLLECTION

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Combination Trucks (8-13)

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

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

Combination Trucks (8-13)

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

Classified Turn Movement Count || Bicycles

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Bicycles

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

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

Bicycles

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

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

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Mableton, GA

Site 1

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

Date

Wednesday, November 5, 2025

Lat/Long

33.782839°, -84.604128°
Click here for Map

Weather

Fair
56°F
Click here for Detailed Weather

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

All Trucks (4-13)

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

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

All Trucks (4-13)

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

Crosswalk Counts || Pedestrians

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Mableton, GA

Site 1

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

Date
Wednesday, November 5, 2025

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

Weather
Fair
56°F
Click here for Detailed Weather

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

Pedestrians

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

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

Pedestrians

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

Crosswalk Counts || Bicycles

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Mableton, GA

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Oak Ridge Rd (East)

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

Bicycles

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

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

Bicycles

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

Crosswalk Counts || Motorized Vehicles

Marr Traffic DATA COLLECTION

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Mableton, GA

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Oak Ridge Rd (East)

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

Motorized Vehicles

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

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

Motorized Vehicles

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

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

Peak Hour Turning Movement Count

Mableton, GA

Click here for Map

Marr Traffic DATA COLLECTION

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

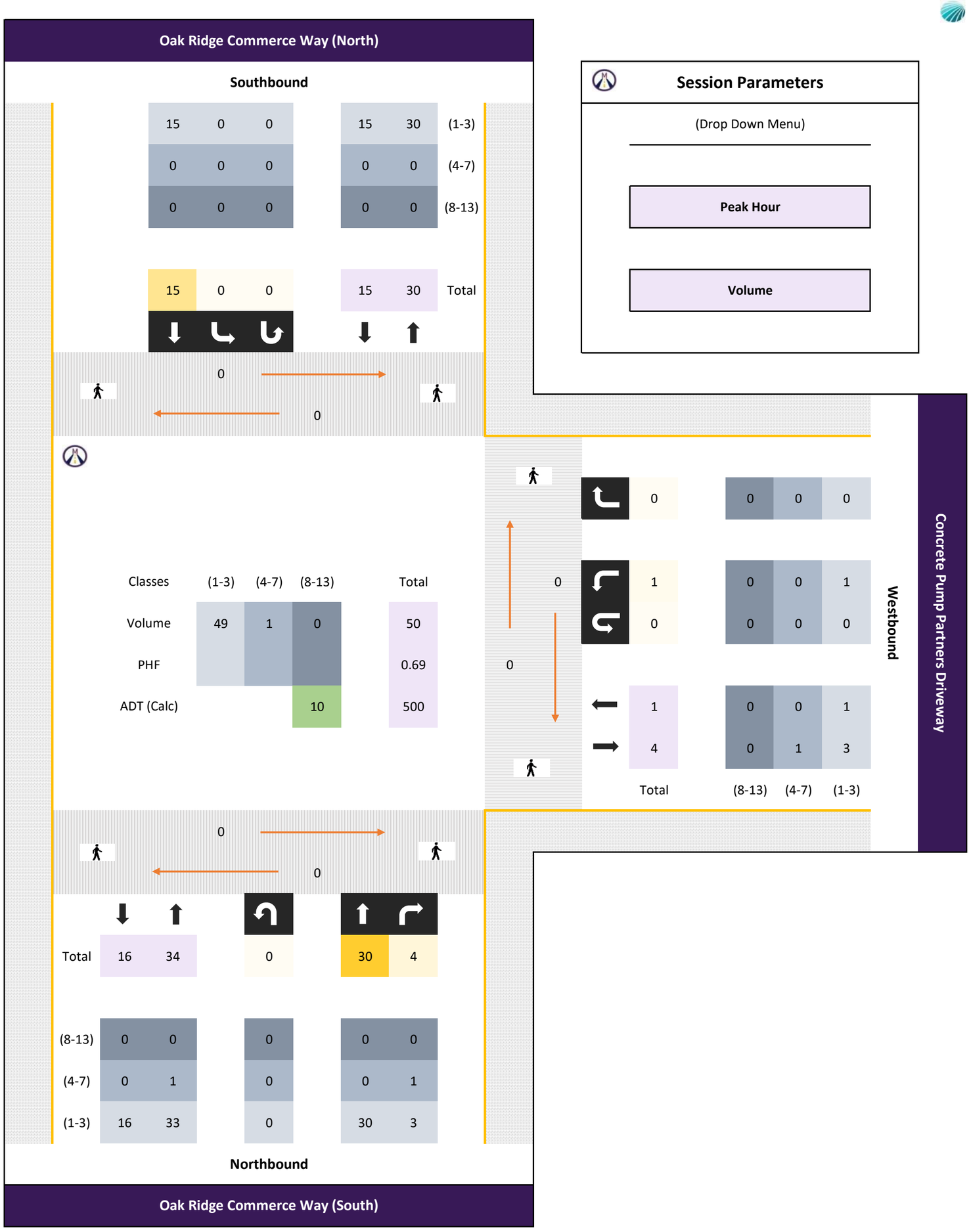
* the Peak Hour Diagram does not include bicycles

Session Parameters

(Drop Down Menu)

Peak Hour

Volume



All vehicles

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

Passenger Vehicles (1-3)

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

Single Unit Trucks (4-7)

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

Combination Trucks (8-13)

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

Bicycles

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

Peak Hour Turning Movement Count

Mableton, GA

Click here for Map

Marr Traffic DATA COLLECTION

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

* the Peak Hour Diagram does not include bicycles

Session Parameters

(Drop Down Menu)

Peak Hour

Volume

Oak Ridge Commerce Way (North)

Southbound

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

0

0

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

0

0

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

Westbound

Concrete Pump Partners Driveway

0

0

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

Northbound

Oak Ridge Commerce Way (South)

All vehicles

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

Passenger Vehicles (1-3)

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

Single Unit Trucks (4-7)

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

Combination Trucks (8-13)

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

Bicycles

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

Classified Turn Movement Count || All vehicles

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Mableton, GA

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

Concrete Pump Partners Driveway

Date
Wednesday, November 5, 2025

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

Weather
Fair
56°F
Click here for Detailed Weather

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

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

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

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

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

Marr Traffic DATA COLLECTION

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Mableton, GA

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

Concrete Pump Partners Driveway

Date
Wednesday, November 5, 2025

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

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

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

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

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

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

Mableton, GA

Marr Traffic DATA COLLECTION

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

Concrete Pump Partners Driveway

Date
Wednesday, November 5, 2025

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

Weather
Fair
56°F
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0700 - 0900 (Weekday 2h Session) (11-05-2025)
Single Unit Trucks (4-7)

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

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

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

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

Marr Traffic DATA COLLECTION

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Mableton, GA

Site 2
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Oak Ridge Commerce Way (North)

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

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

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

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

Classified Turn Movement Count || Bicycles

Marr Traffic DATA COLLECTION

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Mableton, GA

Site 2
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Oak Ridge Commerce Way (North)

Concrete Pump Partners Driveway

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

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

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

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

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

Marr Traffic DATA COLLECTION

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Mableton, GA

Site 2
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Oak Ridge Commerce Way (North)

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

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

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

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

Crosswalk Counts || Pedestrians

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Mableton, GA

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

Concrete Pump Partners Driveway

Date
Wednesday, November 5, 2025

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

Weather
Fair
56°F
Click here for Detailed Weather

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

Pedestrians

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

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

Pedestrians

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

Crosswalk Counts || Bicycles

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Mableton, GA

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

Concrete Pump Partners Driveway

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

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

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

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

Crosswalk Counts || Motorized Vehicles

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Mableton, GA

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

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

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

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

	Northbound			Southbound			Westbound			
	Oak Ridge Commerce Way (South)			Oak Ridge Commerce Way (North)			Concrete Pump Partners Driveway			
TIME	EB 2a	WB 2b	App Total	EB 2c	WB 2d	App Total	NB 2g	SB 2h	App Total	Int Total
1600 - 1615	0	0	0	0	0	0	0	0	0	0
1615 - 1630	0	0	0	0	0	0	0	0	0	0
1630 - 1645	0	0	0	0	0	0	0	0	0	0
1645 - 1700	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	**0**
1700 - 1715	0	0	0	0	0	0	0	0	0	0
1715 - 1730	0	0	0	0	0	0	0	0	0	0
1730 - 1745	0	0	0	0	0	0	0	0	0	0
1745 - 1800	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Grand Total	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Approach %	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Start Date: 11/5/2025	Eastbound			Concrete Pump Partners Driveway Westbound			Oak Ridge Commerce Way (South) Northbound			Oak Ridge Commerce Way (North) Southbound			
Time	**EBL**	**EBT**	**EBR**	**WBL**	**WBT**	**WBR**	**NBL**	**NBT**	**NBR**	**SBL**	**SBT**	**SBR**	**Total**
15 Minute Totals													
12:00 AM - 12:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 AM - 12:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 AM - 12:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 AM - 01:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00 AM - 01:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15 AM - 01:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30 AM - 01:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:45 AM - 02:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00 AM - 02:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:15 AM - 02:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30 AM - 02:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45 AM - 03:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00 AM - 03:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 AM - 03:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 AM - 03:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 AM - 04:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 AM - 04:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:15 AM - 04:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:30 AM - 04:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:45 AM - 05:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00 AM - 05:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:15 AM - 05:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:30 AM - 05:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:45 AM - 06:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:00 AM - 06:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:15 AM - 06:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:30 AM - 06:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:45 AM - 07:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00 AM - 07:15 AM	0	0	0	2	0	0	0	8	0	0	3	0	13
07:15 AM - 07:30 AM	0	0	0	0	0	0	0	7	0	0	0	0	7
07:30 AM - 07:45 AM	0	0	0	0	0	0	0	6	0	0	1	0	7
07:45 AM - 08:00 AM	0	0	0	0	0	0	0	15	1	0	2	0	18
08:00 AM - 08:15 AM	0	0	0	0	0	0	0	9	2	0	4	0	15
08:15 AM - 08:30 AM	0	0	0	1	0	0	0	4	0	0	4	0	9
08:30 AM - 08:45 AM	0	0	0	0	0	0	0	2	1	0	5	0	8
08:45 AM - 09:00 AM	0	0	0	0	0	0	0	2	0	0	0	0	2
09:00 AM - 09:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:15 AM - 09:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:30 AM - 09:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45 AM - 10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 AM - 10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 AM - 10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 AM - 10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 AM - 11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 AM - 11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM - 11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM - 11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM - 12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM - 12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM - 12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM - 12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM - 01:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00 PM - 01:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15 PM - 01:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30 PM - 01:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:45 PM - 02:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00 PM - 02:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:15 PM - 02:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30 PM - 02:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45 PM - 03:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00 PM - 03:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 PM - 03:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 PM - 03:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 PM - 04:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 PM - 04:15 PM	0	0	0	1	0	0	0	1	0	0	9	0	11
04:15 PM - 04:30 PM	0	0	0	1	0	0	0	2	0	0	3	0	6
04:30 PM - 04:45 PM	0	0	0	0	0	0	0	3	0	0	10	0	13
04:45 PM - 05:00 PM	0	0	0	2	0	0	0	3	0	1	12	0	18
05:00 PM - 05:15 PM	0	0	0	0	0	0	0	1	0	0	16	0	17
05:15 PM - 05:30 PM	0	0	0	0	0	0	0	0	0	0	3	0	3
05:30 PM - 05:45 PM	0	0	0	0	0	0	0	0	0	0	1	0	1
05:45 PM - 06:00 PM	0	0	0	0	0	0	0	0	0	0	2	0	2
06:00 PM - 06:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:15 PM - 06:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:30 PM - 06:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:45 PM - 07:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00 PM - 07:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15 PM - 07:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30 PM - 07:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45 PM - 08:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00 PM - 08:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15 PM - 08:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30 PM - 08:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:45 PM - 09:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:00 PM - 09:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:15 PM - 09:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:30 PM - 09:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45 PM - 10:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 PM - 10:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 PM - 10:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 PM - 10:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 PM - 11:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 PM - 11:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 PM - 11:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 PM - 11:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 PM - 12:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0

Bi-Directional Class Count || Location Overview

Marr Traffic DATA COLLECTION

www.marrtraffic.com

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
	11/05
DF	1.00
MF	1.00
DF*MF	**1.00**

Bi-Directional Class Count || NB EB 15min

Mableton, GA

Marr Traffic DATA COLLECTION
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Oak Ridge Commerce Way,
south of 6795 Oak Ridge Commerce Way Driveway

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56°F

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0000 - 2400 (Weekday 24h Session) (11-05-2025)
NB EB 15min

	Northbound (Movement 1.1)													15min	60min
Time	1	2	3	4	5	6	7	8	9	10	11	12	13	Total	Total
0000 - 0015	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0015 - 0030	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0030 - 0045	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0045 - 0100	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**0**
0100 - 0115	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0115 - 0130	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0130 - 0145	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0145 - 0200	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	**1**
0200 - 0215	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0215 - 0230	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0230 - 0245	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0245 - 0300	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	**1**
0300 - 0315	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
0315 - 0330	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
0330 - 0345	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0345 - 0400	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**2**
0400 - 0415	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0415 - 0430	0	3	0	0	0	0	0	0	0	0	0	0	0	**3**	
0430 - 0445	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0445 - 0500	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**3**
0500 - 0515	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0515 - 0530	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0530 - 0545	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
0545 - 0600	0	3	0	0	0	0	0	0	0	0	0	0	0	**3**	**4**
0600 - 0615	0	5	1	0	0	0	0	0	0	0	0	0	0	**6**	
0615 - 0630	0	6	1	0	0	0	0	0	0	0	0	0	0	**7**	
0630 - 0645	0	5	2	0	0	0	0	0	0	0	0	0	0	**7**	
0645 - 0700	0	10	4	0	0	0	0	0	0	0	0	0	0	**14**	**34**
0700 - 0715	0	8	2	0	0	0	0	0	0	0	0	0	0	**10**	
0715 - 0730	0	9	0	0	0	0	0	0	0	0	0	0	0	**9**	
0730 - 0745	0	6	0	0	0	1	0	0	0	0	0	0	0	**7**	
0745 - 0800	0	14	4	0	0	0	0	0	0	0	0	0	0	**18**	**44**
0800 - 0815	0	5	5	0	0	1	0	0	0	0	0	0	0	**11**	
0815 - 0830	0	2	3	0	0	0	0	0	0	0	0	0	0	**5**	
0830 - 0845	0	3	0	0	0	0	0	0	0	0	0	0	0	**3**	
0845 - 0900	0	0	1	0	0	0	0	0	1	0	0	0	0	**2**	**21**
0900 - 0915	0	3	6	0	2	0	0	0	0	0	0	0	0	**11**	
0915 - 0930	0	3	0	0	1	0	0	0	0	0	0	0	0	**4**	
0930 - 0945	0	1	2	0	1	0	0	0	1	0	0	0	0	**5**	
0945 - 1000	0	3	0	0	0	1	0	0	0	0	0	0	0	**4**	**24**
1000 - 1015	0	2	3	0	0	0	0	0	0	0	0	0	0	**5**	
1015 - 1030	0	2	4	0	2	0	0	0	0	0	0	0	0	**8**	
1030 - 1045	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
1045 - 1100	0	2	5	0	2	1	0	1	0	0	0	0	0	**11**	**24**
1100 - 1115	0	3	3	0	1	0	0	0	0	0	0	0	0	**7**	
1115 - 1130	0	0	3	0	1	0	0	0	0	0	0	0	0	**4**	
1130 - 1145	0	2	1	0	1	0	0	0	1	0	0	0	0	**5**	
1145 - 1200	0	3	1	0	0	1	0	0	1	0	0	0	0	**6**	**22**
1200 - 1215	0	1	4	0	0	0	0	1	0	0	0	0	0	**6**	
1215 - 1230	0	6	3	0	0	0	0	0	0	0	0	0	0	**9**	
1230 - 1245	0	4	2	0	1	1	0	0	0	0	0	0	0	**8**	
1245 - 1300	0	3	3	0	1	0	0	0	1	0	0	0	0	**8**	**31**
1300 - 1315	0	2	0	0	0	0	0	0	0	0	0	0	0	**2**	
1315 - 1330	0	3	1	0	0	0	0	1	2	0	0	0	0	**7**	
1330 - 1345	0	0	3	0	0	0	0	0	1	0	0	0	0	**4**	
1345 - 1400	0	2	1	0	1	0	0	0	0	0	0	0	0	**4**	**17**
1400 - 1415	0	1	1	0	2	0	0	1	0	0	0	0	0	**5**	
1415 - 1430	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
1430 - 1445	0	2	2	0	2	0	0	0	0	0	0	0	0	**6**	
1445 - 1500	0	2	4	0	1	0	0	0	2	0	0	0	0	**9**	**21**
1500 - 1515	0	3	2	0	0	0	0	0	0	0	0	0	0	**5**	
1515 - 1530	0	0	3	0	0	3	0	0	0	0	0	0	0	**6**	
1530 - 1545	0	0	1	0	1	0	0	0	0	0	0	0	0	**2**	
1545 - 1600	0	0	2	0	0	0	0	0	0	0	0	0	0	**2**	**15**
1600 - 1615	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
1615 - 1630	0	0	2	0	0	0	0	0	0	0	0	0	0	**2**	
1630 - 1645	0	0	1	0	0	0	0	1	0	0	0	0	0	**2**	
1645 - 1700	0	0	3	0	0	0	0	0	0	0	0	0	0	**3**	**8**
1700 - 1715	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
1745 - 1800	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**1**
1800 - 1815	0	0	1	0	0	0	0	0	0	0	0	0	0	**1**	
1815 - 1830	0	0	1	0	0	0	0	0	0	0	0	0	0	**1**	
1830 - 1845	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
1845 - 1900	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**2**
1900 - 1915	0	0	0	0	0	1	0	0	0	0	0	0	0	**1**	
1915 - 1930	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
1930 - 1945	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
1945 - 2000	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	**3**
2000 - 2015	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2015 - 2030	0	0	0	0	0	0	0	0	1	0	0	0	0	**1**	
2030 - 2045	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2045 - 2100	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**1**
2100 - 2115	0	0	0	0	0	1	0	0	0	0	0	0	0	**1**	
2115 - 2130	0	0	1	0	0	0	0	0	0	0	0	0	0	**1**	
2130 - 2145	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2145 - 2200	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**2**
2200 - 2215	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2215 - 2230	0	0	1	0	0	0	0	0	0	0	0	0	0	**1**	
2230 - 2245	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2245 - 2300	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**1**
2300 - 2315	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2315 - 2330	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2330 - 2345	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2345 - 0000	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**0**

Session Total	0	142	93	0	20	11	0	5	11	0	0	0	0	**282**
Session Average	0.00	1.48	0.97	0.00	0.21	0.11	0.00	0.05	0.11	0.00	0.00	0.00	0.00	**2.94**
Session Percentage	0.00	50.35	32.98	0.00	7.09	3.90	0.00	1.77	3.90	0.00	0.00	0.00	0.00	

AM Peak Hour	-	0700 - 0800	0730 - 0830	-	0845 - 0945	0715 - 0815	-	-	0845 - 0945	-	-	-	-	**0715 - 0815**
AM Peak Volume	0	37	12	0	4	2	0	0	2	0	0	0	0	**45**
AM Peak %age	0.00	82.22	26.67	0.00	8.89	4.44	0.00	0.00	4.44	0.00	0.00	0.00	0.00	

Noon Peak Hour	-	1215 - 1315	1000 - 1100	-	1015 - 1115	1430 - 1530	-	1315 - 1415	1245 - 1345	-	-	-	-	**1200 - 1300**
Noon Peak Volume	0	15	12	0	5	3	0	2	4	0	0	0	0	**31**
Noon Peak %age	0.00	48.39	38.71	0.00	16.13	9.68	0.00	6.45	12.90	0.00	0.00	0.00	0.00	

PM Peak Hour	-	1500 - 1600	1500 - 1600	-	1500 - 1600	1500 - 1600	-	1545 - 1645	1930 - 2030	-	-	-	-	**1500 - 1600**
PM Peak Volume	0	3	8	0	1	3	0	1	1	0	0	0	0	**15**
PM Peak %age	0.00	20.00	53.33	0.00	6.67	20.00	0.00	6.67	6.67	0.00	0.00	0.00	0.00	

User Peak Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**
User Peak %age	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Bi-Directional Class Count || SB WB 15min

Mableton, GA

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Site 1
Oak Ridge Commerce Way,
south of 6795 Oak Ridge Commerce Way Driveway

Date
Wednesday, November 5, 2025

Lat/Long
33.788463°, -84.604920°

Click here for Map

Weather
Fair
56°F

Click here for Detailed Weather

0000 - 2400 (Weekday 24h Session) (11-05-2025)
SB WB 15min

	Southbound (Movement 1.2)													15min	60min
Time	1	2	3	4	5	6	7	8	9	10	11	12	13	Total	Total
0000 - 0015	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0015 - 0030	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0030 - 0045	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0045 - 0100	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**0**
0100 - 0115	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0115 - 0130	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0130 - 0145	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
0145 - 0200	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**1**
0200 - 0215	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0215 - 0230	0	0	0	0	0	1	0	0	0	0	0	0	0	**1**	
0230 - 0245	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0245 - 0300	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**1**
0300 - 0315	0	1	0	0	0	0	0	0	1	0	0	0	0	**2**	
0315 - 0330	0	0	0	0	0	1	0	0	0	0	0	0	0	**1**	
0330 - 0345	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0345 - 0400	0	0	0	0	0	0	1	0	0	0	0	0	0	**1**	**4**
0400 - 0415	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0415 - 0430	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0430 - 0445	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
0445 - 0500	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**1**
0500 - 0515	0	0	0	0	0	1	0	0	0	0	0	0	0	**1**	
0515 - 0530	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0530 - 0545	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0545 - 0600	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	**2**
0600 - 0615	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0615 - 0630	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
0630 - 0645	0	1	0	0	0	0	1	0	0	0	0	0	0	**2**	
0645 - 0700	0	4	1	0	0	0	0	0	0	0	0	0	0	**5**	**8**
0700 - 0715	0	3	0	0	0	0	2	0	0	0	0	0	0	**5**	
0715 - 0730	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0730 - 0745	0	0	0	0	0	0	0	0	1	0	0	0	0	**1**	
0745 - 0800	0	2	0	0	0	0	0	0	0	0	0	0	0	**2**	**8**
0800 - 0815	0	2	2	0	0	0	0	0	0	0	0	0	0	**4**	
0815 - 0830	0	2	3	0	0	0	0	0	0	0	0	0	0	**5**	
0830 - 0845	0	2	3	0	0	0	0	0	0	0	0	0	0	**5**	
0845 - 0900	0	0	1	0	0	0	0	0	0	0	0	0	0	**1**	**15**
0900 - 0915	0	3	3	0	2	0	0	0	0	0	0	0	0	**8**	
0915 - 0930	0	1	1	0	1	0	0	0	0	0	0	0	0	**3**	
0930 - 0945	0	0	2	0	1	0	0	0	1	0	0	0	0	**4**	
0945 - 1000	0	0	3	0	0	0	0	0	0	0	0	0	0	**3**	**18**
1000 - 1015	0	0	2	0	0	1	0	0	1	0	0	0	0	**4**	
1015 - 1030	0	1	0	0	1	0	0	0	0	0	0	0	0	**2**	
1030 - 1045	0	4	3	0	0	0	0	1	0	0	0	0	0	**8**	
1045 - 1100	0	4	2	0	2	0	0	0	0	0	0	0	0	**8**	**22**
1100 - 1115	0	1	3	0	0	0	0	0	0	0	0	0	0	**4**	
1115 - 1130	0	1	1	0	0	0	0	0	0	0	0	0	0	**2**	
1130 - 1145	0	1	5	0	1	0	0	0	0	0	0	0	0	**7**	
1145 - 1200	0	3	4	0	2	1	0	0	0	0	0	0	0	**10**	**23**
1200 - 1215	0	5	2	0	0	0	0	0	0	0	0	0	0	**7**	
1215 - 1230	0	4	4	0	0	0	0	0	0	0	0	0	0	**8**	
1230 - 1245	0	4	3	0	1	0	0	1	0	0	0	0	0	**9**	
1245 - 1300	0	2	1	0	0	1	0	0	1	0	0	0	0	**5**	**29**
1300 - 1315	0	0	0	0	3	0	0	1	0	0	0	0	0	**4**	
1315 - 1330	0	1	4	0	0	0	0	0	1	0	0	0	0	**6**	
1330 - 1345	0	2	4	0	0	0	0	0	0	0	0	0	0	**6**	
1345 - 1400	0	3	2	0	1	0	0	0	2	0	0	0	0	**8**	**24**
1400 - 1415	0	0	1	0	2	0	0	0	0	0	0	0	0	**3**	
1415 - 1430	0	4	1	0	0	0	0	0	1	0	0	0	0	**6**	
1430 - 1445	0	2	1	0	1	0	0	0	0	0	0	0	0	**4**	
1445 - 1500	0	6	2	0	0	1	0	0	0	0	0	0	0	**9**	**22**
1500 - 1515	0	9	5	0	0	0	0	0	0	0	0	0	0	**14**	
1515 - 1530	0	1	3	0	0	0	0	0	0	0	0	0	0	**4**	
1530 - 1545	0	1	3	0	1	0	0	0	0	0	0	0	0	**5**	
1545 - 1600	0	3	1	0	0	0	0	0	0	0	0	0	0	**4**	**27**
1600 - 1615	0	7	5	0	0	0	0	0	0	0	0	0	0	**12**	
1615 - 1630	0	3	1	0	0	0	0	0	0	0	0	0	0	**4**	
1630 - 1645	0	5	4	0	0	0	0	1	0	0	0	0	0	**10**	
1645 - 1700	0	4	9	0	0	0	0	0	1	0	0	0	0	**14**	**40**
1700 - 1715	0	12	3	0	0	0	0	0	0	0	0	0	0	**15**	
1715 - 1730	0	1	2	0	0	0	0	0	0	0	0	0	0	**3**	
1730 - 1745	0	3	0	0	0	0	0	0	0	0	0	0	0	**3**	
1745 - 1800	0	1	2	0	0	0	0	0	0	0	0	0	0	**3**	**24**
1800 - 1815	0	3	2	0	0	0	0	0	0	0	0	0	0	**5**	
1815 - 1830	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
1830 - 1845	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
1845 - 1900	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**5**
1900 - 1915	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
1915 - 1930	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
1930 - 1945	0	0	1	0	0	0	0	0	0	0	0	0	0	**1**	
1945 - 2000	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	**2**
2000 - 2015	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
2015 - 2030	0	0	1	0	0	0	0	0	1	0	0	0	0	**2**	
2030 - 2045	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2045 - 2100	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**3**
2100 - 2115	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2115 - 2130	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2130 - 2145	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2145 - 2200	0	0	0	0	0	1	0	0	0	0	0	0	0	**1**	**1**
2200 - 2215	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2215 - 2230	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2230 - 2245	0	0	1	0	0	0	0	0	0	0	0	0	0	**1**	
2245 - 2300	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**1**
2300 - 2315	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2315 - 2330	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2330 - 2345	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2345 - 0000	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**0**

Session Total	0	128	107	0	19	8	4	4	11	0	0	0	0	**281**
Session Average	0.00	1.33	1.11	0.00	0.20	0.08	0.04	0.04	0.11	0.00	0.00	0.00	0.00	**2.93**
Session Percentage	0.00	45.55	38.08	0.00	6.76	2.85	1.42	1.42	3.91	0.00	0.00	0.00	0.00	

AM Peak Hour	-	0615 - 0715	0815 - 0915	-	0845 - 0945	0500 - 0600	0615 - 0715	0945 - 1045	0915 - 1015	-	-	-	-	**0815 - 0915**
AM Peak Volume	0	9	10	0	4	1	3	1	2	0	0	0	0	**19**
AM Peak %age	0.00	47.37	52.63	0.00	21.05	5.26	15.79	5.26	10.53	0.00	0.00	0.00	0.00	

Noon Peak Hour	-	1415 - 1515	1130 - 1230	-	1215 - 1315	1000 - 1100	-	1215 - 1315	1300 - 1400	-	-	-	-	**1145 - 1245**
Noon Peak Volume	0	21	15	0	4	1	0	2	3	0	0	0	0	**34**
Noon Peak %age	0.00	61.76	44.12	0.00	11.76	2.94	0.00	5.88	8.82	0.00	0.00	0.00	0.00	

PM Peak Hour	-	1615 - 1715	1600 - 1700	-	1500 - 1600	-	-	1545 - 1645	1600 - 1700	-	-	-	-	**1615 - 1715**
PM Peak Volume	0	24	19	0	1	0	0	1	1	0	0	0	0	**43**
PM Peak %age	0.00	55.81	44.19	0.00	2.33	0.00	0.00	2.33	2.33	0.00	0.00	0.00	0.00	

User Peak Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**
User Peak %age	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Bi-Directional Class Count || Bi-Directional 15min

Mableton, GA

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Site 1
Oak Ridge Commerce Way,
south of 6795 Oak Ridge Commerce Way Driveway

Date
Wednesday, November 5, 2025

Lat/Long
33.788463°, -84.604920°

Weather
Fair
56°F

Click here for Detailed Weather

0000 - 2400 (Weekday 24h Session) (11-05-2025)
Bi-Directional 15min

	Bi-Directional 15min													15min	60min
Time	1	2	3	4	5	6	7	8	9	10	11	12	13	Total	Total
0000 - 0015	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0015 - 0030	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0030 - 0045	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0045 - 0100	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**0**
0100 - 0115	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0115 - 0130	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0130 - 0145	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
0145 - 0200	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	**2**
0200 - 0215	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0215 - 0230	0	0	0	0	0	1	0	0	0	0	0	0	0	**1**	
0230 - 0245	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0245 - 0300	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	**2**
0300 - 0315	0	2	0	0	0	0	0	0	1	0	0	0	0	**3**	
0315 - 0330	0	1	0	0	0	1	0	0	0	0	0	0	0	**2**	
0330 - 0345	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0345 - 0400	0	0	0	0	0	0	1	0	0	0	0	0	0	**1**	**6**
0400 - 0415	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0415 - 0430	0	3	0	0	0	0	0	0	0	0	0	0	0	**3**	
0430 - 0445	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
0445 - 0500	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**4**
0500 - 0515	0	0	0	0	0	1	0	0	0	0	0	0	0	**1**	
0515 - 0530	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0530 - 0545	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
0545 - 0600	0	4	0	0	0	0	0	0	0	0	0	0	0	**4**	**6**
0600 - 0615	0	5	1	0	0	0	0	0	0	0	0	0	0	**6**	
0615 - 0630	0	7	1	0	0	0	0	0	0	0	0	0	0	**8**	
0630 - 0645	0	6	2	0	0	0	1	0	0	0	0	0	0	**9**	
0645 - 0700	0	14	5	0	0	0	0	0	0	0	0	0	0	**19**	**42**
0700 - 0715	0	11	2	0	0	0	2	0	0	0	0	0	0	**15**	
0715 - 0730	0	9	0	0	0	0	0	0	0	0	0	0	0	**9**	
0730 - 0745	0	6	0	0	0	1	0	0	1	0	0	0	0	**8**	
0745 - 0800	0	16	4	0	0	0	0	0	0	0	0	0	0	**20**	**52**
0800 - 0815	0	7	7	0	0	1	0	0	0	0	0	0	0	**15**	
0815 - 0830	0	4	6	0	0	0	0	0	0	0	0	0	0	**10**	
0830 - 0845	0	5	3	0	0	0	0	0	0	0	0	0	0	**8**	
0845 - 0900	0	0	2	0	0	0	0	0	1	0	0	0	0	**3**	**36**
0900 - 0915	0	6	9	0	4	0	0	0	0	0	0	0	0	**19**	
0915 - 0930	0	4	1	0	2	0	0	0	0	0	0	0	0	**7**	
0930 - 0945	0	1	4	0	2	0	0	0	2	0	0	0	0	**9**	
0945 - 1000	0	3	3	0	0	1	0	0	0	0	0	0	0	**7**	**42**
1000 - 1015	0	2	5	0	0	1	0	0	1	0	0	0	0	**9**	
1015 - 1030	0	3	4	0	3	0	0	0	0	0	0	0	0	**10**	
1030 - 1045	0	4	3	0	0	0	0	1	0	0	0	0	0	**8**	
1045 - 1100	0	6	7	0	4	1	0	1	0	0	0	0	0	**19**	**46**
1100 - 1115	0	4	6	0	1	0	0	0	0	0	0	0	0	**11**	
1115 - 1130	0	1	4	0	1	0	0	0	0	0	0	0	0	**6**	
1130 - 1145	0	3	6	0	2	0	0	0	1	0	0	0	0	**12**	
1145 - 1200	0	6	5	0	2	2	0	0	1	0	0	0	0	**16**	**45**
1200 - 1215	0	6	6	0	0	0	0	1	0	0	0	0	0	**13**	
1215 - 1230	0	10	7	0	0	0	0	0	0	0	0	0	0	**17**	
1230 - 1245	0	8	5	0	2	1	0	1	0	0	0	0	0	**17**	
1245 - 1300	0	5	4	0	1	1	0	0	2	0	0	0	0	**13**	**60**
1300 - 1315	0	2	0	0	3	0	0	1	0	0	0	0	0	**6**	
1315 - 1330	0	4	5	0	0	0	0	1	3	0	0	0	0	**13**	
1330 - 1345	0	2	7	0	0	0	0	0	1	0	0	0	0	**10**	
1345 - 1400	0	5	3	0	2	0	0	0	2	0	0	0	0	**12**	**41**
1400 - 1415	0	1	2	0	4	0	0	1	0	0	0	0	0	**8**	
1415 - 1430	0	5	1	0	0	0	0	0	1	0	0	0	0	**7**	
1430 - 1445	0	4	3	0	3	0	0	0	0	0	0	0	0	**10**	
1445 - 1500	0	8	6	0	1	1	0	0	2	0	0	0	0	**18**	**43**
1500 - 1515	0	12	7	0	0	0	0	0	0	0	0	0	0	**19**	
1515 - 1530	0	1	6	0	0	3	0	0	0	0	0	0	0	**10**	
1530 - 1545	0	1	4	0	2	0	0	0	0	0	0	0	0	**7**	
1545 - 1600	0	3	3	0	0	0	0	0	0	0	0	0	0	**6**	**42**
1600 - 1615	0	8	5	0	0	0	0	0	0	0	0	0	0	**13**	
1615 - 1630	0	3	3	0	0	0	0	0	0	0	0	0	0	**6**	
1630 - 1645	0	5	5	0	0	0	0	2	0	0	0	0	0	**12**	
1645 - 1700	0	4	12	0	0	0	0	0	1	0	0	0	0	**17**	**48**
1700 - 1715	0	13	3	0	0	0	0	0	0	0	0	0	0	**16**	
1715 - 1730	0	1	2	0	0	0	0	0	0	0	0	0	0	**3**	
1730 - 1745	0	3	0	0	0	0	0	0	0	0	0	0	0	**3**	
1745 - 1800	0	1	2	0	0	0	0	0	0	0	0	0	0	**3**	**25**
1800 - 1815	0	3	3	0	0	0	0	0	0	0	0	0	0	**6**	
1815 - 1830	0	0	1	0	0	0	0	0	0	0	0	0	0	**1**	
1830 - 1845	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
1845 - 1900	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**7**
1900 - 1915	0	0	0	0	0	1	0	0	0	0	0	0	0	**1**	
1915 - 1930	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
1930 - 1945	0	0	1	0	0	0	0	0	0	0	0	0	0	**1**	
1945 - 2000	0	2	0	0	0	0	0	0	0	0	0	0	0	**2**	**5**
2000 - 2015	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
2015 - 2030	0	0	1	0	0	0	0	0	2	0	0	0	0	**3**	
2030 - 2045	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2045 - 2100	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**4**
2100 - 2115	0	0	0	0	0	1	0	0	0	0	0	0	0	**1**	
2115 - 2130	0	0	1	0	0	0	0	0	0	0	0	0	0	**1**	
2130 - 2145	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2145 - 2200	0	0	0	0	0	1	0	0	0	0	0	0	0	**1**	**3**
2200 - 2215	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2215 - 2230	0	0	1	0	0	0	0	0	0	0	0	0	0	**1**	
2230 - 2245	0	0	1	0	0	0	0	0	0	0	0	0	0	**1**	
2245 - 2300	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**2**
2300 - 2315	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2315 - 2330	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2330 - 2345	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2345 - 0000	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**0**

Session Total	0	270	200	0	39	19	4	9	22	0	0	0	0	**563**
Session Average	0.00	2.81	2.08	0.00	0.41	0.20	0.04	0.09	0.23	0.00	0.00	0.00	0.00	**5.86**
Session Percentage	0.00	47.96	35.52	0.00	6.93	3.37	0.71	1.60	3.91	0.00	0.00	0.00	0.00	

AM Peak Hour	-	0700 - 0800	0745 - 0845	-	0845 - 0945	0715 - 0815	0615 - 0715	0945 - 1045	0845 - 0945	-	-	-	-	**0730 - 0830**
AM Peak Volume	0	42	20	0	8	2	3	1	3	0	0	0	0	**53**
AM Peak %age	0.00	79.25	37.74	0.00	15.09	3.77	5.66	1.89	5.66	0.00	0.00	0.00	0.00	

Noon Peak Hour	-	1145 - 1245	1130 - 1230	-	1345 - 1445	1430 - 1530	-	1230 - 1330	1245 - 1345	-	-	-	-	**1145 - 1245**
Noon Peak Volume	0	30	24	0	9	4	0	3	6	0	0	0	0	**63**
Noon Peak %age	0.00	47.62	38.10	0.00	14.29	6.35	0.00	4.76	9.52	0.00	0.00	0.00	0.00	

PM Peak Hour	-	1615 - 1715	1600 - 1700	-	1500 - 1600	1500 - 1600	-	1545 - 1645	1930 - 2030	-	-	-	-	**1615 - 1715**
PM Peak Volume	0	25	25	0	2	3	0	2	2	0	0	0	0	**51**
PM Peak %age	0.00	49.02	49.02	0.00	3.92	5.88	0.00	3.92	3.92	0.00	0.00	0.00	0.00	

User Peak Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**
User Peak %age	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Bi-Directional Class Count || Volume Summary 15min

Mableton, GA

Marr Traffic DATA COLLECTION

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Site 1
Oak Ridge Commerce Way,
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Date
Wednesday, November 5, 2025

Lat/Long
33.788463°, -84.604920°

Weather
Fair
56°F

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0000 - 2400 (Weekday 24h Session) (11-05-2025)
Volume Summary 15min

TIME	Volume Summary 15min NB	SB	15min Total	60min Total
0000 - 0015	0	0	**0**	
0015 - 0030	0	0	**0**	
0030 - 0045	0	0	**0**	
0045 - 0100	0	0	**0**	**0**
0100 - 0115	0	0	**0**	
0115 - 0130	0	0	**0**	
0130 - 0145	0	1	**1**	
0145 - 0200	1	0	**1**	**2**
0200 - 0215	0	0	**0**	
0215 - 0230	0	1	**1**	
0230 - 0245	0	0	**0**	
0245 - 0300	1	0	**1**	**2**
0300 - 0315	1	2	**3**	
0315 - 0330	1	1	**2**	
0330 - 0345	0	0	**0**	
0345 - 0400	0	1	**1**	**6**
0400 - 0415	0	0	**0**	
0415 - 0430	3	0	**3**	
0430 - 0445	0	1	**1**	
0445 - 0500	0	0	**0**	**4**
0500 - 0515	0	1	**1**	
0515 - 0530	0	0	**0**	
0530 - 0545	1	0	**1**	
0545 - 0600	3	1	**4**	**6**
0600 - 0615	6	0	**6**	
0615 - 0630	7	1	**8**	
0630 - 0645	7	2	**9**	
0645 - 0700	14	5	**19**	**42**
0700 - 0715	10	5	**15**	
0715 - 0730	9	0	**9**	
0730 - 0745	7	1	**8**	
0745 - 0800	18	2	**20**	**52**
0800 - 0815	11	4	**15**	
0815 - 0830	5	5	**10**	
0830 - 0845	3	5	**8**	
0845 - 0900	2	1	**3**	**36**
0900 - 0915	11	8	**19**	
0915 - 0930	4	3	**7**	
0930 - 0945	5	4	**9**	
0945 - 1000	4	3	**7**	**42**
1000 - 1015	5	4	**9**	
1015 - 1030	8	2	**10**	
1030 - 1045	0	8	**8**	
1045 - 1100	11	8	**19**	**46**
1100 - 1115	7	4	**11**	
1115 - 1130	4	2	**6**	
1130 - 1145	5	7	**12**	
1145 - 1200	6	10	**16**	**45**

Time	Volume Summary 15min NB	SB	15min Total	60min Total
1200 - 1215	6	7	**13**	
1215 - 1230	9	8	**17**	
1230 - 1245	8	9	**17**	
1245 - 1300	8	5	**13**	**60**
1300 - 1315	2	4	**6**	
1315 - 1330	7	6	**13**	
1330 - 1345	4	6	**10**	
1345 - 1400	4	8	**12**	**41**
1400 - 1415	5	3	**8**	
1415 - 1430	1	6	**7**	
1430 - 1445	6	4	**10**	
1445 - 1500	9	9	**18**	**43**
1500 - 1515	5	14	**19**	
1515 - 1530	6	4	**10**	
1530 - 1545	2	5	**7**	
1545 - 1600	2	4	**6**	**42**
1600 - 1615	1	12	**13**	
1615 - 1630	2	4	**6**	
1630 - 1645	2	10	**12**	
1645 - 1700	3	14	**17**	**48**
1700 - 1715	1	15	**16**	
1715 - 1730	0	3	**3**	
1730 - 1745	0	3	**3**	
1745 - 1800	0	3	**3**	**25**
1800 - 1815	1	5	**6**	
1815 - 1830	1	0	**1**	
1830 - 1845	0	0	**0**	
1845 - 1900	0	0	**0**	**7**
1900 - 1915	1	0	**1**	
1915 - 1930	1	0	**1**	
1930 - 1945	0	1	**1**	
1945 - 2000	1	1	**2**	**5**
2000 - 2015	0	1	**1**	
2015 - 2030	1	2	**3**	
2030 - 2045	0	0	**0**	
2045 - 2100	0	0	**0**	**4**
2100 - 2115	1	0	**1**	
2115 - 2130	1	0	**1**	
2130 - 2145	0	0	**0**	
2145 - 2200	0	1	**1**	**3**
2200 - 2215	0	0	**0**	
2215 - 2230	1	0	**1**	
2230 - 2245	0	1	**1**	
2245 - 2300	0	0	**0**	**2**
2300 - 2315	0	0	**0**	
2315 - 2330	0	0	**0**	
2330 - 2345	0	0	**0**	
2345 - 0000	0	0	**0**	**0**

Session Total	282	281	**563**
Session Average	2.94	2.93	**5.86**
Session Percentage	50.09	49.91	

Bi-Directional Class Count || NB EB 60min

Mableton, GA

Marr Traffic DATA COLLECTION

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south of 6795 Oak Ridge Commerce Way Driveway

Date
Wednesday, November 5, 2025

Lat/Long
33.788463°, -84.604920°

Weather
Fair
56°F

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0000 - 2400 (Weekday 24h Session) (11-05-2025)

NB EB 60min

	Northbound (Movement 1.1)													
TIME	1	2	3	4	5	6	7	8	9	10	11	12	13	**Total**
0000 - 0100	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**
0100 - 0200	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**
0200 - 0300	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**
0300 - 0400	0	2	0	0	0	0	0	0	0	0	0	0	0	**2**
0400 - 0500	0	3	0	0	0	0	0	0	0	0	0	0	0	**3**
0500 - 0600	0	4	0	0	0	0	0	0	0	0	0	0	0	**4**
0600 - 0700	0	26	8	0	0	0	0	0	0	0	0	0	0	**34**
0700 - 0800	0	37	6	0	0	1	0	0	0	0	0	0	0	**44**
0800 - 0900	0	10	9	0	0	1	0	0	1	0	0	0	0	**21**
0900 - 1000	0	10	8	0	4	1	0	0	1	0	0	0	0	**24**
1000 - 1100	0	6	12	0	4	1	0	1	0	0	0	0	0	**24**
1100 - 1200	0	8	8	0	3	1	0	0	2	0	0	0	0	**22**
1200 - 1300	0	14	12	0	2	1	0	1	1	0	0	0	0	**31**
1300 - 1400	0	7	5	0	1	0	0	1	3	0	0	0	0	**17**
1400 - 1500	0	6	7	0	5	0	0	1	2	0	0	0	0	**21**
1500 - 1600	0	3	8	0	1	3	0	0	0	0	0	0	0	**15**
1600 - 1700	0	1	6	0	0	0	0	1	0	0	0	0	0	**8**
1700 - 1800	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**
1800 - 1900	0	0	2	0	0	0	0	0	0	0	0	0	0	**2**
1900 - 2000	0	2	0	0	0	1	0	0	0	0	0	0	0	**3**
2000 - 2100	0	0	0	0	0	0	0	0	1	0	0	0	0	**1**
2100 - 2200	0	0	1	0	0	1	0	0	0	0	0	0	0	**2**
2200 - 2300	0	0	1	0	0	0	0	0	0	0	0	0	0	**1**
2300 - 2400	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**

Session Total	0	142	93	0	20	11	0	5	11	0	0	0	0	**282**
Session Average	0.00	5.92	3.88	0.00	0.83	0.46	0.00	0.21	0.46	0.00	0.00	0.00	0.00	**11.75**
Session Percentage	0.00	50.35	32.98	0.00	7.09	3.90	0.00	1.77	3.90	0.00	0.00	0.00	0.00	

AM Peak Hour	-	0700 - 0800	0800 - 0900	-	0900 - 1000	0700 - 0800	-	-	0800 - 0900	-	-	-	-	**0700 - 0800**
AM Peak Volume	0	37	9	0	4	1	0	0	1	0	0	0	0	**44**
AM Peak %age	0.00	84.09	20.45	0.00	9.09	2.27	0.00	0.00	2.27	0.00	0.00	0.00	0.00	

Noon Peak Hour	-	1200 - 1300	1000 - 1100	-	1400 - 1500	1000 - 1100	-	1000 - 1100	1300 - 1400	-	-	-	-	**1200 - 1300**
Noon Peak Volume	0	14	12	0	5	1	0	1	3	0	0	0	0	**31**
Noon Peak %age	0.00	45.16	38.71	0.00	16.13	3.23	0.00	3.23	9.68	0.00	0.00	0.00	0.00	

PM Peak Hour	-	1500 - 1600	1500 - 1600	-	1500 - 1600	1500 - 1600	-	1600 - 1700	-	-	-	-	-	**1500 - 1600**
PM Peak Volume	0	3	8	0	1	3	0	1	0	0	0	0	0	**15**
PM Peak %age	0.00	20.00	53.33	0.00	6.67	20.00	0.00	6.67	0.00	0.00	0.00	0.00	0.00	

Bi-Directional Class Count || SB WB 60min

Marr Traffic DATA COLLECTION

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Mableton, GA

Site 1
Oak Ridge Commerce Way,
south of 6795 Oak Ridge Commerce Way Driveway

Date
Wednesday, November 5, 2025

Lat/Long
33.788463°, -84.604920°

Weather
Fair
56°F

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

Marr Traffic DATA COLLECTION

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Site 1
Oak Ridge Commerce Way,
south of 6795 Oak Ridge Commerce Way Driveway

Date
Wednesday, November 5, 2025

Lat/Long
33.788463°, -84.604920°

Weather
Fair
56°F

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0000 - 2400 (Weekday 24h Session) (11-05-2025)

Bi-Directional 60min

	Bi-Directional 60min													
TIME	1	2	3	4	5	6	7	8	9	10	11	12	13	**Total**
0000 - 0100	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**
0100 - 0200	0	2	0	0	0	0	0	0	0	0	0	0	0	**2**
0200 - 0300	0	1	0	0	0	1	0	0	0	0	0	0	0	**2**
0300 - 0400	0	3	0	0	0	1	1	0	1	0	0	0	0	**6**
0400 - 0500	0	4	0	0	0	0	0	0	0	0	0	0	0	**4**
0500 - 0600	0	5	0	0	0	1	0	0	0	0	0	0	0	**6**
0600 - 0700	0	32	9	0	0	0	1	0	0	0	0	0	0	**42**
0700 - 0800	0	42	6	0	0	1	2	0	1	0	0	0	0	**52**
0800 - 0900	0	16	18	0	0	1	0	0	1	0	0	0	0	**36**
0900 - 1000	0	14	17	0	8	1	0	0	2	0	0	0	0	**42**
1000 - 1100	0	15	19	0	7	2	0	2	1	0	0	0	0	**46**
1100 - 1200	0	14	21	0	6	2	0	0	2	0	0	0	0	**45**
1200 - 1300	0	29	22	0	3	2	0	2	2	0	0	0	0	**60**
1300 - 1400	0	13	15	0	5	0	0	2	6	0	0	0	0	**41**
1400 - 1500	0	18	12	0	8	1	0	1	3	0	0	0	0	**43**
1500 - 1600	0	17	20	0	2	3	0	0	0	0	0	0	0	**42**
1600 - 1700	0	20	25	0	0	0	0	2	1	0	0	0	0	**48**
1700 - 1800	0	18	7	0	0	0	0	0	0	0	0	0	0	**25**
1800 - 1900	0	3	4	0	0	0	0	0	0	0	0	0	0	**7**
1900 - 2000	0	3	1	0	0	1	0	0	0	0	0	0	0	**5**
2000 - 2100	0	1	1	0	0	0	0	0	2	0	0	0	0	**4**
2100 - 2200	0	0	1	0	0	2	0	0	0	0	0	0	0	**3**
2200 - 2300	0	0	2	0	0	0	0	0	0	0	0	0	0	**2**
2300 - 2400	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**

Session Total	0	270	200	0	39	19	4	9	22	0	0	0	0	**563**
Session Average	0.00	11.25	8.33	0.00	1.63	0.79	0.17	0.38	0.92	0.00	0.00	0.00	0.00	**23.46**
Session Percentage	0.00	47.96	35.52	0.00	6.93	3.37	0.71	1.60	3.91	0.00	0.00	0.00	0.00	

AM Peak Hour	-	0700 - 0800	0800 - 0900	-	0900 - 1000	0500 - 0600	0700 - 0800	-	0900 - 1000	-	-	-	-	**0700 - 0800**
AM Peak Volume	0	42	18	0	8	1	2	0	2	0	0	0	0	**52**
AM Peak %age	0.00	80.77	34.62	0.00	15.38	1.92	3.85	0.00	3.85	0.00	0.00	0.00	0.00	

Noon Peak Hour	-	1200 - 1300	1200 - 1300	-	1400 - 1500	1000 - 1100	-	1000 - 1100	1300 - 1400	-	-	-	-	**1200 - 1300**
Noon Peak Volume	0	29	22	0	8	2	0	2	6	0	0	0	0	**60**
Noon Peak %age	0.00	48.33	36.67	0.00	13.33	3.33	0.00	3.33	10.00	0.00	0.00	0.00	0.00	

PM Peak Hour	-	1600 - 1700	1600 - 1700	-	1500 - 1600	1500 - 1600	-	1600 - 1700	1600 - 1700	-	-	-	-	**1600 - 1700**
PM Peak Volume	0	20	25	0	2	3	0	2	1	0	0	0	0	**48**
PM Peak %age	0.00	41.67	52.08	0.00	4.17	6.25	0.00	4.17	2.08	0.00	0.00	0.00	0.00	

Bi-Directional Class Count || Volume Summary 60min

Mableton, GA

Marr Traffic DATA COLLECTION

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Site 1
Oak Ridge Commerce Way,
south of 6795 Oak Ridge Commerce Way Driveway

Date
Wednesday, November 5, 2025

Lat/Long
33.788463°, -84.604920°

Weather
Fair
56°F

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

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Site 1

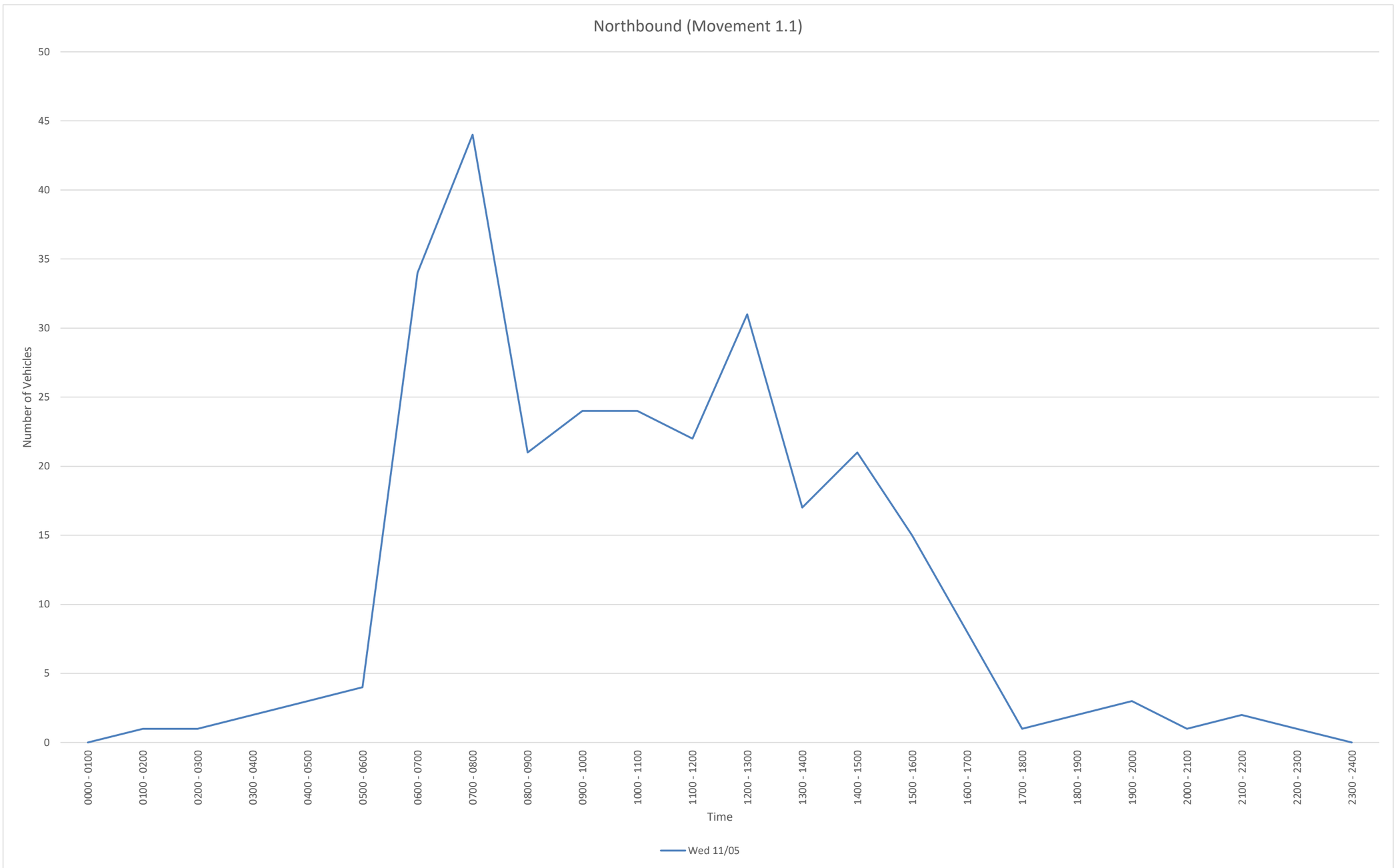
Oak Ridge Commerce Way,
south of 6795 Oak Ridge Commerce Way Driveway

Lat/Long

33.788463°, -84.604920°

0000 - 2400 (Weekday 24h Session)

Graphical Analysis NB EB



Time	Wed 11/05						
0000 - 0100	0						
0100 - 0200	1						
0200 - 0300	1						
0300 - 0400	2						
0400 - 0500	3						
0500 - 0600	4						
0600 - 0700	34						
0700 - 0800	44						
0800 - 0900	21						
0900 - 1000	24						
1000 - 1100	24						
1100 - 1200	22						
1200 - 1300	31						
1300 - 1400	17						
1400 - 1500	21						
1500 - 1600	15						
1600 - 1700	8						
1700 - 1800	1						
1800 - 1900	2						
1900 - 2000	3						
2000 - 2100	1						
2100 - 2200	2						
2200 - 2300	1						
2300 - 2400	0						

Daily Total	282						

Bi-Directional Class Count || Graphical Analysis SB WB

Mableton, GA

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Site 1

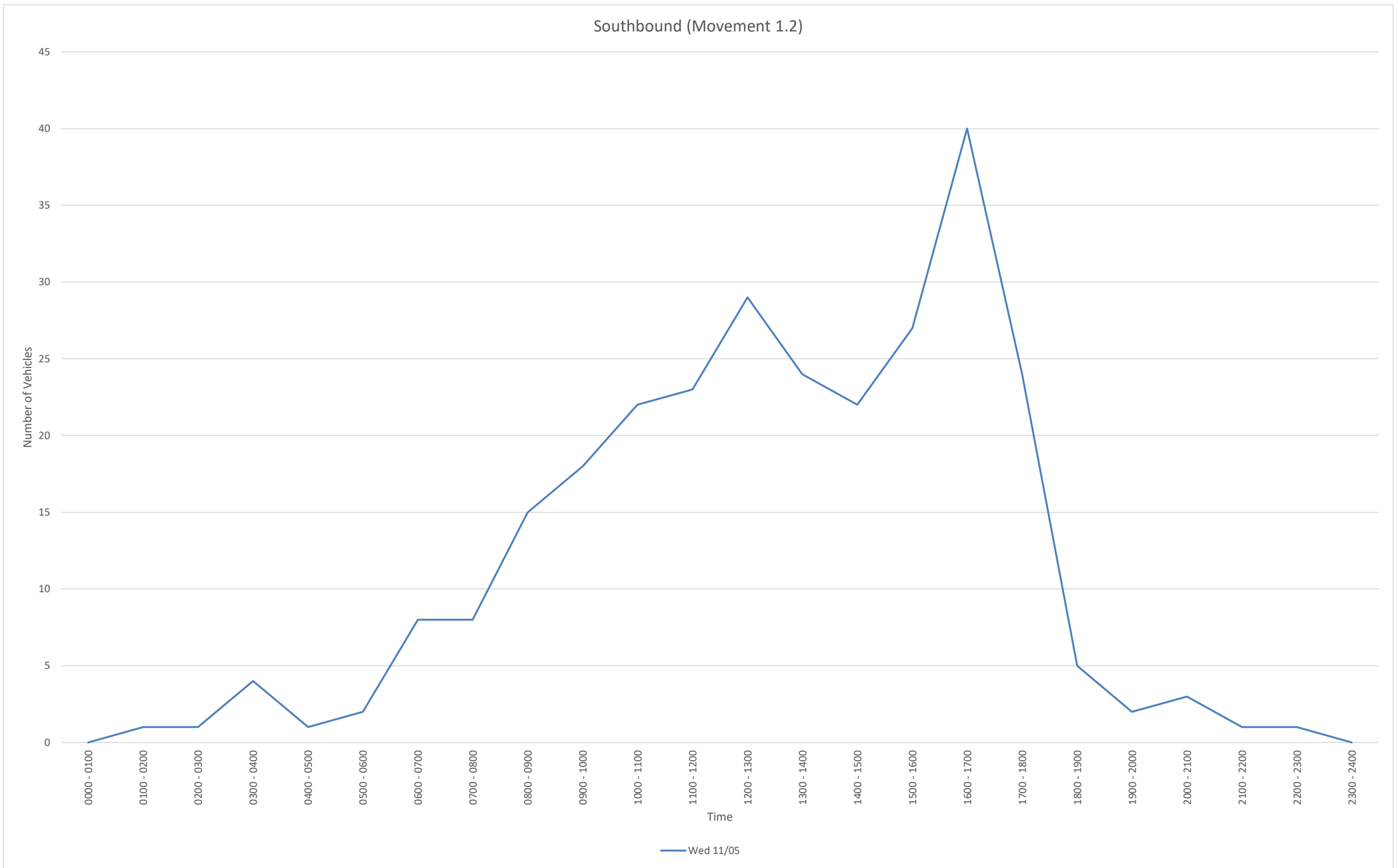
Oak Ridge Commerce Way,
south of 6795 Oak Ridge Commerce Way Driveway

Lat/Long

33.788463°, -84.604920°

0000 - 2400 (Weekday 24h Session)

Graphical Analysis SB WB



Time	Wed 11/05						
0000 - 0100	0						
0100 - 0200	1						
0200 - 0300	1						
0300 - 0400	4						
0400 - 0500	1						
0500 - 0600	2						
0600 - 0700	8						
0700 - 0800	8						
0800 - 0900	15						
0900 - 1000	18						
1000 - 1100	22						
1100 - 1200	23						
1200 - 1300	29						
1300 - 1400	24						
1400 - 1500	22						
1500 - 1600	27						
1600 - 1700	40						
1700 - 1800	24						
1800 - 1900	5						
1900 - 2000	2						
2000 - 2100	3						
2100 - 2200	1						
2200 - 2300	1						
2300 - 2400	0						

Daily Total	281						

Bi-Directional Class Count || Graphical Analysis BiDir

Mableton, GA

Marr Traffic DATA COLLECTION

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Site 1

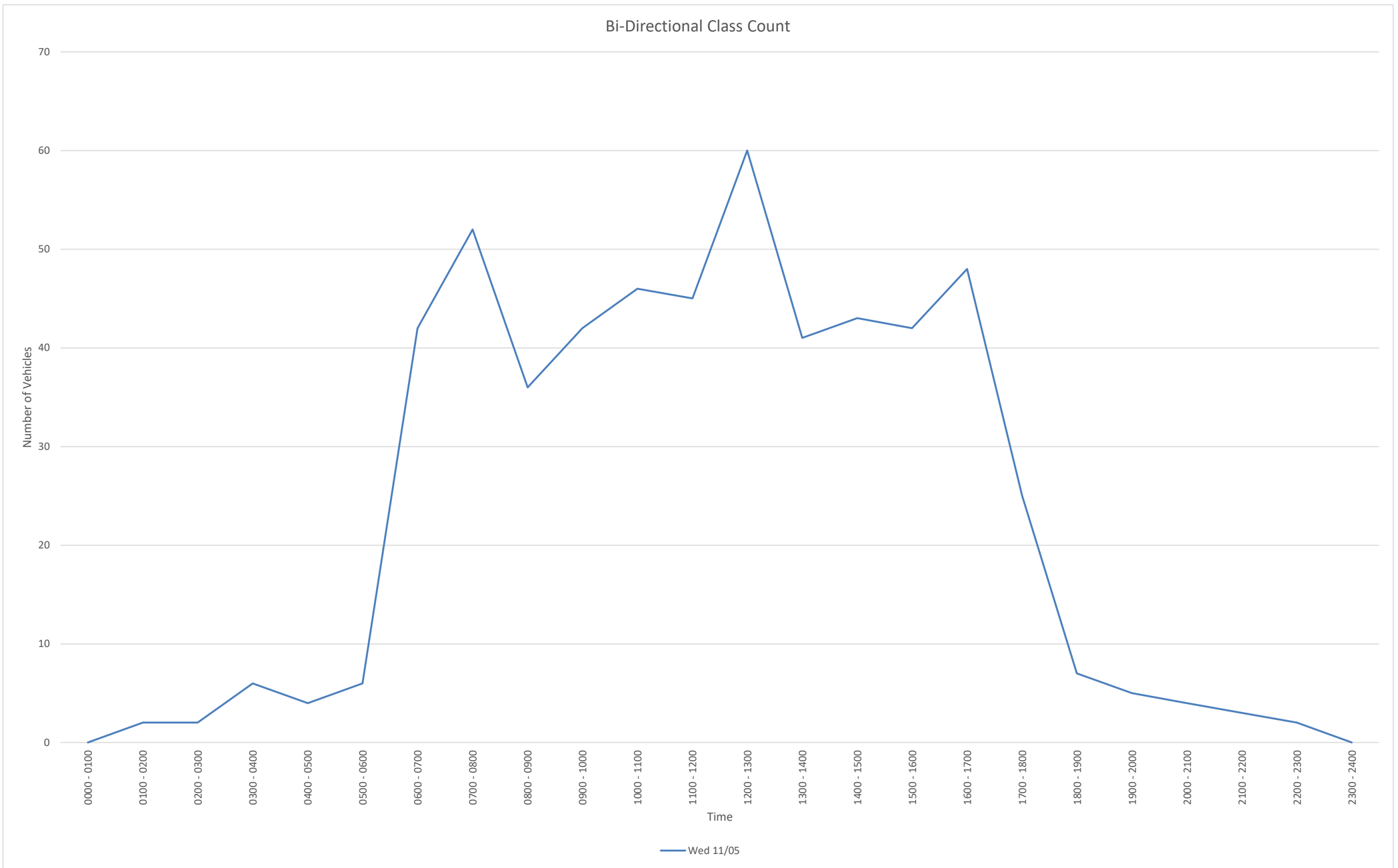
Oak Ridge Commerce Way,
south of 6795 Oak Ridge Commerce Way Driveway

Lat/Long

33.788463°, -84.604920°

0000 - 2400 (Weekday 24h Session)

Graphical Analysis BiDir



Time	Wed 11/05						
0000 - 0100	0						
0100 - 0200	2						
0200 - 0300	2						
0300 - 0400	6						
0400 - 0500	4						
0500 - 0600	6						
0600 - 0700	42						
0700 - 0800	52						
0800 - 0900	36						
0900 - 1000	42						
1000 - 1100	46						
1100 - 1200	45						
1200 - 1300	60						
1300 - 1400	41						
1400 - 1500	43						
1500 - 1600	42						
1600 - 1700	48						
1700 - 1800	25						
1800 - 1900	7						
1900 - 2000	5						
2000 - 2100	4						
2100 - 2200	3						
2200 - 2300	2						
2300 - 2400	0						

Daily Total	563						

NB
File Name:
Start Date: 11/5/2025
Start Time: 0
Site Code: 1
Station ID: 1
Location 1: Oak Ridge Commerce Way, south of 6795 Oak Ridge Commerce Way Driveway
Location 2:

Date	Time	1	2	3	4	5	6	7	8	9	10	11	12	13
11/5/2025	12:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	12:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	12:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	12:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	1:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	1:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	1:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	1:45 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	2:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	2:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	2:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	2:45 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	3:00 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	3:15 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	3:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	3:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	4:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	4:15 AM	0	3	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	4:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	4:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:30 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:45 AM	0	3	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:00 AM	0	5	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:15 AM	0	6	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:30 AM	0	5	2	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:45 AM	0	10	4	0	0	0	0	0	0	0	0	0	0
11/5/2025	7:00 AM	0	8	2	0	0	0	0	0	0	0	0	0	0
11/5/2025	7:15 AM	0	9	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	7:30 AM	0	6	0	0	0	1	0	0	0	0	0	0	0
11/5/2025	7:45 AM	0	14	4	0	0	0	0	0	0	0	0	0	0
11/5/2025	8:00 AM	0	5	5	0	0	1	0	0	0	0	0	0	0
11/5/2025	8:15 AM	0	2	3	0	0	0	0	0	0	0	0	0	0
11/5/2025	8:30 AM	0	3	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	8:45 AM	0	0	1	0	0	0	0	0	1	0	0	0	0
11/5/2025	9:00 AM	0	3	6	0	2	0	0	0	0	0	0	0	0
11/5/2025	9:15 AM	0	3	0	0	1	0	0	0	0	0	0	0	0
11/5/2025	9:30 AM	0	1	2	0	1	0	0	0	1	0	0	0	0
11/5/2025	9:45 AM	0	3	0	0	0	1	0	0	0	0	0	0	0
11/5/2025	10:00 AM	0	2	3	0	0	0	0	0	0	0	0	0	0
11/5/2025	10:15 AM	0	2	4	0	2	0	0	0	0	0	0	0	0
11/5/2025	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	10:45 AM	0	2	5	0	2	1	0	1	0	0	0	0	0
11/5/2025	11:00 AM	0	3	3	0	1	0	0	0	0	0	0	0	0
11/5/2025	11:15 AM	0	0	3	0	1	0	0	0	0	0	0	0	0
11/5/2025	11:30 AM	0	2	1	0	1	0	0	0	1	0	0	0	0
11/5/2025	11:45 AM	0	3	1	0	0	1	0	0	1	0	0	0	0
11/5/2025	12:00 PM	0	1	4	0	0	0	0	1	0	0	0	0	0
11/5/2025	12:15 PM	0	6	3	0	0	0	0	0	0	0	0	0	0
11/5/2025	12:30 PM	0	4	2	0	1	1	0	0	0	0	0	0	0
11/5/2025	12:45 PM	0	3	3	0	1	0	0	0	1	0	0	0	0
11/5/2025	1:00 PM	0	2	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	1:15 PM	0	3	1	0	0	0	0	1	2	0	0	0	0
11/5/2025	1:30 PM	0	0	3	0	0	0	0	0	1	0	0	0	0
11/5/2025	1:45 PM	0	2	1	0	1	0	0	0	0	0	0	0	0
11/5/2025	2:00 PM	0	1	1	0	2	0	0	1	0	0	0	0	0
11/5/2025	2:15 PM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	2:30 PM	0	2	2	0	2	0	0	0	0	0	0	0	0
11/5/2025	2:45 PM	0	2	4	0	1	0	0	0	2	0	0	0	0
11/5/2025	3:00 PM	0	3	2	0	0	0	0	0	0	0	0	0	0
11/5/2025	3:15 PM	0	0	3	0	0	3	0	0	0	0	0	0	0
11/5/2025	3:30 PM	0	0	1	0	1	0	0	0	0	0	0	0	0
11/5/2025	3:45 PM	0	0	2	0	0	0	0	0	0	0	0	0	0
11/5/2025	4:00 PM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	4:15 PM	0	0	2	0	0	0	0	0	0	0	0	0	0
11/5/2025	4:30 PM	0	0	1	0	0	0	0	1	0	0	0	0	0
11/5/2025	4:45 PM	0	0	3	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:00 PM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:00 PM	0	0	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:15 PM	0	0	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	7:00 PM	0	0	0	0	0	1	0	0	0	0	0	0	0
11/5/2025	7:15 PM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	7:45 PM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	8:15 PM	0	0	0	0	0	0	0	0	1	0	0	0	0
11/5/2025	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	9:00 PM	0	0	0	0	0	1	0	0	0	0	0	0	0
11/5/2025	9:15 PM	0	0	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	10:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	10:15 PM	0	0	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	10:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	10:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	11:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	11:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	11:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	11:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0

SB
File Name:
Start Date: 11/5/2025
Start Time: 0
Site Code: 1
Station ID: 1
Location 1: Oak Ridge Commerce Way, south of 6795 Oak Ridge Commerce Way Driveway
Location 2:

Date	Time	1	2	3	4	5	6	7	8	9	10	11	12	13
11/5/2025	12:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	12:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	12:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	12:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	1:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	1:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	1:30 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	1:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	2:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	2:15 AM	0	0	0	0	0	1	0	0	0	0	0	0	0
11/5/2025	2:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	2:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	3:00 AM	0	1	0	0	0	0	0	0	1	0	0	0	0
11/5/2025	3:15 AM	0	0	0	0	0	1	0	0	0	0	0	0	0
11/5/2025	3:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	3:45 AM	0	0	0	0	0	0	1	0	0	0	0	0	0
11/5/2025	4:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	4:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	4:30 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	4:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:00 AM	0	0	0	0	0	1	0	0	0	0	0	0	0
11/5/2025	5:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:45 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:15 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:30 AM	0	1	0	0	0	0	1	0	0	0	0	0	0
11/5/2025	6:45 AM	0	4	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	7:00 AM	0	3	0	0	0	0	2	0	0	0	0	0	0
11/5/2025	7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	7:30 AM	0	0	0	0	0	0	0	0	1	0	0	0	0
11/5/2025	7:45 AM	0	2	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	8:00 AM	0	2	2	0	0	0	0	0	0	0	0	0	0
11/5/2025	8:15 AM	0	2	3	0	0	0	0	0	0	0	0	0	0
11/5/2025	8:30 AM	0	2	3	0	0	0	0	0	0	0	0	0	0
11/5/2025	8:45 AM	0	0	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	9:00 AM	0	3	3	0	2	0	0	0	0	0	0	0	0
11/5/2025	9:15 AM	0	1	1	0	1	0	0	0	0	0	0	0	0
11/5/2025	9:30 AM	0	0	2	0	1	0	0	0	1	0	0	0	0
11/5/2025	9:45 AM	0	0	3	0	0	0	0	0	0	0	0	0	0
11/5/2025	10:00 AM	0	0	2	0	0	1	0	0	1	0	0	0	0
11/5/2025	10:15 AM	0	1	0	0	1	0	0	0	0	0	0	0	0
11/5/2025	10:30 AM	0	4	3	0	0	0	0	1	0	0	0	0	0
11/5/2025	10:45 AM	0	4	2	0	2	0	0	0	0	0	0	0	0
11/5/2025	11:00 AM	0	1	3	0	0	0	0	0	0	0	0	0	0
11/5/2025	11:15 AM	0	1	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	11:30 AM	0	1	5	0	1	0	0	0	0	0	0	0	0
11/5/2025	11:45 AM	0	3	4	0	2	1	0	0	0	0	0	0	0
11/5/2025	12:00 PM	0	5	2	0	0	0	0	0	0	0	0	0	0
11/5/2025	12:15 PM	0	4	4	0	0	0	0	0	0	0	0	0	0
11/5/2025	12:30 PM	0	4	3	0	1	0	0	1	0	0	0	0	0
11/5/2025	12:45 PM	0	2	1	0	0	1	0	0	1	0	0	0	0
11/5/2025	1:00 PM	0	0	0	0	3	0	0	1	0	0	0	0	0
11/5/2025	1:15 PM	0	1	4	0	0	0	0	0	1	0	0	0	0
11/5/2025	1:30 PM	0	2	4	0	0	0	0	0	0	0	0	0	0
11/5/2025	1:45 PM	0	3	2	0	1	0	0	0	2	0	0	0	0
11/5/2025	2:00 PM	0	0	1	0	2	0	0	0	0	0	0	0	0
11/5/2025	2:15 PM	0	4	1	0	0	0	0	0	1	0	0	0	0
11/5/2025	2:30 PM	0	2	1	0	1	0	0	0	0	0	0	0	0
11/5/2025	2:45 PM	0	6	2	0	0	1	0	0	0	0	0	0	0
11/5/2025	3:00 PM	0	9	5	0	0	0	0	0	0	0	0	0	0
11/5/2025	3:15 PM	0	1	3	0	0	0	0	0	0	0	0	0	0
11/5/2025	3:30 PM	0	1	3	0	1	0	0	0	0	0	0	0	0
11/5/2025	3:45 PM	0	3	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	4:00 PM	0	7	5	0	0	0	0	0	0	0	0	0	0
11/5/2025	4:15 PM	0	3	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	4:30 PM	0	5	4	0	0	0	0	1	0	0	0	0	0
11/5/2025	4:45 PM	0	4	9	0	0	0	0	0	1	0	0	0	0
11/5/2025	5:00 PM	0	12	3	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:15 PM	0	1	2	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:30 PM	0	3	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:45 PM	0	1	2	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:00 PM	0	3	2	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	7:30 PM	0	0	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	7:45 PM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	8:00 PM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	8:15 PM	0	0	1	0	0	0	0	0	1	0	0	0	0
11/5/2025	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	9:45 PM	0	0	0	0	0	1	0	0	0	0	0	0	0
11/5/2025	10:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	10:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	10:30 PM	0	0	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	10:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	11:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	11:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	11:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	11:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0

NB
File Name:
Start Date: 11/5/2025
Start Time: 0
Site Code: 1
Station ID: 1
Location 1: Oak Ridge Commerce Way, south of 6795 Oak Ridge Commerce Way Driveway
Location 2:

Date	Time	1	2	3	4	5	6	7	8	9	10	11	12	13
11/5/2025	12:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	12:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	12:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	12:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	1:00 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	1:15 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	1:30 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	1:45 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	2:00 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	2:15 AM	0	2	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	2:30 AM	0	3	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	2:45 AM	0	3	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	3:00 AM	0	2	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	3:15 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	3:30 AM	0	3	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	3:45 AM	0	3	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	4:00 AM	0	3	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	4:15 AM	0	3	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	4:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	4:45 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:00 AM	0	4	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:15 AM	0	9	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:30 AM	0	15	2	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:45 AM	0	19	4	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:00 AM	0	26	8	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:15 AM	0	29	9	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:30 AM	0	32	8	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:45 AM	0	33	6	0	0	1	0	0	0	0	0	0	0
11/5/2025	7:00 AM	0	37	6	0	0	1	0	0	0	0	0	0	0
11/5/2025	7:15 AM	0	34	9	0	0	2	0	0	0	0	0	0	0
11/5/2025	7:30 AM	0	27	12	0	0	2	0	0	0	0	0	0	0
11/5/2025	7:45 AM	0	24	12	0	0	1	0	0	0	0	0	0	0
11/5/2025	8:00 AM	0	10	9	0	0	1	0	0	1	0	0	0	0
11/5/2025	8:15 AM	0	8	10	0	2	0	0	0	1	0	0	0	0
11/5/2025	8:30 AM	0	9	7	0	3	0	0	0	1	0	0	0	0
11/5/2025	8:45 AM	0	7	9	0	4	0	0	0	2	0	0	0	0
11/5/2025	9:00 AM	0	10	8	0	4	1	0	0	1	0	0	0	0
11/5/2025	9:15 AM	0	9	5	0	2	1	0	0	1	0	0	0	0
11/5/2025	9:30 AM	0	8	9	0	3	1	0	0	1	0	0	0	0
11/5/2025	9:45 AM	0	7	7	0	2	1	0	0	0	0	0	0	0
11/5/2025	10:00 AM	0	6	12	0	4	1	0	1	0	0	0	0	0
11/5/2025	10:15 AM	0	7	12	0	5	1	0	1	0	0	0	0	0
11/5/2025	10:30 AM	0	5	11	0	4	1	0	1	0	0	0	0	0
11/5/2025	10:45 AM	0	7	12	0	5	1	0	1	1	0	0	0	0
11/5/2025	11:00 AM	0	8	8	0	3	1	0	0	2	0	0	0	0
11/5/2025	11:15 AM	0	6	9	0	2	1	0	1	2	0	0	0	0
11/5/2025	11:30 AM	0	12	9	0	1	1	0	1	2	0	0	0	0
11/5/2025	11:45 AM	0	14	10	0	1	2	0	1	1	0	0	0	0
11/5/2025	12:00 PM	0	14	12	0	2	1	0	1	1	0	0	0	0
11/5/2025	12:15 PM	0	15	8	0	2	1	0	0	1	0	0	0	0
11/5/2025	12:30 PM	0	12	6	0	2	1	0	1	3	0	0	0	0
11/5/2025	12:45 PM	0	8	7	0	1	0	0	1	4	0	0	0	0
11/5/2025	1:00 PM	0	7	5	0	1	0	0	1	3	0	0	0	0
11/5/2025	1:15 PM	0	6	6	0	3	0	0	2	3	0	0	0	0
11/5/2025	1:30 PM	0	4	5	0	3	0	0	1	1	0	0	0	0
11/5/2025	1:45 PM	0	6	4	0	5	0	0	1	0	0	0	0	0
11/5/2025	2:00 PM	0	6	7	0	5	0	0	1	2	0	0	0	0
11/5/2025	2:15 PM	0	8	8	0	3	0	0	0	2	0	0	0	0
11/5/2025	2:30 PM	0	7	11	0	3	3	0	0	2	0	0	0	0
11/5/2025	2:45 PM	0	5	10	0	2	3	0	0	2	0	0	0	0
11/5/2025	3:00 PM	0	3	8	0	1	3	0	0	0	0	0	0	0
11/5/2025	3:15 PM	0	1	6	0	1	3	0	0	0	0	0	0	0
11/5/2025	3:30 PM	0	1	5	0	1	0	0	0	0	0	0	0	0
11/5/2025	3:45 PM	0	1	5	0	0	0	0	1	0	0	0	0	0
11/5/2025	4:00 PM	0	1	6	0	0	0	0	1	0	0	0	0	0
11/5/2025	4:15 PM	0	1	6	0	0	0	0	1	0	0	0	0	0
11/5/2025	4:30 PM	0	1	4	0	0	0	0	1	0	0	0	0	0
11/5/2025	4:45 PM	0	1	3	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:00 PM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:15 PM	0	0	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:30 PM	0	0	2	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:45 PM	0	0	2	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:00 PM	0	0	2	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:15 PM	0	0	1	0	0	1	0	0	0	0	0	0	0
11/5/2025	6:30 PM	0	1	0	0	0	1	0	0	0	0	0	0	0
11/5/2025	6:45 PM	0	1	0	0	0	1	0	0	0	0	0	0	0
11/5/2025	7:00 PM	0	2	0	0	0	1	0	0	0	0	0	0	0
11/5/2025	7:15 PM	0	2	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	7:30 PM	0	1	0	0	0	0	0	0	1	0	0	0	0
11/5/2025	7:45 PM	0	1	0	0	0	0	0	0	1	0	0	0	0
11/5/2025	8:00 PM	0	0	0	0	0	0	0	0	1	0	0	0	0
11/5/2025	8:15 PM	0	0	0	0	0	1	0	0	1	0	0	0	0
11/5/2025	8:30 PM	0	0	1	0	0	1	0	0	0	0	0	0	0
11/5/2025	8:45 PM	0	0	1	0	0	1	0	0	0	0	0	0	0
11/5/2025	9:00 PM	0	0	1	0	0	1	0	0	0	0	0	0	0
11/5/2025	9:15 PM	0	0	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	9:30 PM	0	0	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	9:45 PM	0	0	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	10:00 PM	0	0	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	10:15 PM	0	0	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	10:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	10:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	11:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	11:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	11:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	11:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0

SB
File Name:
Start Date: 11/5/2025
Start Time: 0
Site Code: 1
Station ID: 1
Location 1: Oak Ridge Commerce Way, south of 6795 Oak Ridge Commerce Way Driveway
Location 2:

Date	Time	1	2	3	4	5	6	7	8	9	10	11	12	13
11/5/2025	12:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	12:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	12:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	12:45 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	1:00 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	1:15 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	1:30 AM	0	1	0	0	0	1	0	0	0	0	0	0	0
11/5/2025	1:45 AM	0	0	0	0	0	1	0	0	0	0	0	0	0
11/5/2025	2:00 AM	0	0	0	0	0	1	0	0	0	0	0	0	0
11/5/2025	2:15 AM	0	1	0	0	0	1	0	0	1	0	0	0	0
11/5/2025	2:30 AM	0	1	0	0	0	1	0	0	1	0	0	0	0
11/5/2025	2:45 AM	0	1	0	0	0	1	0	0	1	0	0	0	0
11/5/2025	3:00 AM	0	1	0	0	0	1	1	0	1	0	0	0	0
11/5/2025	3:15 AM	0	0	0	0	0	1	1	0	0	0	0	0	0
11/5/2025	3:30 AM	0	0	0	0	0	0	1	0	0	0	0	0	0
11/5/2025	3:45 AM	0	1	0	0	0	0	1	0	0	0	0	0	0
11/5/2025	4:00 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	4:15 AM	0	1	0	0	0	1	0	0	0	0	0	0	0
11/5/2025	4:30 AM	0	1	0	0	0	1	0	0	0	0	0	0	0
11/5/2025	4:45 AM	0	0	0	0	0	1	0	0	0	0	0	0	0
11/5/2025	5:00 AM	0	1	0	0	0	1	0	0	0	0	0	0	0
11/5/2025	5:15 AM	0	1	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:30 AM	0	2	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:45 AM	0	3	0	0	0	0	1	0	0	0	0	0	0
11/5/2025	6:00 AM	0	6	1	0	0	0	1	0	0	0	0	0	0
11/5/2025	6:15 AM	0	9	1	0	0	0	3	0	0	0	0	0	0
11/5/2025	6:30 AM	0	8	1	0	0	0	3	0	0	0	0	0	0
11/5/2025	6:45 AM	0	7	1	0	0	0	2	0	1	0	0	0	0
11/5/2025	7:00 AM	0	5	0	0	0	0	2	0	1	0	0	0	0
11/5/2025	7:15 AM	0	4	2	0	0	0	0	0	1	0	0	0	0
11/5/2025	7:30 AM	0	6	5	0	0	0	0	0	1	0	0	0	0
11/5/2025	7:45 AM	0	8	8	0	0	0	0	0	0	0	0	0	0
11/5/2025	8:00 AM	0	6	9	0	0	0	0	0	0	0	0	0	0
11/5/2025	8:15 AM	0	7	10	0	2	0	0	0	0	0	0	0	0
11/5/2025	8:30 AM	0	6	8	0	3	0	0	0	0	0	0	0	0
11/5/2025	8:45 AM	0	4	7	0	4	0	0	0	1	0	0	0	0
11/5/2025	9:00 AM	0	4	9	0	4	0	0	0	1	0	0	0	0
11/5/2025	9:15 AM	0	1	8	0	2	1	0	0	2	0	0	0	0
11/5/2025	9:30 AM	0	1	7	0	2	1	0	0	2	0	0	0	0
11/5/2025	9:45 AM	0	5	8	0	1	1	0	1	1	0	0	0	0
11/5/2025	10:00 AM	0	9	7	0	3	1	0	1	1	0	0	0	0
11/5/2025	10:15 AM	0	10	8	0	3	0	0	1	0	0	0	0	0
11/5/2025	10:30 AM	0	10	9	0	2	0	0	1	0	0	0	0	0
11/5/2025	10:45 AM	0	7	11	0	3	0	0	0	0	0	0	0	0
11/5/2025	11:00 AM	0	6	13	0	3	1	0	0	0	0	0	0	0
11/5/2025	11:15 AM	0	10	12	0	3	1	0	0	0	0	0	0	0
11/5/2025	11:30 AM	0	13	15	0	3	1	0	0	0	0	0	0	0
11/5/2025	11:45 AM	0	16	13	0	3	1	0	1	0	0	0	0	0
11/5/2025	12:00 PM	0	15	10	0	1	1	0	1	1	0	0	0	0
11/5/2025	12:15 PM	0	10	8	0	4	1	0	2	1	0	0	0	0
11/5/2025	12:30 PM	0	7	8	0	4	1	0	2	2	0	0	0	0
11/5/2025	12:45 PM	0	5	9	0	3	1	0	1	2	0	0	0	0
11/5/2025	1:00 PM	0	6	10	0	4	0	0	1	3	0	0	0	0
11/5/2025	1:15 PM	0	6	11	0	3	0	0	0	3	0	0	0	0
11/5/2025	1:30 PM	0	9	8	0	3	0	0	0	3	0	0	0	0
11/5/2025	1:45 PM	0	9	5	0	4	0	0	0	3	0	0	0	0
11/5/2025	2:00 PM	0	12	5	0	3	1	0	0	1	0	0	0	0
11/5/2025	2:15 PM	0	21	9	0	1	1	0	0	1	0	0	0	0
11/5/2025	2:30 PM	0	18	11	0	1	1	0	0	0	0	0	0	0
11/5/2025	2:45 PM	0	17	13	0	1	1	0	0	0	0	0	0	0
11/5/2025	3:00 PM	0	14	12	0	1	0	0	0	0	0	0	0	0
11/5/2025	3:15 PM	0	12	12	0	1	0	0	0	0	0	0	0	0
11/5/2025	3:30 PM	0	14	10	0	1	0	0	0	0	0	0	0	0
11/5/2025	3:45 PM	0	18	11	0	0	0	0	1	0	0	0	0	0
11/5/2025	4:00 PM	0	19	19	0	0	0	0	1	1	0	0	0	0
11/5/2025	4:15 PM	0	24	17	0	0	0	0	1	1	0	0	0	0
11/5/2025	4:30 PM	0	22	18	0	0	0	0	1	1	0	0	0	0
11/5/2025	4:45 PM	0	20	14	0	0	0	0	0	1	0	0	0	0
11/5/2025	5:00 PM	0	17	7	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:15 PM	0	8	6	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:30 PM	0	7	4	0	0	0	0	0	0	0	0	0	0
11/5/2025	5:45 PM	0	4	4	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:00 PM	0	3	2	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	6:45 PM	0	0	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	7:00 PM	0	1	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	7:15 PM	0	2	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	7:30 PM	0	2	2	0	0	0	0	0	1	0	0	0	0
11/5/2025	7:45 PM	0	2	1	0	0	0	0	0	1	0	0	0	0
11/5/2025	8:00 PM	0	1	1	0	0	0	0	0	1	0	0	0	0
11/5/2025	8:15 PM	0	0	1	0	0	0	0	0	1	0	0	0	0
11/5/2025	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	9:00 PM	0	0	0	0	0	1	0	0	0	0	0	0	0
11/5/2025	9:15 PM	0	0	0	0	0	1	0	0	0	0	0	0	0
11/5/2025	9:30 PM	0	0	0	0	0	1	0	0	0	0	0	0	0
11/5/2025	9:45 PM	0	0	1	0	0	1	0	0	0	0	0	0	0
11/5/2025	10:00 PM	0	0	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	10:15 PM	0	0	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	10:30 PM	0	0	1	0	0	0	0	0	0	0	0	0	0
11/5/2025	10:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	11:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	11:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	11:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11/5/2025	11:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0

HISTORICAL TRAFFIC COUNTS
Cobb County, Georgia

Location	Counter ID								Forecast		Compounded Growth Rate	
		2019	2020	2021	2022	2023	2024	2025	2025	2027	2025 - 2027	Percent
Blair Bridge Rd	067-0784	11314			9154			10202	9,667	9,297	-1.93%	31.80%
Flamingo Drive	067-3021					16040		17990	17,990	19,940	5.28%	68.20%
									27,657	**29,237**	**2.8%**	**100.00%**

APPENDIX C:

SYNCHRO REPORTS

Intersection	
Int Delay, s/veh	2.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	100	457	314	44	34	40
Future Vol, veh/h	100	457	314	44	34	40
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Yield	-	None
Storage Length	230	-	-	175	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	89	89	97	97	62	62
Heavy Vehicles, %	1	4	3	2	3	3
Mvmt Flow	112	513	324	45	55	65

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	324	0	-	0	1062	324
Stage 1	-	-	-	-	324	-
Stage 2	-	-	-	-	738	-
Critical Hdwy	4.11	-	-	-	6.43	6.23
Critical Hdwy Stg 1	-	-	-	-	5.43	-
Critical Hdwy Stg 2	-	-	-	-	5.43	-
Follow-up Hdwy	2.209	-	-	-	3.527	3.327
Pot Cap-1 Maneuver	1242	-	-	-	246	715
Stage 1	-	-	-	-	731	-
Stage 2	-	-	-	-	471	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	1242	-	-	-	224	715
Mov Cap-2 Maneuver	-	-	-	-	349	-
Stage 1	-	-	-	-	665	-
Stage 2	-	-	-	-	471	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	1.47	0	14.9
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1242	-	-	-	482
HCM Lane V/C Ratio	0.09	-	-	-	0.247
HCM Ctrl Dly (s/v)	8.2	-	-	-	14.9
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0.3	-	-	-	1

Intersection	
Int Delay, s/veh	0.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	1	0	30	4	0	15
Future Vol, veh/h	1	0	30	4	0	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	25	25	53	53	75	75
Heavy Vehicles, %	0	0	0	25	0	0
Mvmt Flow	4	0	57	8	0	20

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	80	60	0	0	64	0
Stage 1	60	-	-	-	-	-
Stage 2	20	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	927	1011	-	-	1551	-
Stage 1	967	-	-	-	-	-
Stage 2	1008	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	927	1011	-	-	1551	-
Mov Cap-2 Maneuver	927	-	-	-	-	-
Stage 1	967	-	-	-	-	-
Stage 2	1008	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	8.9	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	927	1551	-
HCM Lane V/C Ratio	-	-	0.004	-	-
HCM Ctrl Dly (s/v)	-	-	8.9	0	-
HCM Lane LOS	-	-	A	A	-
HCM 95th %tile Q(veh)	-	-	0	0	-

Intersection	
Int Delay, s/veh	2.8

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	23	353	356	21	46	51
Future Vol, veh/h	23	353	356	21	46	51
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Yield	-	None
Storage Length	230	-	-	175	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	96	96	94	94	55	55
Heavy Vehicles, %	0	2	1	5	2	4
Mvmt Flow	24	368	379	22	84	93

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	379	0	-	0	794	379
Stage 1	-	-	-	-	379	-
Stage 2	-	-	-	-	416	-
Critical Hdwy	4.1	-	-	-	6.42	6.24
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.2	-	-	-	3.518	3.336
Pot Cap-1 Maneuver	1191	-	-	-	357	664
Stage 1	-	-	-	-	692	-
Stage 2	-	-	-	-	666	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	1191	-	-	-	350	664
Mov Cap-2 Maneuver	-	-	-	-	466	-
Stage 1	-	-	-	-	678	-
Stage 2	-	-	-	-	666	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.49	0	14.54
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1191	-	-	-	553
HCM Lane V/C Ratio	0.02	-	-	-	0.319
HCM Ctrl Dly (s/v)	8.1	-	-	-	14.5
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	1.4

Intersection	
Int Delay, s/veh	1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	3	0	9	0	1	41
Future Vol, veh/h	3	0	9	0	1	41
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	38	38	75	75	66	66
Heavy Vehicles, %	0	0	11	0	0	5
Mvmt Flow	8	0	12	0	2	62

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	77	12	0	0	12	0
Stage 1	12	-	-	-	-	-
Stage 2	65	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	931	1074	-	-	1620	-
Stage 1	1016	-	-	-	-	-
Stage 2	963	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	930	1074	-	-	1620	-
Mov Cap-2 Maneuver	930	-	-	-	-	-
Stage 1	1016	-	-	-	-	-
Stage 2	962	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	8.9	0	0.17
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	930	43	-
HCM Lane V/C Ratio	-	-	0.008	0.001	-
HCM Ctrl Dly (s/v)	-	-	8.9	7.2	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-

Intersection	
Int Delay, s/veh	2.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	106	483	332	47	36	42
Future Vol, veh/h	106	483	332	47	36	42
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Yield	-	None
Storage Length	230	-	-	175	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	89	89	97	97	62	62
Heavy Vehicles, %	1	4	3	2	3	3
Mvmt Flow	119	543	342	48	58	68

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	342	0	-	0	1123	342
Stage 1	-	-	-	-	342	-
Stage 2	-	-	-	-	781	-
Critical Hdwy	4.11	-	-	-	6.43	6.23
Critical Hdwy Stg 1	-	-	-	-	5.43	-
Critical Hdwy Stg 2	-	-	-	-	5.43	-
Follow-up Hdwy	2.209	-	-	-	3.527	3.327
Pot Cap-1 Maneuver	1222	-	-	-	226	698
Stage 1	-	-	-	-	717	-
Stage 2	-	-	-	-	450	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	1222	-	-	-	204	698
Mov Cap-2 Maneuver	-	-	-	-	331	-
Stage 1	-	-	-	-	647	-
Stage 2	-	-	-	-	450	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	1.49	0	15.7
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1222	-	-	-	461
HCM Lane V/C Ratio	0.097	-	-	-	0.273
HCM Ctrl Dly (s/v)	8.3	-	-	-	15.7
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0.3	-	-	-	1.1

Intersection	
Int Delay, s/veh	0.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	1	0	32	4	0	16
Future Vol, veh/h	1	0	32	4	0	16
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	25	25	53	53	75	75
Heavy Vehicles, %	0	0	0	25	0	0
Mvmt Flow	4	0	60	8	0	21

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	85	64	0	0	68	0
Stage 1	64	-	-	-	-	-
Stage 2	21	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	921	1006	-	-	1546	-
Stage 1	964	-	-	-	-	-
Stage 2	1007	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	921	1006	-	-	1546	-
Mov Cap-2 Maneuver	921	-	-	-	-	-
Stage 1	964	-	-	-	-	-
Stage 2	1007	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	8.93	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	921	1546	-
HCM Lane V/C Ratio	-	-	0.004	-	-
HCM Ctrl Dly (s/v)	-	-	8.9	0	-
HCM Lane LOS	-	-	A	A	-
HCM 95th %tile Q(veh)	-	-	0	0	-

Intersection	
Int Delay, s/veh	3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	24	373	376	22	49	54
Future Vol, veh/h	24	373	376	22	49	54
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Yield	-	None
Storage Length	230	-	-	175	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	96	96	94	94	55	55
Heavy Vehicles, %	0	2	1	5	2	4
Mvmt Flow	25	389	400	23	89	98

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	400	0	-	0	839	400
Stage 1	-	-	-	-	400	-
Stage 2	-	-	-	-	439	-
Critical Hdwy	4.1	-	-	-	6.42	6.24
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.2	-	-	-	3.518	3.336
Pot Cap-1 Maneuver	1170	-	-	-	336	646
Stage 1	-	-	-	-	677	-
Stage 2	-	-	-	-	650	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	1170	-	-	-	329	646
Mov Cap-2 Maneuver	-	-	-	-	450	-
Stage 1	-	-	-	-	663	-
Stage 2	-	-	-	-	650	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.49	0	15.32
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1170	-	-	-	535
HCM Lane V/C Ratio	0.021	-	-	-	0.35
HCM Ctrl Dly (s/v)	8.1	-	-	-	15.3
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0.1	-	-	-	1.6

Intersection	
Int Delay, s/veh	0.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	3	0	10	0	1	43
Future Vol, veh/h	3	0	10	0	1	43
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	38	38	75	75	66	66
Heavy Vehicles, %	0	0	11	0	0	5
Mvmt Flow	8	0	13	0	2	65

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	82	13	0	0	13	0
Stage 1	13	-	-	-	-	-
Stage 2	68	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	926	1073	-	-	1618	-
Stage 1	1015	-	-	-	-	-
Stage 2	960	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	925	1073	-	-	1618	-
Mov Cap-2 Maneuver	925	-	-	-	-	-
Stage 1	1015	-	-	-	-	-
Stage 2	959	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	8.93	0	0.16
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	925	41	-
HCM Lane V/C Ratio	-	-	0.009	0.001	-
HCM Ctrl Dly (s/v)	-	-	8.9	7.2	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-

Intersection	
Int Delay, s/veh	2.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	128	483	332	58	38	50
Future Vol, veh/h	128	483	332	58	38	50
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Yield	-	None
Storage Length	230	-	-	175	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	89	89	97	97	62	62
Heavy Vehicles, %	3	4	3	2	3	9
Mvmt Flow	144	543	342	60	61	81

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	342	0	-	0	1173	342
Stage 1	-	-	-	-	342	-
Stage 2	-	-	-	-	830	-
Critical Hdwy	4.13	-	-	-	6.43	6.29
Critical Hdwy Stg 1	-	-	-	-	5.43	-
Critical Hdwy Stg 2	-	-	-	-	5.43	-
Follow-up Hdwy	2.227	-	-	-	3.527	3.381
Pot Cap-1 Maneuver	1211	-	-	-	211	685
Stage 1	-	-	-	-	717	-
Stage 2	-	-	-	-	426	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1211	-	-	-	186	685
Mov Cap-2 Maneuver	-	-	-	-	312	-
Stage 1	-	-	-	-	632	-
Stage 2	-	-	-	-	426	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	1.75	0	16.57
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1211	-	-	-	452
HCM Lane V/C Ratio	0.119	-	-	-	0.314
HCM Ctrl Dly (s/v)	8.4	-	-	-	16.6
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0.4	-	-	-	1.3

Intersection	
Int Delay, s/veh	3.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	0	10	1	0	0	33	32	4	0	16	0
Future Vol, veh/h	0	0	10	1	0	0	33	32	4	0	16	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	75	75	75	25	25	25	53	53	53	75	75	75
Heavy Vehicles, %	0	0	30	0	0	0	9	0	25	0	0	0
Mvmt Flow	0	0	13	4	0	0	62	60	8	0	21	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	206	214	21	210	210	64	21	0	0	68	0	0
Stage 1	21	21	-	189	189	-	-	-	-	-	-	-
Stage 2	185	192	-	21	21	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.5	7.1	6.5	6.2	4.19	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.57	3.5	4	3.3	2.281	-	-	2.2	-	-
Pot Cap-1 Maneuver	756	687	981	752	691	1006	1550	-	-	1546	-	-
Stage 1	1002	882	-	818	748	-	-	-	-	-	-	-
Stage 2	822	745	-	1002	882	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	724	659	981	710	662	1006	1550	-	-	1546	-	-
Mov Cap-2 Maneuver	724	659	-	710	662	-	-	-	-	-	-	-
Stage 1	1002	882	-	784	717	-	-	-	-	-	-	-
Stage 2	787	714	-	989	882	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	8.72	10.1	3.55	0
HCM LOS	A	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	842	-	-	981	710	1546	-	-
HCM Lane V/C Ratio	0.04	-	-	0.014	0.006	-	-	-
HCM Ctrl Dly (s/v)	7.4	0	-	8.7	10.1	0	-	-
HCM Lane LOS	A	A	-	A	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0	0	0	-	-

Intersection	
Int Delay, s/veh	4.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	35	373	376	26	61	80
Future Vol, veh/h	35	373	376	26	61	80
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Yield	-	None
Storage Length	230	-	-	175	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	96	96	94	94	55	55
Heavy Vehicles, %	9	2	1	4	2	6
Mvmt Flow	36	389	400	28	111	145

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	400	0	-	0	861	400
Stage 1	-	-	-	-	400	-
Stage 2	-	-	-	-	461	-
Critical Hdwy	4.19	-	-	-	6.42	6.26
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.281	-	-	-	3.518	3.354
Pot Cap-1 Maneuver	1122	-	-	-	326	641
Stage 1	-	-	-	-	677	-
Stage 2	-	-	-	-	635	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	1122	-	-	-	315	641
Mov Cap-2 Maneuver	-	-	-	-	438	-
Stage 1	-	-	-	-	655	-
Stage 2	-	-	-	-	635	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.71	0	17.81
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1122	-	-	-	534
HCM Lane V/C Ratio	0.033	-	-	-	0.48
HCM Ctrl Dly (s/v)	8.3	-	-	-	17.8
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0.1	-	-	-	2.6

Intersection	
Int Delay, s/veh	4.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	0	38	3	0	0	15	10	0	1	43	0
Future Vol, veh/h	0	0	38	3	0	0	15	10	0	1	43	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	75	75	75	38	38	38	75	75	75	66	66	66
Heavy Vehicles, %	0	0	8	0	0	0	20	11	0	0	5	0
Mvmt Flow	0	0	51	8	0	0	20	13	0	2	65	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	122	122	65	122	122	13	65	0	0	13	0	0
Stage 1	68	68	-	53	53	-	-	-	-	-	-	-
Stage 2	53	53	-	68	68	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.28	7.1	6.5	6.2	4.3	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.372	3.5	4	3.3	2.38	-	-	2.2	-	-
Pot Cap-1 Maneuver	858	773	982	858	773	1073	1430	-	-	1618	-	-
Stage 1	947	842	-	964	854	-	-	-	-	-	-	-
Stage 2	964	854	-	947	842	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	845	761	982	802	761	1073	1430	-	-	1618	-	-
Mov Cap-2 Maneuver	845	761	-	802	761	-	-	-	-	-	-	-
Stage 1	946	841	-	951	842	-	-	-	-	-	-	-
Stage 2	951	842	-	897	841	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	8.86	9.54	4.53	0.16
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1080	-	-	982	802	41	-	-
HCM Lane V/C Ratio	0.014	-	-	0.052	0.01	0.001	-	-
HCM Ctrl Dly (s/v)	7.6	0	-	8.9	9.5	7.2	0	-
HCM Lane LOS	A	A	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0	0	-	-

APPENDIX D:

TURN LANE EVALUATIONS

ID	Intersection	Movement/ Turn Lane	Turn Volume	GDOT Volume Criteria	GDOT Criteria met?	Personal Vehicle Dist.	Truck Distribution	Volume	Threshold
2	Oak Ridge Commerce Way & Site Driveway	NBL	185 LT/Day	300 LT/Day	NO	100%	100%	185	300
		SBR	0 RT/Day	200 RT/Day	NO	0%	0%	0	200

		TOTAL	IN	OUT
Personal Vehicles	**Daily**	**240**	**120**	**120**
	AM Peak Hour	37	30	7
	PM Peak Hour	47	12	35
Trucks	**Daily**	**130**	**65**	**65**
	AM Peak Hour	6	3	3
	PM Peak Hour	6	3	3

4.9.1.1 Minimum Requirements for Right Turn Deceleration Lanes

Right turn deceleration lanes must be constructed at no cost to the Department if the daily site generated Right Turn Volumes (RTV) based on ITE Trip Generation (assuming a reasonable distribution of entry volumes) meet or exceed the values shown in Table 4-6. Passing lane sections fall under the criteria for two or more lanes.

Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	AADT		AADT	
	< 6000	>=6000	<10000	>=10000
35 MPH or Less	200 RTV a day	100 RTV a day	200 RTV a day	100 RTV a day
40 to 50 MPH	150 RTV a day	75 RTV a day	150 RTV a day	75 RTV a day
55 to 60 MPH	100 RTV a day	50 RTV a day	100 RTV a day	50 RTV a day
>= 65 MPH	Always	Always	Always	Always

Table 4-6 Minimum Volumes Requiring Right Turn Lanes

Condition 1

LEFT TURN REQUIREMENTS-FULL CONSTRUCTION				
Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	ADT		ADT	
	<6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	300 LTV a day	200 LTV a day	400 LTV a day	300 LTV a day
40 to 50 MPH	250 LTV a day	175 LTV a day	325 LTV a day	250 LTV a day
>= 55 MPH	200 LTV a day	150 LTV a day	250 LTV a day	200 LTV a day

City of Mableton
Community Development | Planning and Zoning Division
6116 Mableton Parkway, Suite 144
Mableton, GA 30126
(470) 417-4220
www.mableton.gov

PLANNING COMMISSION STAFF REPORT

GENERAL INFORMATION

CASE NUMBER: Z-2025-011
APPLICANT: Alliance Industrial Partners, LLC c/o Henry Bailey Esq.
REQUEST: Rezoning from MHP (Mobile Home Park) to LI (Light Industrial) for the development of a 300,000 distribution/warehouse.
PROPERTY LOCATION: 0 Oak Ridge Commerce Way, Mableton, Georgia 30126
PARCEL ID: 108042100010 and 1804200090
ACREAGE: 21.55
P.C. HEARING DATE: February 5, 2026 / MCC February 25, 2026
DISTRICT: 1 Councilman Davis

ZONING MAP



Brown = Mobile Home Park (MPH) / Purple = Light Industrial (LI) / Gold = Single Family Residential (RA-6)
Star = Location of Subject Property

FLU MAP



Light Grey = Industrial Compatible (IC) / Brown = Mobile Home Park (MHP)

Star = Location of Subject Property

AERIAL MAP



Star = Location of Subject Property

I. Purpose of Request

PROPOSED CONCEPT/SITE PLAN



Request Zoning District for the property

The applicant is seeking to rezone 21.55 acres of property located along Oak Ridge Commerce Way from Mobile Home Park to Light Industrial. The applicant intends to develop aa pproximately 300,000 square foot warehouse/distribution facility. Main ingress/egress will be along Oak Ridge Commerce Way. Approximately 170 parking spaces will be on site, along with a 50-foot landscape buffer along the northern property line to lessen the potential impact on the existing mobile home park.

Purpose and intent of the LI district is established to provide locations for light industrial uses such as low intensity automobile repair and service, animal care facilities, commercial greenhouses, livestock, poultry, business distribution centers, warehousing and storage, and transportation terminals, which are on properties delineated within or on the perimeter of an industrial compatible and industrial category as defined and shown on the Cobb County Comprehensive Plan. When located on the perimeter of an industrial node, the LI district should

provide for uses that are low in intensity and scale such as to ensure compatibility with surrounding properties

The Future Land Use Character Area for this property is Industrial Compatible. Industrial Compatible provides for areas that can support light industrial, office/warehouse and distribution uses. Typical land uses for these areas include professional business parks and distribution centers

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II. Property Description & Surrounding Land Use

The property in question is currently undeveloped and encompasses a diverse mix of hardwood and evergreen trees. It is characterized by varied topographical features, including multiple elevations and hills. Gordon Creek traverses the southern portion of the property, running from west to east. Furthermore, there are approximately 4.00 acres designated as floodplain located in the southeastern section of the parcel. The property has approximately 200 feet of frontage along Commerce Ridge Way.

The surrounding uses and zoning classifications are a mobile home park and light industrial zoning. To the south, east and north east of the subject property are industrial-zoned properties with industrial uses. To the north of the subject property is a mobile home park development with MHP zoning classification and to the west is an undeveloped lot in Douglas County.

ADJACENT ZONING AND CURRENT LAND USE			
Direction	**Address**	**Current Zoning**	**Existing Land Use**
North	1915 Cardell Rd	MHP (Mobile Home Park) District	MHP (Mobile Home Park)
South	Thornton Rd/Douglas Co	LI (Light Industrial) District	IC (Industrial Compatible)
West	1977 Thornton Rd	PUD (Planned Unit Development)	Douglas County Commercial
East	6774/6758/6794 Oak Ridge Commerce Way	LI (Light Industrial) District	IC (Industrial Compatible)

Non-Residential Criteria (*Provided by applicant submission)*

- **Proposed # Building**: One (1)
- **Proposed Stories:** One (1)
- **Total Square footage of development:** 300,000
- **Floor area ratio:** 0.75 for office use.
- **Required parking spaces** – 1 space per 2,000 square feet (net) of storage space with a minimum of 5 spaces.
- **Acres in floodplain or wetlands** : 4 acres
- **Impervious surface shown:** 50% (70%-CAC and NAC)

Zoning Development Standard			
Standard	Required	Proposed	Meets Standard
Minimum Lot Size	40,000 square feet	958,320 square feet	Yes
Minimum Lot Width	50’	133’	Yes
*Setbacks Fronts Rear Side	 50 ft 30 ft 20 ft	 50 ft 30 ft 20 ft	 Yes Yes Yes
Units Per Acre	n/a	n/a	Yes
Min and Max Acreage	n/a	n/a	Yes
Impervious Amt	70 % - CAC and NAC	50 %	Yes
FAR	0.75 (for office use)		Yes
Buffers	50 ft	50 ft	Yes
Parking Space	1 space per 2,000 Square feet = 150	170 spaces	Yes

III. Analysis

When considering an application to amend the current zoning designation of a property, the Mayor and City Council, the Planning Commission, and the Planning and Zoning Division shall consider the following standards as described in Section 2.03 (3) a-e of the Zoning ordinance:

1. **Whether the zoning proposal is in conformity with the policy and intent of the land use plans.**

   The proposed rezoning is consistent with the adopted Future Land Use Map designation of Industrial Compatible. The intent of the Industrial Compatible character area is to accommodate light industrial, office/warehouse, and distribution uses. The requested Light Industrial zoning district directly supports this intent and is therefore in conformity with the community's long-range land use policies.

2. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.**

   The proposed Light Industrial zoning will permit a use that is suitable in view of the surrounding land uses and zoning patterns. Properties in the surrounding area are primarily zoned and developed for industrial uses, and the proposed warehouse/distribution facility is consistent with this established development pattern. While a mobile home park is located to the north, the Light Industrial zoning district includes development standards that can address compatibility between industrial and residential uses.

3. **Whether there are other existing or changing conditions affecting the use and development of the property which gives grounds for either approval or disapproval of the zoning proposal.**

   Existing development trends in the area indicate a transition toward industrial and employment-based uses. The subject property's location within an Industrial Compatible character area and its proximity to other industrial development support the requested rezoning. These conditions suggest that the current Mobile Home Park District zoning is no longer the most appropriate classification for the property.

4. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

   The proposed rezoning and anticipated warehouse/distribution use are not expected to create an excessive or burdensome demand on existing streets, transportation facilities, utilities, or schools. Industrial uses typically generate limited school impacts, and the

site's location within an industrial area is appropriate for accommodating truck traffic and utility demands associated with warehouse and distribution operations.

5. **Community Impact: Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby properties.**

   The rezoning is not anticipated to adversely affect the existing use or usability of adjacent or nearby properties. The proposed development is consistent with surrounding industrial uses, and potential impacts to the nearby mobile home park can be mitigated through site design, buffering, and compliance with applicable zoning and development regulations.

6. **Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**

   While the property may have reasonable economic use under the current Mobile Home Park District zoning, the requested Light Industrial zoning allows for a more viable and appropriate economic use given surrounding development patterns and the Future Land Use designation. The proposed rezoning enables productive use of the property in a manner consistent with market demand and long-term planning objectives.

IV. Department Comments

Cobb County Water/Sewer

Water comments:

At development: ☒ YES ☐ NO

Fire flow test required: ☒ YES ☐ NO

Size and location of existing water main(s): 8" on Oak Ridge

Commerce Way Additional water comments:

Sewer comments:

In the drainage basin: ☒ YES ☐ NO

At development: ☒ YES ☐ NO

Approximate distance to nearest sewer: On-site

Estimated waste generation (in G.P.D.): Average daily flow = 7,500

Peak flow = 18,750

Treatment plant: South Cobb WRF

Plant capacity: ☒ Yes ☐ NO

Projected plant availability: 0-5 years ☒ 5-10 years over 10 years

Off-site easement required: YES* ☐ NO

Line capacity study required: YES ☒ NO

*If off-site easements are required, the developer/owner must submit easements to CCWS for review and approval as to

Letter of allocation issued:

YES ☒ NO Septic tank recommended by this department: YES ☒ NO Subject to Health Department approval:

YES ☒ NO Additional sewer comments:

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process. The developer/owner will be responsible for connecting to the existing county water and sewer systems, installing and/or upgrading all outfalls & water mains, obtaining onsite and/or offsite easements, and dedication of onsite and/or offsite water and sewer to Cobb County as may be required. Rezoning does not guarantee water/sewer availability or capacity unless so stated in writing by the Cobb County Water System.

Cobb County Stormwater

Comments have not been provided at the time of writing

Cobb County Fire Department

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

Approval will be based on Professional Engineer-stamped plans that signify overall plan conformance to all Georgia State and Cobb County Codes. Design Professional and Developer maintain the sole responsibility for the design and for correcting all errors, omissions, problems, and code violations (if any) exposed during construction AFTER authorization by Cobb County.

IFC 510- EMERGENCY RESPONDER RADIO COVERAGE:
New buildings are required to provide radio coverage for emergency responders per the International Fire Code. Testing is required by a third party and when deemed necessary amplification systems are required before the building will be issued a certificate of occupancy. This serves as an early notification to owners and developers for budgeting

purposes.

FIRE DEPARTMENT ACCESS:
All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 35 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches. (Cobb County Development Standards 402.11)

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupied floor level.

- Aerial fire apparatus access roads shall have a minimum width of 26 feet
- Aerial fire apparatus access roads shall be at least 15 feet but no more than 30 ft from the structure
- Aerial fire apparatus access roads shall be positioned parallel to one entire side of the building.
- No overhead utility and power lines shall be located within the aerial fire apparatus access. (IFC Appendix D105)

COMMERCIAL AND INDUSTRIAL DEVELOPMENTS
Buildings exceeding three stories or 30 ft in height. A minimum of two remote means of fire department access roads must be provided

Buildings exceeding 62,000 square feet in area. A minimum of two remote means of fire department access roads must be provided

Exception: Buildings not exceeding 124,000 sq ft and protected with an approved automatic sprinkler system a single fire department access road is permitted

Remoteness. Where two fire department access road are required, they must be placed a distance apart equal to not less than one half the length of the maximum overall diagonal dimension of the lot or area to be served

CERTIFICATE OF OCCUPANCY:
Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate

of Occupancy process.

FIRE HYDRANT:
The maximum distance of a hydrant to the most remote portion of a structure shall be 500 feet. Distance shall be measured around the structure and from the fire apparatus access road. A 500-foot radius around the hydrant is not an acceptable measurement for distance. (Cobb County Development Standards 410.5.2) (Cobb County Development Standards 410.5.2)

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet for a 40-foot length centered on the fire hydrant, exclusive of shoulders (see Figure D103.1 in Appendix D).

FIRE PROTECTION:
Automatic sprinkler protection must be provided where mandated by the applicable codes.

Auto parts buildings may be required to be protected with a fire sprinkler system. Final determination to be made at building plan review. Be prepared to provide water supply.

Cobb County DOT

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Recommended Min. R.O.W. requirements
Oak Ridge Commerce Way	Local	25	CDOT	50’

ITE Land Use	Description	Expected Size (KSF)	AM			PM			Weekday Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
150	Warehousing	300	39	12	**51**	15	39	**54**	**513**

vph = vehicles per hour, vph = vehicles per day
Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 11th edition.

Comments and observations

Oak Ridge Commerce Way is classified as a local roadway and according to the available information the existing right-of-way does meet the recommended requirements for this classification.

In accordance with Cobb County Code 134-121 and based on site plan dated November 6, 2025, this development does not require a traffic study submittal. The traffic study provided by the

applicant (dated November 19, 2025) shows acceptable levels of service (LOS) in the Build condition.

A 2020 supplemental operational analysis memorandum concerning this site did identify safety and operational concerns unrelated to the intersection LOS. These concerns related to the on-street parking for the adjacent daycare (AM peak) and extended queues from the adjacent Thorton Road at Oak Ridge Road signalized intersection (PM peak). The analysis memorandum (dated March 2, 2020) is part of the public record for Cobb County zoning case Z-20-2020.

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE CITY OF MABLETON OF THIS APPLICATION:

1. Recommend replacing any disturbed curb and gutter along the Oak Ridge Commerce Way frontage to meet Cobb DOT standards. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections) and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

2. Recommend applicant verify that minimum intersection sight distance is available for the Oak Ridge Commerce access and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirement. This recommendation is pursuant to Cobb County Development Standard Detail 401B, Intersection Sight Distance.

3. Recommend driveway on Oak Ridge Commerce Way be installed to commercial standards. This recommendation is pursuant to Cobb County Development Standard 402.8, Non-Residential Driveways and Cobb County Development Standard Detail 116, Commercial Driveway Requirements. Site plan dated November 6, 2025, does not comply with radii or angle of intersection requirements, final design to be reviewed and finalized during plan review.

4. All signage and landscaping should be installed off county right-of-way and where it will not impede the line of sight for the driveways or roadways.

5. Recommend the north leg of Oak Ridge Commerce Way at Oak Ridge Road be restriped with lane markings to delineate traffic inbound and outbound.

6. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

V. Staff Recommendation

The planning and zoning staff recommends ***Approval*** of REZ2025-011 with the following stipulations;

1. **Site Plan Compliance**
   Development of the property shall be in substantial conformance with an approved site plan reviewed (12/5/2025) including building placement, access points, circulation, and loading areas.
2. **Buffering and Screening Adjacent to Residential Uses**
   A landscaped buffer and/or screening shall be provided along the northern property boundary adjacent to the mobile home park. Buffer design shall meet or exceed the requirements of the zoning ordinance and may include a combination of enhanced landscaping, fencing, berming, or masonry walls to minimize visual, noise, and lighting impacts.
3. **Building Orientation and Loading Areas**
   Loading docks, service areas, and outdoor storage (if permitted) shall be oriented away from adjacent residential properties to the greatest extent practicable and screened from public view and neighboring residential uses.
4. **Traffic and Access Management**
   Vehicular access points, including truck ingress and egress, shall be designed to minimize traffic conflicts and neighborhood impacts. A traffic impact analysis may be required at the time of permitting to determine necessary roadway improvements, turn lanes, or access modifications.
5. **Truck Routing and Operations**
   Truck traffic shall be directed to utilize designated arterial or collector roadways. Wayfinding signage and operational plans may be required to discourage truck traffic through adjacent residential areas.
6. **Lighting Standards**
   All exterior lighting shall be designed and installed to prevent light spillover onto adjacent properties, particularly residential uses. Full cutoff fixtures shall be required, and lighting levels shall comply with zoning ordinance standards.
7. **Noise Mitigation**
   The development shall comply with all applicable noise regulations. Where necessary, noise mitigation measures such as building placement, sound walls, or restricted hours of operation for loading and unloading may be required to protect adjacent residential properties.
8. **Stormwater Management**
   Stormwater facilities shall be designed to meet or exceed all City of Mableton and Cobb County, state, and federal stormwater regulations. Detention and drainage systems shall be designed to prevent adverse impacts to adjacent properties.
9. **Utility Coordination**
   The developer shall coordinate with applicable utility providers to ensure adequate capacity for water, sewer, and other services, and shall be responsible for any required upgrades or extensions.

10. **Pedestrian and Employee Safety**
    Internal circulation, including pedestrian pathways and parking lot design, shall be reviewed to ensure safe separation of vehicular, truck, and pedestrian movements.
11. **Environmental Compliance**
    All applicable environmental regulations, including erosion control, air quality, and any required state or federal permits, shall be met prior to and during construction.
12. **Hours of Construction**
    Construction activities shall be limited to hours permitted by local ordinance to minimize impacts to surrounding properties.
13. **Future Subdivision or Expansion**
    Any future subdivision of the property or expansion of building area beyond the approved site plan shall require additional review and approval in accordance with applicable regulations.

14. Compliance with Cobb DOT recommendations.

    a. Recommend replacing any disturbed curb and gutter along the Oak Ridge Commerce Way frontage to meet Cobb DOT standards. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections) and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

    b. Recommend applicant verify that minimum intersection sight distance is available for the Oak Ridge Commerce access and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirement. This recommendation is pursuant to Cobb County Development Standard Detail 401B, Intersection Sight Distance.

    c. Recommend driveway on Oak Ridge Commerce Way be installed to commercial standards. This recommendation is pursuant to Cobb County Development Standard 402.8, Non-Residential Driveways and Cobb County Development Standard Detail 116, Commercial Driveway Requirements. Site plan dated November 6, 2025, does not comply with radii or angle of intersection requirements, final design to be reviewed and finalized during plan review.

    d. All signage and landscaping should be installed off county right-of-way and where it will not impede the line of sight for the driveways or roadways.

    e. Recommend the north leg of Oak Ridge Commerce Way at Oak Ridge Road be restriped with lane markings to delineate traffic inbound and outbound.

f. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

VI. Planning Commission Recommendation

On January 5th, 2025 the Mableton Planning Commission recommend ***Approval*** of REZ-2025-006 with the following stipulations;

1. **Site Plan Compliance**
   Development of the property shall be in substantial conformance with an approved site plan reviewed (12/5/2025) including building placement, access points, circulation, and loading areas.
2. **Buffering and Screening Adjacent to Residential Uses**
   A landscaped buffer and/or screening shall be provided along the northern property boundary adjacent to the mobile home park. Buffer design shall meet or exceed the requirements of the zoning ordinance and may include a combination of enhanced landscaping, fencing, berming, or masonry walls to minimize visual, noise, and lighting impacts.
3. **Building Orientation and Loading Areas**
   Loading docks, service areas, and outdoor storage (if permitted) shall be oriented away from adjacent residential properties to the greatest extent practicable and screened from public view and neighboring residential uses.
4. **Traffic and Access Management**
   Vehicular access points, including truck ingress and egress, shall be designed to minimize traffic conflicts and neighborhood impacts. A traffic impact analysis may be required at the time of permitting to determine necessary roadway improvements, turn lanes, or access modifications.
5. **Truck Routing and Operations**
   Truck traffic shall be directed to utilize designated arterial or collector roadways. Wayfinding signage and operational plans may be required to discourage truck traffic through adjacent residential areas.
6. **Lighting Standards**
   All exterior lighting shall be designed and installed to prevent light spillover onto adjacent properties, particularly residential uses. Full cutoff fixtures shall be required, and lighting levels shall comply with zoning ordinance standards.
7. **Noise Mitigation**
   The development shall comply with all applicable noise regulations. Where necessary, noise mitigation measures such as building placement, sound walls, or restricted hours of operation for loading and unloading may be required to protect adjacent residential properties.
8. **Stormwater Management**
   Stormwater facilities shall be designed to meet or exceed all City of Mableton and Cobb

County, state, and federal stormwater regulations. Detention and drainage systems shall be designed to prevent adverse impacts to adjacent properties.

9. **Utility Coordination**
   The developer shall coordinate with applicable utility providers to ensure adequate capacity for water, sewer, and other services, and shall be responsible for any required upgrades or extensions.
10. **Pedestrian and Employee Safety**
    Internal circulation, including pedestrian pathways and parking lot design, shall be reviewed to ensure safe separation of vehicular, truck, and pedestrian movements.
11. **Environmental Compliance**
    All applicable environmental regulations, including erosion control, air quality, and any required state or federal permits, shall be met prior to and during construction.
12. **Hours of Construction**
    Construction activities shall be limited to hours permitted by local ordinance to minimize impacts to surrounding properties.
13. **Future Subdivision or Expansion**
    Any future subdivision of the property or expansion of building area beyond the approved site plan shall require additional review and approval in accordance with applicable regulations.

14. Compliance with Cobb DOT recommendations.

    a. Recommend replacing any disturbed curb and gutter along the Oak Ridge Commerce Way frontage to meet Cobb DOT standards. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections) and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

    b. Recommend applicant verify that minimum intersection sight distance is available for the Oak Ridge Commerce access and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirement. This recommendation is pursuant to Cobb County Development Standard Detail 401B, Intersection Sight Distance.

    c. Recommend driveway on Oak Ridge Commerce Way be installed to commercial standards. This recommendation is pursuant to Cobb County Development Standard 402.8, Non-Residential Driveways and Cobb County Development Standard Detail 116, Commercial Driveway Requirements. Site plan dated November 6, 2025, does not comply with radii or angle of intersection requirements, final design to be reviewed and finalized during plan review.

d. All signage and landscaping should be installed off county right-of-way and where it will not impede the line of sight for the driveways or roadways.

e. Recommend the north leg of Oak Ridge Commerce Way at Oak Ridge Road be restriped with lane markings to delineate traffic inbound and outbound.

f. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

15. The subject property shall not be permitted to be used as a data center.

REZ 2025-011 / 0 Oak Ridge Commerce Way

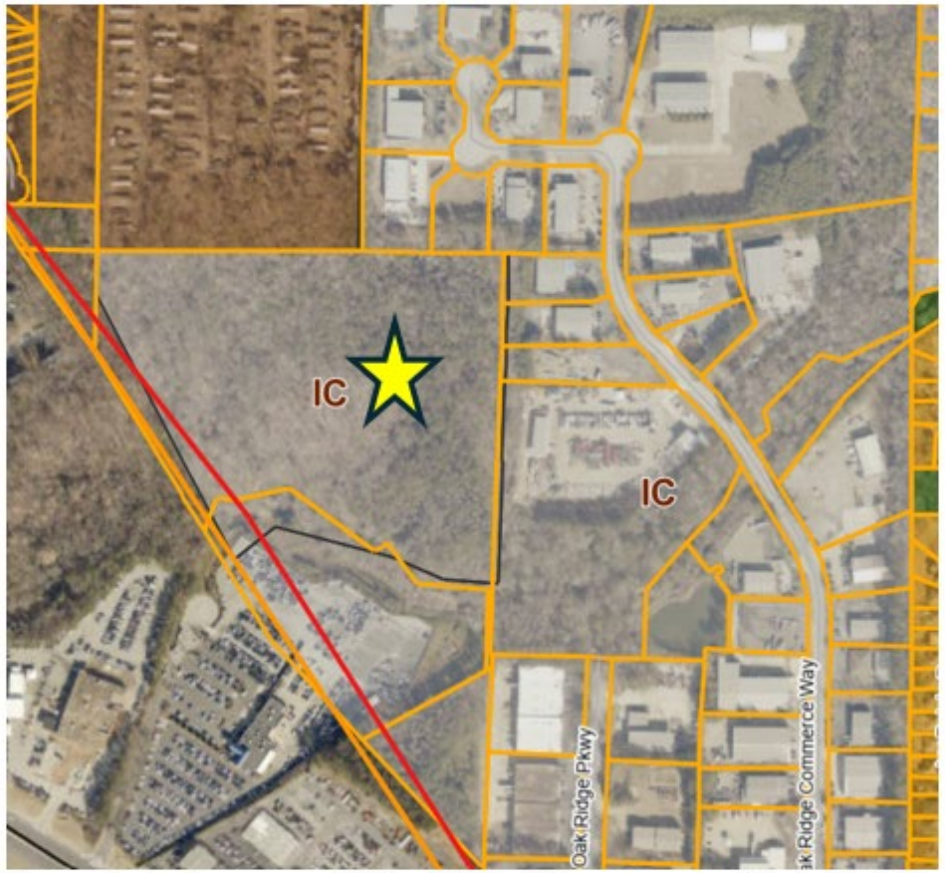
CASE NUMBER:	Z-2025-011
APPLICANT:	Alliance Industrial Partners, LLC c/o Henry Bailey Esq.
REQUEST:	Rezoning from MHP (Mobile Home Park) to LI (Light Industrial) for the development of a 300,000 distribution/warehouse.
PROPERTY LOCATION:	0 Oak Ridge Commerce Way, Mableton, Georgia 30126
PARCEL ID:	108042100010 and 1804200090
ACREAGE:	25.97
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, 403.1.6)	
WAREHOUSE REQ.:	0.5 SPACES/1,000 S.F.
OFFICE REQ.:	3.5 SPACES/1,000 S.F.
STD. CAR STALL DIMENSIONS:	9' x 19'
STD. TRAILER STALL DIMENSIONS:	12' x 55'
MIN. TRUCK DRIVE AISLE:	--'
MIN. 90°/60° CAR DRIVE AISLE:	22'/18'-6"
LANDSCAPE REG'S. (416.02.04/04.03)	
TREE DENSITY:	15 UNITS/ACRE
ISLAND REQ.: MAX. 50 FT. TREE TO PKG. SPACE	
MIN. ISLAND SIZE/WIDTH:	148 S.F./8'
GREENSPACE %: 1 TREE/1,140 S.F. OF PARKING	

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

Proposed Elevation(s)



Proposed Elevation(s)



MINARY 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)

STATE OF GEORGIA
COBB COUNTY
CITY OF MABLETON

ORD 2026-04-02

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 22nd day of April, 2026.

CITY OF MABLETON, GEORGIA

Michael Owens, Mayor

ATTEST:

Susan Hiott, City Clerk

City Of Mableton Incorporated 2022 Georgia

APPROVED AS TO FORM:

Emilia Walker-Ashby, 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 shall be required at the time of permitting to determine necessary roadway improvements, turn lanes, or access modifications. Traffic impact analysis is subject to staff review and approval.
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. All commercial vehicles with more than six (6) wheels or a GVWR exceeding 14,500 lbs. originating from or destined for 6784 Oak Ridge Commerce Way shall be prohibited from utilizing Oak Ridge Road as a through-route to Six Flags Drive; such traffic shall be directed via wayfinding signage and internal operational plans to utilize Thornton Road for access to Interstate 20, with "No Through Truck" signage to be installed by the applicant at the project entrance in accordance with Cobb DOT and MUTCD standards.
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 detention center.

16. The applicant combine the subject parcels into one lot prior to the issuance of a land disturbance permit.

AGENDA ITEM MEMORANDUM

MEETING OF: April 22, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Resolution Updating the City of Mableton Classification and Pay Plan

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:
1. RES 2026-04-04 Pay and Classification

STATE OF GEORGIA **RES 2026-04-04**
CITY OF MABLETON, COBB COUNTY

A RESOLUTION UPDATING THE CITY OF MABLETON'S CLASSIFICATION AND PAY PLAN AND FOR OTHER LAWFUL PURPOSES

WHEREAS, the City of Mableton ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia;

WHEREAS, the duly elected governing authority of the City is the Mayor and Council ("City Council") thereof; and

WHEREAS, City Council desires through this Resolution to update the City's Preliminary Classification and Pay Plan adopted on or about February 1, 2026; and

WHEREAS, this Resolution is enacted to safeguard and promote the City's successful transition and the public health, safety, and general welfare of the City.

NOW, THEREFORE, BE IT RESOLVED, by the governing authority of the City of Mableton, Georgia, as follows:

Section 1. Confirmation of Preliminary Classification and Pay Plan. The following personnel positions and accompanying salaries parameters shall hereby constitute the City's Classification and Pay Plan:

City of Mableton Classification and Pay Plan				
Job Title	**Minimum**	**Maximum**	**Pay Basis**	**Positions**
Administrative Assistant	$20	$35	Hourly	1
Administrative Assistant	$20	$35	Hourly	1
Administrative Assistant	$20	$35	Hourly	1
Administrative Assistant	$20	$35	Hourly	1
Administrative Assistant	$20	$35	Hourly	1
Administrative Assistant	$20	$35	Hourly	1
Administrative Supervisor	$75,000	$115,000	Annual	1
Building Inspector	$55,000	$95,000	Annual	2
Building Inspector Supervisor	$75,000	$115,000	Annual	1
Business License Supervisor	$75,000	$115,500	Annual	1
Chief Building Official	$95,000	$155,000	Annual	1
Chief of Staff	$85,000	$125,000	Annual	1
City Clerk	$75,000	$125,000	Annual	1
Code Enforcement Director	$95,000	$145,000	Annual	1
Code Enforcement Officer	$55,000	$85,000	Annual	4

Code Enforcement Supervisor	$75,000	$115,000	Annual	2
Communications Director	$125,000	$145,000	Annual	1
Community Development Clerk	$25	$40	Hourly	4
Community Development Director	$145,000	$165,000	Annual	1
Cultural Arts and Affairs Manager	$75,000	$115,000	Annual	1
Data Analyst	$25	$40	Hourly	1
Deputy City Clerk	$65,000	$95,000	Annual	1
Deputy Clerk of Court	$65,000	$95,000	Annual	1
Deputy Director of Community Development	$100,000	$135,000	Annual	1
Deputy Finance Director	$125,000	$145,000	Annual	1
Deputy Municipal Court Clerk	$25	$35	Hourly	1
Economic Development Director	$125,000	$165,000	Annual	1
Events Coordinator	$25	$40	Hourly	2
Executive Assistant	$25	$40	Hourly	1
Finance Analyst	$52,000	$104,000	Annual	2
Finance Director	$145,000	$190,000	Annual	1
Graphic Designer	$65,000	$95,000	Annual	1
Human Resources Business Partner I	$55,000	$75,000	Annual	1
Human Resources Business Partner II	$65,000	$85,000	Annual	1
Human Resources Business Partner III	$75,000	$95,000	Annual	1
Human Resources Director	$145,000	$165,000	Annual	1
Human Resources Manager	$100,000	$125,000	Annual	1
Human Resources Supervisor	$85,000	$105,000	Annual	1
IT Director	$91,457	$161,852	Annual	1
IT Technician	$25	$40	Hourly	2
Municipal Clerk of Court	$75,000	$115,000	Annual	1
Municipal Court Administrative	$20	$35	Hourly	1

Assistant				
Municipal Court Administrator	$85,000	$145,000	Annual	1
Municipal Court Clerk	$55,000	$85,000	Annual	1
Operations and Facilities Manager	$65,000	$95,000	Annual	1
Parks and Recreation Director	$97,094	$161,852	Annual	1
Part-Time Admin Assistant	$20	$35	Hourly	0.5
Permit Technician	$52,000	$83,200	Salary	1
Planners	$55,000	$85,000	Annual	2
Planning and Zoning Manager	$85,000	$125,000	Annual	1
Program Manager	$75,000	$125,000	Annual	1
Public Relations Coordinator	$55,000	$85,000	Annual	1
Public Safety Director	$150,000	$200,000	Annual	1
Purchasing Manager	$75,000	125,000	Annual	1
Revenue Analyst	$65,000	95,000	Annual	1
Revenue Manager	$75,000	125,000	Annual	1
Revenue Specialist	$30	40	Hourly	1
Seasonal Employees	$15	$20	Hourly	20
Senior Planner	$75,000	$115,000	Annual	2
Special Projects Manager	$75,000	$125,000	Annual	1
Sustainability Greenspace & Beautification Specialist	$25	$40	Annual	1
Sustainability, Greenspace & Beautification Director	$125,000	$145,000	Annual	1
Sustainability, Greenspace, and Beautification Manager	$75,000	$125,000	Annual	1
Visual Media Specialist	$55,000	$85,000	Annual	1

Section 2. Selection/Appointment. Appointed officers and directors authorized within the parameters of this Classification and Pay Plan shall be nominated by the Mayor with confirmation of appointment by at least three of the other members of the City Council, in accordance with Section 3.10(e) of the City Charter. The City Manager shall have the authority

to approve all non-director and non-appointive positions authorized by this Classification and Pay Plan. The positions authorized under this Classification and Pay Plan may be secured as employees or independent contractors.

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Section 3. 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 4. 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 5. The effective date of this Resolution shall be the date of adoption, unless required otherwise by the City Charter, state and/or federal law.

BE IT SO RESOLVED, this __22nd____ day of _____April_____, 2026.

ATTEST: CITY OF MABLETON, GEORGIA:

_____ _____

Susan D. Hiott, City Clerk Michael Owens, Mayor

APPROVAL AS TO FORM:

_____

Emilia Walker-Ashby, Interim City Attorney

AGENDA ITEM MEMORANDUM

MEETING OF: April 22, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Approval of April 13, 2026 Work Session Minutes

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:
1. April 13, 2026 Work Session - 515 PM Minutes

CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
April 13, 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 Owens called the meeting to order at approximately 5:28 PM.

2. ROLL CALL

Mayor Owens acknowledged those who were running late or absent, including Councilmember McNeely (tardy), the City Attorney (tardy), and Court Administrator Minor (excused absence).

The City Attorney arrived at approximately 5:35 p.m., and Councilmember McNeely arrived at approximately 5:40 p.m.

3. AGENDA ITEMS AND DISCUSSION

a. Resolution to Adopt Uniform Municipal Court Rules of Procedure - Court Administrator Mallory Minor

Mayor Owens acknowledged the item and noted that it would not be heard tonight due to the excused absence of Court Administrator Minor for a medical emergency.

4. PRE REGULAR MEETING AGENDA REVIEW

Mayor Owens led in review of the proposed agenda for the Regular Meeting. The following items were reviewed:

6A. Rezoning Case REZ2025-006 — Mayor Owens indicated that the applicant is asking for withdrawal without prejudice and noted that the planning commission recommends approval.

10. Consent Agenda — Mayor Owens reviewed the items under the consent agenda

11. Other Business —

A. Grants Management Program Update — to be presented by Chris Brewer and Director Ryan. He provided a brief review of the City's engagement with Mr. Brewer with Fund It Forward for grant efforts over the past year.

B. Beautification Department Update — be presented by Director Ryan

12. Unfinished Business —

A. REZ2025-011 — Oak Ridge Commerce Way — request to be rezoned from a trailer park to a light industrial designation in order to accommodate a warehouse distribution center.

B. REZ2025-009 - 6671 Mableton Parkway - request for rezoning from R-20 to NRC for commercial use. This item has been deferred to the April 22 meeting for a public hearing due to the cancellation of the April 8 meeting, as well as to allow time for review of supplemental information provided by the applicant's attorney.

Mayor Owens asked about other businesses in the area that are zoned residential but are operating commercially. Director Hughes explained that the difference is a lapse in licensing, which resulted in the loss of their nonconforming use rights that had previously allowed continued commercial operation. Director Hughes and staff will conduct further research into businesses that fall into this category and will provide a follow-up. Mayor Owens asked City Manager Tanks to have staff research other grandfathered businesses in the area. City Manager Tanks recommended comparing that research with the future land use outlined in the Comprehensive Plan. The City Manager and Director Hughes will have this information available for the April 22 meeting. Director Hughes will also provide information on nonconforming use and how it is defined and determined.

The City Attorney arrived at approximately 5:35 p.m., and Councilmember McNeely arrived at approximately 5:40 p.m.

13. New Business

A. Amending the 2026 Regular Council Meeting Calendar — City Clerk Hiott highlighted updates to the calendar and noted that the upcoming Work Session is approaching quickly, scheduled for Monday.

B. Resolution for Public Safety — City Attorney Walker-Ashby explained that the item is related to the Community Development Block Grant (CDBG) the City is receiving through the County's funding from HUD. She noted that the County is requesting the City adopt the standard agreement template provided by HUD. She recommended amending the language to acknowledge that the City receives police services through the County by way of an intergovernmental agreement (IGA) and provided additional clarification on this point. The City Attorney also stated that the grant amount is $263,000.

Councilmember Jeffcoat noted that she serves on the CDBG board; however, the City Attorney advised that this does not present a conflict of interest.

Mayor Owens asked if there were any other questions or discussion. There was none.

5. ANNOUNCEMENTS

None.

6. EXECUTIVE SESSION (IF NEEDED) FOR LITIGATION (O.C.G.A. 50-14-3(B)(1)(A)REAL ESTATE(O.C.G.A. 50-14-3 (B)(1)) PERSONNEL (O.C.G.A. 50-14-3 (B)(2)) AND MISC. EXEMPTIONS (O.C.G.A. 50-14-3 (B)(4)&(5))

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Brown to enter into Executive Session at 5:45pm for litigation, real estate, and personnel. The motion passed unanimously. Yeas: Davis, McNeely, Jeffcoat, Brown, Ferguson, Herndon and Owens

Motion was made by Councilmember Herndon and seconded by Councilmember Ferguson to exit Executive Session at 6:40pm. The motion carried unanimously. Yeas: Davis, McNeely, Jeffcoat, Brown, Ferguson, Herndon and Owens

7. ADJOURNMENT

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Brown to Adjourn. The motion passed 7-0. There being no further business, Mayor Owens adjourned the work session meeting at 6:41 PM.

Dr. Michael Owens, Mayor

Susan Hiott, City Clerk

AGENDA ITEM MEMORANDUM

MEETING OF: April 22, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Approval of April 13, 2026 Regular Council Meeting

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:
1. April 13, 2026 Regular Meeting Minutes - 630 PM (1)

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 MINUTES

1. CALL TO ORDER

Mayor Owens called the meeting to order at approximately 6:42 PM.

2. ROLL CALL

City Clerk Hiott conducted the roll call and a quorum was present.

3. INVOCATION

City Manager Tanks led the Invocation.

4. PLEDGE OF ALLEGIANCE

Councilmember Jeffcoat led the Pledge of Allegiance.

5. APPROVAL OF AGENDA

Motion was made by Councilmember Herndon and seconded by Councilmember Brown to approve the agenda as written. The motion carried 7-0.

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*

Mayor Owens announced the item and recognized Community Development Director Michael Hughes, who provided background. He stated that the applicant had requested to withdraw the application without prejudice and recommended that the Council approve the request.

Motion was made by Councilmember Jeffcoat and seconded by Councilmember McNeely to accept the request from the applicant to withdraw the application without prejudice. The motion passed 7-0.

7. PRESENTATIONS/ACKNOWLEDGEMENTS/PROCLAMATIONS

None.

8. APPOINTMENTS

None.

9. PUBLIC COMMENTS - 2 minutes per speaker - no more than 30 minutes for all speakers. Anyone wishing to make a public comment should complete and submit the public comment card to the City Clerk prior to the start of the meeting.

The following public comments were shared:

Denny Wilson expressed concern about how the homeless camp at the Lions Club was handled. She noted that the response resulted in individuals being removed from the property, benches being taken away, and personal belongings being lost.

Jo Lahmon thanked all that attended the Cobb Library book sale and reported that there was $63,000 raised from this effort. She also indicated that registration is open for Vision to Learn and provided supporting information about the program.

Shannon Tilson, founder and COO of the SAE School in Mableton, spoke on behalf of the school in support of the recommended 2-year temp land use permit but not for the NRC designation with regard to the rezoning application for case REZ2025-009. She highlighted concerns about the safety of the children.

Pat Burns suggested that the Mableton Tree Fund could support beautification efforts for the Concord Covered Bridge project. She provided background on the Concord Covered Bridge, referring to it as the "Gateway to Mableton." She emphasized the importance of beautification in that area and highlighted efforts that are already underway within the community.

Monica Delancy mentioned that schools will be administering the Georgia Milestones test and offered encouragement to students. She highlighted that April is Youth Volunteer Month and mentioned a pedestrian safety event and a community cleanup hosted by the Youth Thrivers Group. She also shared positive feedback regarding pothole repairs on Premier Lane. Additionally, she recognized April as Child Abuse Prevention Month and emphasized the importance of keeping housing a top priority for the community.

10. CONSENT AGENDA

Motion was made by Councilmember Ferguson and seconded by Councilmember Jeffcoat

to approve the Consent Agenda. The motion carried 7-0.

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

Mayor Owens introduced the item and recognized Director Ryan of the Beautification Department, along with Chris Brewer, the City's contracted grants' consultant, to deliver a presentation.

Mayor Owens asked Mr. Brewer to introduce himself for the benefit of newer Council members and the public. Mr. Brewer, founder of Fund It Forward, provided a brief overview of his consulting firm and thanked the Mayor and Council for their efforts in supporting the City's grant initiatives.

Director Ryan explained the grant process and Mr. Brewer's involvement. She also noted that completion of the City's Comprehensive Plan will strengthen the City's ability to pursue grants going forward.

The presentation highlights are as follows:

- The City has applied for 17 grants to date.
- The total anticipated award amount is $540,000.
- The contract cost for the City's grant consulting services is $1,645 per month.
- The City's projected return on investment is $27.35 for every $1 spent (2,635%).

Grants awarded to the City thus far include (additional details are provided in the meeting packet):

- Safe Streets and Roads for All (SS4A): $240,000 awarded
- Recycling and Waste Diversion Grant: $50,000 awarded

Additional grant activity includes:

- Livable Centers Initiative: $160,000 requested, with a $40,000 City match
- Community Impact Grant: $300,000 requested

Councilmember Brown thanked both Director Ryan and Mr. Brewer for their work and

expressed interest in how these grant opportunities will align with the 2045 Comprehensive Plan moving forward.

Councilmember Ferguson inquired about potential grants that may involve coordination with the County. City Manager Tanks explained that, to date, there have been no formal efforts to coordinate with the County, though there has been some discussion regarding possible overlap.

Mayor Owens noted that there could be opportunities for cross-jurisdictional collaboration between the City, the County, and potentially other municipalities. He explained that many grants are designed to fill funding gaps in existing projects, which can present challenges for a new city without an established project base. However, he added that more opportunities will arise as the City undertakes additional projects.

b. Beautification Operations Update - Emily Ryan, Sustainability, Greenspace, and Beautification Director

Mayor Owens announced the item and once again recognized Director Ryan. Director Ryan delivered a presentation, which is included in the record.

Director Ryan provided an update from the Beautification Department on the following topics:

- Illegal Dumping Mitigation – Efforts include updating the ordinance to address these issues, developing a litter index, and installing signage.
- Trees Atlanta Front Yard Program – The pilot year was successful, with 17 of the 30 available trees planted. Renewal of the contract will be brought before Council in the near future.
- Upcoming Right-of-Way Projects – The department is working on a pilot right-of-way project at the Covered Concord Bridge in partnership with the Friends of the Concord Covered Bridge. The project will include historic preservation, native plantings, and invasive species removal.
- General Department Updates – The Beautification Department will be launching its own social media presence and will announce Earth Day activities and other planned events in the near future.

Councilmember Ferguson asked how residents could participate in the Trees Atlanta Program. Director Ryan said residents should contact the Beautification Department to be connected with Trees Atlanta. He also asked about expanding beautification efforts. Director Ryan noted plans to hire staff, coordinate with Cobb DOT, and develop a comprehensive and effective plan. Councilmember Ferguson asked about the relationship between right-of-way maintenance and Public Works. City Manager Tanks explained that the new positions would be focused on beautification rather than Public Works and clarified the distinction between the two roles.

Councilmember Herndon asked about renewing the Trees Atlanta contract. Director Ryan explained the process and noted the renewal would come before Council. Councilmember Brown thanked Director Ryan for working with Ms. Burns to bring the Covered Bridge project forward.

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*

Mayor Owens announced the item and provided background. He recognized Director Hughes, who introduced Deputy Garver to present the rezoning case. Deputy Garver provided details including the zoning map, future land use map, site location and proximity to the interstate, site plan, proposed elevations, and applicable code criteria. She noted that both staff and the Planning Commission recommended approval with stipulations—seven from staff and sixteen from the Planning Commission, with full details included in the record. She confirmed this was the first reading, and the case will return on April 22 for a second reading and public hearing.

Councilmember Davis asked whether access to I-20 would connect to both Thornton and Riverside Drive. Staff confirmed it would, noting that usage limitations could be implemented. Councilmember Davis expressed concern about truck traffic in nearby residential areas.

Henry Bailey, attorney for the applicant, stated the applicant is agreeable to an alternative routing away from I-20 to help reduce residential impacts. Mayor Owens asked whether any requirements exist regarding the number of site entrances. Staff confirmed there are none. The applicant also indicated willingness to include language in future lease agreements to address traffic flow and routing.

Councilmember Ferguson asked whether data centers and detention centers would be prohibited and whether a rezoning would be required for such uses in the future. This was confirmed. He also expressed concern about a single access point being shared by both truck and vehicle traffic.

Deputy Garver responded that most on-site traffic is expected to be industrial, and therefore should not present significant issues. The applicant added that truck traffic would flow in one direction on-site, while passenger vehicles would flow in the opposite direction.

Councilmember Herndon asked what would be stored in the warehouse. The applicant’s counsel stated that a tenant cannot be secured until zoning approval is granted, but confirmed the use would fall under light industrial guidelines. She also asked whether stipulations exist regarding prohibited uses. Deputy Garver responded that all light industrial uses are permitted, and additional stipulations could be added if needed to address specific concerns.

Mayor Owens noted this was the first reading and asked if there were any further questions. There were none.

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*

Mayor Owens announced the item, provided background and recognized the City Attorney.

City Attorney Walker-Ashby stated that virtual meetings have been held between herself, Community Development staff, and the applicant's attorney and that they have been productive. She noted that she requested a list of alternatives from the applicant's attorney, which was received on Monday and is currently under review by staff. She added that both parties will meet again to discuss terms before the item returns to Council on April 22 for a decision or deferral.

The City Attorney confirmed for Mayor Owens that supplemental information was provided by the applicant, including a list of 10–12 items. She stated that staff is currently vetting the items, determining feasibility, and cross-referencing the City's Code. The applicant's attorney will be informed of staff recommendations prior to April 22, and any additional negotiations will be coordinated with the applicant as needed.

Mayor Owens confirmed that progress is being made by both parties. Attorney Walker-Ashby confirmed that no vote is required tonight and provided clarification as to why.

Councilmember Ferguson asked whether another public hearing would be required. The City Attorney confirmed that it would not be necessary, but suggested allowing both parties to appear before Council again.

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

Mayor Owens announced the item and called for a motion. No further discussion was needed.

Motion was made by Councilmember Jeffcoat to approve an Ordinance Amending the Year 2026 Regular Council Meeting Schedule by adding another Monday Work Session and seconded by Councilmember McNeely. The motion 7-0.

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

Mayor Owens announced the item and called for a motion. No further discussion needed.

Motion was made by Councilmember McNeely to approve a Resolution Reinforcing the City's Commitment to Public Safety and seconded by Councilmember Ferguson. The motion 7-0.

14. CITY MANAGER'S ANNOUNCEMENTS/COMMENTS

City Manager Tanks introduced 4P, a collaborative group of pastors, principals, public safety officials, and community partners. He announced that the group (more specifically the participating pastors) would host a National Day of Prayer event at the Mable House Amphitheater on May 7. Councilmember Brown was nominated as the City liaison. He clarified that the event is City-supported but not City-hosted and encouraged attendance. Mayor Owens expressed his support for the event.

15. CITY ATTORNEY/CITY CLERK/STAFF ANNOUNCEMENTS/COMMENTS

City Clerk Hiott reported that the City has received proof of the codified ordinances from Municode/CivicPlus. The proof is currently under staff review and is expected to be completed by the end of May, with a fully codified version anticipated to be available online to the public by the end of the summer.

16. MAYOR AND COUNCIL ANNOUNCEMENTS/COMMENTS

Councilmember Davis expressed appreciation to those in attendance, offered well-wishes, and urged the public to stay safe.

Councilmember McNeely provided a reminder regarding the final Comp Plan 2045 meeting, which will be held at the EpiCenter on Wednesday, April 15, at 6:30 p.m.

Councilmember Jeffcoat extended birthday wishes to her mother and thanked her for her support. She also noted that April is Stress Awareness Month, highlighting the impact of stress on overall health and well-being and encouraging residents to make time to decompress. Additionally, she shared plans to launch “Community,” an initiative aimed at strengthening communication, connection, and transparency within her district.

Councilmember Brown recognized Jovie and Leonore Byler, two young District 4 residents who competed on Food Network’s *Next Gen: Baking Championship*. She also

highlighted Jeremiah's Italian Ice, a new business coming to Floyd Road. Additionally, she announced a networking event for Mableton residents involved in the creative arts, shared event details, and encouraged attendance, noting the strength of the local creative community.

Councilmember Ferguson noted that beautification remains a shared priority among Council and encouraged continued community involvement. He announced a District 5 cleanup and planting event scheduled for May 23, open to all residents. He also highlighted a mental health mural created through a recent collaboration with Paint Love and Cobb Collaborative, noting it will be displayed at Switzer Library until a permanent location is designated in Mableton. Additionally, he shared that the Cobb Dragon Boat Competition will take place on May 2 and encouraged support, noting the City will have two boats participating to benefit cancer patients and survivors.

Councilmember Herndon thanked those in attendance, including 14 online participants, and encouraged the public to attend the final Comprehensive Plan meeting on Wednesday. She also invited continued feedback and input on the Comp Plan as it moves toward anticipated completion later in the summer.

Mayor Owens encouraged everyone to keep the homeless in their thoughts and hearts. As the City evolves, he encouraged everyone not to lose sight of shared humanity. He reminded residents to remain mindful that others may be facing greater hardships.

17. EXECUTIVE SESSION (IF NEEDED) FOR LITIGATION (O.C.G.A. 50-14-3(B)(1)(A)REAL ESTATE(O.C.G.A. 50-14-3 (B)(1)) PERSONNEL (O.C.G.A. 50-14-3 (B)(2)) AND MISC. EXEMPTIONS (O.C.G.A. 50-14-3 (B)(4)&(5))

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Ferguson at approximately 7:59 pm to go into Executive Session for litigation, real estate, and personnel. The motion passed unanimously. Yeas: Davis,McNeely, Jeffcoat, Brown, Ferguson, Herndon and Owens

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Herndon at 10:03 pm to exit Executive Session for litigation, real estate, and personnel. The motion passed 5-0. Yeas: Davis, McNeely, Jeffcoat, Ferguson, and Herndon

Mayor Owens and Councilmember Brown were away and did not vote.

18. ADJOURNMENT

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Ferguson to Adjourn. The motion passed 5-0. There being no further business, Mayor Pro Tem Davis adjourned the meeting at 10:04 pm.

Dr. Michael Owens, Mayor

Susan Hiott, City Clerk

AGENDA ITEM MEMORANDUM

MEETING OF: April 22, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: REZ2025-009 - Tax Parcel 18039000110 (6671 Mableton Parkway) - Request to rezone a 2.33-acre parcel to rezone from R-20 to NRC for a commercial development - *Director Michael Hughes*

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
4. Revised Staff Recommended Stipulations 042226

7 sign fee applicant

Attachment A

Application for Rezoning
Mableton, Georgia

Application No. RZ 2025-009

PC Hearing Date: 1/8/26

M&C Hearing Date: 1/28/26

Applicant Rendell L. Johnson Phone# 404-550-8932
(applicant's name printed)

Address 6671 Mableton Pkwy SW E-mail leoniejohnson38@yahoo.com

Leonie Johnson Address 444 South Gordon Rd SW
(representative's name, printed)

Phone# 404-550-8932 E-mail leoniejohnson38@yahoo.com
(representative's signature)

Signed, sealed and delivered in presence of:

Notary Public

NYREE SIMPSON
Notary Public
State of Georgia
Carroll County
My Comm. Expires Jan 27, 2026

My commission expires: January 27, 2026

Titleholder Leonie Johnson Phone# 404-550-8932 E-mail leoniejohnson38@yahoo.com
(titleholder's name, printed)

Signature Address 444 S. Gordon Rd Mableton GA 30126.
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

Notary Public

My commission expires: January 27, 2026

Zoning Request From Residential *to* NRC/commerical
(present zoning) (proposed zoning)

For the Purpose of _____ *Size of Tract* 2.33 *Acre(s)*
(subdivision, restaurant, warehouse, apt., etc.)

Location 6671 Mableton Pkwy S.W
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 390 *District(s)* 18th Cobb / 2 Mableton

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there are/are no such assets. If any exist, provide documentation with this application.

(applicant's signature)

We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there is/is not such a cemetery. If any exist, provide documentation with this application.

Attachment B

Application No. _____

Summary of Intent for Rezoning

Part 1. Residential Rezoning Information (attach additional information if needed)

a) Proposed unit square-footage(s): _____

b) Proposed building architecture: _____

c) List all requested variances: _____

Part 2. Non-residential Rezoning Information (attach additional information if needed)

a) Proposed use(s): ~~Commercial -A~~ Commercial -N RC

b) Proposed building architecture: Gas station

c) Proposed hours/days of operation: _____

d) List all requested variances: _____

Attachment C1

PROPERTY/FINANCIAL DISCLOSURE REPORT[1] BY APPLICANT[2]

(A separate form must be completed by each applicant - please see definition below)*

Does any member of the Mayor and Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? Not to my knowledge

If so, describe the nature and extent of such interest: _____

Does any member of the Mayor and Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is ten percent (10%) or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property? NO

If so, describe the nature and extent of such interest: _____

Does any member of the Mayor and Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? NO

If so, describe the relationship and the nature and extent of such interest: _____

I certify that the foregoing information is true and correct, this _____ day of October 2, 2025.

Jamie

Applicant's Signature

[1]If the answer to any question is "Yes," then the Mayor or the member of the Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the City Council of Mableton, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

[2]Applicant means any person who applies for a rezoning action and any attorney, or other person representing or acting on behalf of a person who applies for a rezoning action

Attachment C2

CAMPAIGN DISCLOSURE REPORT[1] BY APPLICANT[2]

(A separate form must be completed by each applicant - please see definition below)*

Has the applicant[2] made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars ($250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars ($250.00) or more to a member or members of the Mayor and Council or Planning Commission who will consider the application? No

If so, the applicant and the attorney representing the applicant must file a disclosure report with the Mayor and Council of Mableton within ten (10) days after this application is first filed.

Please apply the following information that will be considered as the required disclosure:

The name of the member(s) of the Mayor and Council or Planning Commission to whom the campaign contribution or gift was made: _____

The dollar amount of each campaign contribution made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application and the date of each such contribution: _____

An enumeration and description of each gift having a value of two hundred fifty dollars ($250.00) or more made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application: _____

I certify that the foregoing information is true and correct, this 2nd day of October, 2025.

Applicant's Signature

[1]If the answer to any question is "Yes," then the member of the Mayor and Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the City Council of Mableton, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

[2]Applicant means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action.

Received from Cobb County Superior Court
Building C - Records.
October 6, 2025.
#D

Agent File No. 24912

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 390 of the 18th District, 2nd Section of Cobb County, Georgia, as per survey by Carl A. Cochran, dated July 21, 1972, and being more particularly described as follows:

BEGINNING at an iron pin on the Northeast side of Gordon Road, 169.3 feet Southeasterly as measured along the Northeasterly side of Gordon Road from the intersection formed by the Northeasterly side of Gordon Road and the Southeasterly side of Bonanza Trail. (Said POINT OF BEGINNING also being at the Southeast corner of property now or formerly owned by Paul C. Cooper, as shown by Warranty Deed recorded in Deed Book 212, Page 290, Records of Cobb County, Georgia); thence North 0 degrees 6 minutes 33 seconds West along the Easterly line of the aforementioned Cooper property, a distance of 146.58 feet to an iron pin situated at the Northeast corner of said Cooper property; thence North 83 degrees 4 minutes 31 seconds West along the North line of said Cooper property, a distance of 132.62 feet to an iron pin situated on the Southeasterly side of Bonanza Trail; thence in a Northeasterly direction along the Southeasterly side of Bonanza Trail, a distance of 179 feet to an iron pin situated on the Southerly property line of property now or formerly owned by P. L. Rutherford, as shown by Warranty Deed recorded in Deed Book 213, Page 74, Records of Cobb County, Georgia; thence North 87 degrees 45 minutes 56 seconds East, a distance of 344.7 feet along the South line of said P.L. Rutherford property to an iron pin and corner; thence South 0 degrees 2 1minutes 31 seconds West, a distance of 127.68 feet to an iron pin situated at the Northeast corner of property now or formerly owned by Frances Catherine Goodwin, as shown by Warranty Deed recorded in Deed Book 611, Page 533, Records of Cobb County, Georgia; thence North 79 degrees 59 minutes 38 seconds West, along the Northerly line of said Goodwin property, a distance of 100 feet to an iron pin and corner; thence South 0 degrees 19 minutes 56 seconds West along the Westerly line of said Goodwin property, a distance of 250 feet to an iron pin situated on the Northeasterly side of Gordon Road; thence in a Northwesterly direction along the Northeasterly side of Gordon Road, a distance of 188.94 feet to an iron pin at the POINT OF BEGINNING.

EXCEPTING THEREFROM that portion of the premises conveyed to the Department of Transportation, Atlanta, Georgia, by Right-of-Way Deed, dated August 5, 1986, more particularly described as follows:

All that tract or parcel of land lying and being in Land Lot 390 of the 18th Land District of Cobb County, Georgia, being more particularly described as follows:

BEGINNING at a point, 50 feet right of and opposite Station 125+35.77 on the Construction Centerline of Georgia Highway Project PEM-9038(5) Ph.1; thence South 00 degrees 19 minutes 56 seconds West, a distance of 9.90 feet to a point; thence Northwesterly along the Northeastern existing Right-of-Way line of Gordon Road, an arc distance of 37.67 feet to a

EXHIBIT "A" CONTINUED . . .

AUGUSTA Title

. . . EXHIBIT "A" CONTINUED

Agent File No. 24912

point; thence North 81 degrees 58 minutes 12 seconds West, a distance of 151.32 feet to a point; thence North 00 degrees 06 minutes 33 seconds West, a distance of 6.98 feet to a point; thence South 83 degrees 08 minutes 03 seconds East, a distance of 152.14 feet to a point; thence Southeasterly along a curved line parallel with the construction centerline of said project, an arc distance of 36.54 feet to back to the POINT OF BEGINNING.

COBB COUNTY
BOARD OF TAX ASSESSORS
P.O. Box 649
Marietta, GA 30061-0649
(770) 528-3100

#F

C4
2025

Official Tax Matter - 2025 Tax Year

This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above.

Annual Assessment Notice Date: 05/23/2025

Last date to file a written appeal: 07/07/2025

***** This is not a tax bill - Do not send payment *****

County property records are available online at: www.cobbassessor.org

**********AUTO**5-DIGIT 30126 10 250 1922 1 AV 0.545
JOHNSON RENDELL L
444 S GORDON RD SW
MABLETON GA 30126-5160
"EG02"

A

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in BOX 'B' of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form.

At the time of filing your appeal you must select one of the following appeal methods:

(1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
(2) Arbitration (value)
(3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of $500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 736 Whitlock Avenue, Suite 200, Marietta, GA 30064 and which may be contacted by telephone at: (770) 528-3100. Your staff contacts are Appraiser Cornelius and Christine Stinchcomb.

Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property

B

Account Number	Property ID Number	Acreage	Tax District	Covenant Year	Homestead
	18039000110	2.33	Mableton		NO

Property Description C4 - COMMERCIAL SMALL TRACTS NBHD - 23C

Property Address 6671 MABLETON PKWY

	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value *
100% Appraised Value		439,410	444,510	
40% Assessed Value		175,764	177,804	

* The "Current Year Other Value" reflects appraised and assessed value of any preferential assessment for properties or any portion of properties meeting certain requirements. The exemptions to "Current Year Fair Market Value" assessed values for these types of properties are provided under "Other Exemption Value".

Reasons for Assessment Notice

Land value adjusted to reflect current market value
Structure value adjusted to reflect current market

C

The following Taxing Authority provided a certified Estimated Roll-Back Millage Rate of the Taxing Authority's general operation and maintenance fund to the county board of tax assessors for inclusion on your annual notice of assessment pursuant to O.C.G.A. 48-5-306(b)(1)(I)(i).

Taxing Authority	Other Exemption Value	Homestead Exemption Value	Net Taxable Value	Estimated Roll-Back Millage Rate
COUNTY GENERAL			177,804	0.0081318
SCHOOL GENERAL			177,804	0.01811

The "Other Exemption Value" and "Homestead Exemption Value" may not reflect all exemptions provided locally by municipal authorities.

Carla Jackson
Cobb County Tax Commissioner
PO Box 649
Marietta, GA 30061-0649
770 528-8600

#5

Receipt Number: 561

Page: 1 of 1

Entered: 10/01/2025 12:35:54 PM
Date Received: 10/01/2025
Business Date: 10/01/2025
Cashier: JPJ JPJ
Register: WS50 SOUTH-FC08

Amount Tendered:	$2,000.00
Less Change:	$0.00
Amount Applied:	$2,000.00

Receipt Applied To:

Parcel ID	Year	Location	Amount	Description/Notes
18-0390-0-011-0	P25	6671 MABLETON PKWY	$2,000.00	PART
			$2,000.00	TOTAL NET APPLIED

Form of Payment	Amount	Reference	Payer
ELEC. DEPOSIT	$2,000.00	1051	LEONIE A JOHNSON SOLE PROP
TOTAL:	$2,000.00		

Thank you for your payment.

LEONIE A JOHNSON SOLE PROP
DBA A HEAD A TIME HAIR SALON 2
444 S GORDON RD SW
MABLETON GA 30126-5160

Printed: 10/01/2025 12:35:57 PM by JPJ
ReCo.custrcpt V1.1-050120

Carla Jackson
Cobb County Tax Commissioner
PO Box 649
Marietta, GA 30061-0649
770 528-8600

Receipt Number: 562
Page: 1 of 1

Entered: 10/01/2025 12:43:56 PM
Date Received: 10/01/2025
Business Date: 10/01/2025
Cashier: JPJ JPJ
Register: WS50 SOUTH-FC08

Amount Tendered:	$3,357.23
Less Change:	$0.00
Amount Applied:	$3,357.23

Receipt Applied To:

Parcel ID	Year	Location	Amount	Description/Notes
18-0390-0-011-0	P25	6671 MABLETON PKWY	$3,357.23	Current Year
			$3,357.23	TOTAL NET APPLIED

Form of Payment	Amount	Reference	Payer
CASH	$3,357.23	CASH	JOHNSON RENDELL L

CURRENCY	QTY	AMOUNT
100.00	31	3,100.00
20.00	7	140.00
10.00	8	80.00
5.00	7	35.00
1.00	2	2.00
.10	2	.20
.01	3	.03

TOTAL: $3,357.23

Thank you for your payment.

JOHNSON RENDELL L
444 S GORDON RD
MABLETON GA 30126

Printed: 10/01/2025 12:44:00 PM by JPJ
ReCo.custrcpt V1.1-050120

Cobb Sewer Line

Attachment H

STATEMENT OF AGREEABLE ZONING CONDITIONS

Attachment K

Developments of Regional Impact Development Thresholds					
Type of Development	**Notification Only**	**Rural and Developing Rural**	**Maturing Neighborhoods, Established Suburbs, Developing Suburbs, and other places not mentioned in this table**	**Regional Centers, and Regional Employment Corridors**	**Region Core**
(1) Office	400,000 gross square feet	400,000 gross square feet	500,000 gross square feet	600,000 gross square feet	700,000 gross square feet
(2) Commercial	Greater than 300,000 gross square feet	300,000 gross square feet	400,000 gross square feet	500,000 gross square feet	600,000 gross square feet
(3) Wholesale & Distribution	Greater than 500,000 gross square feet	500,000 gross square feet	500,000 gross square feet	500,000 gross square feet	500,000 gross square feet
(4) Hospitals and Health Care Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day	300 new beds	400 new beds	500 new beds	600 new beds
(5) Housing	Greater than 400 new lots or units	400 new lots or units	500 new lots or units	600 new lots or units	700 new lots or units
(6) Industrial	Greater than 500,000 gross square feet; or employing more than 1,600 workers; or covering more than 400 acres	500,000 SF or 1600 workers	500,000 SF or 1600 workers	500,000 SF or 1600 workers	500,000 SF or 1600 workers
(7) Hotels	Greater than 400 rooms	400 rooms	500 rooms	600 rooms	700 rooms
(8) Mixed Use	Gross square feet of 400,000 or more (with residential units calculated at either 1800 square feet per unit or, if applicable, the minimum square footage allowed by local development regulations); or covering more than 120 acres; or if any of the individual uses meets or exceeds a threshold as identified herein	400,000 gross square feet (with residential units calculated at 1800 square feet per unit, or the minimum allowed by the host local government)	500,000 gross square feet (with residential units calculated at 1500 square feet per unit, or the minimum allowed by the host local government)	600,000 gross square feet (with residential units calculated at 1000 square feet per unit, or the minimum allowed by the host local government)	700,000 gross square feet (with residential units calculated at 1000 square feet per unit, or the minimum allowed by the host local government)
(9) Airports	All new airports, runways and runway extensions	New airports and runway extensions of 500 ft. or more	New airports and runway extensions of 500 ft. or more	New airports and runway extensions of 500 ft. or more	New airports and runway extensions of 500 ft. or more

(10) Attractions & Recreational Facilities	Greater than 1,500 parking spaces or a seating capacity of more than 6,000	1,500, seating capacity of 6,000+	1,500, seating capacity of 6,000+	1,500, seating capacity of 6,000+	1,500, seating capacity of 6,000+
(11) Post-Secondary School	New school with a capacity of more than 2,400 students; or expansion by at least 25 percent of capacity	New school with 2,400 students or expansion of at least 25%	New school with 2,400 students or expansion of at least 25%	New school with 2,400 students or expansion of at least 25%	New school with 2,400 students or expansion of at least 25%
(12) Waste Handling Facilities	New facility or expansion of use of an existing facility by 50 percent or more	New facility within 1 mile of public facility (airport, school, reservoir, river, etc.), otherwise, notification only	New facility within 1 mile of public facility (airport, school, reservoir, river,...), otherwise, notification only	New facility within 1 mile of public facility (airport, school, reservoir, river,...), otherwise, notification only	New facility within 1 mile of public facility (airport, school, reservoir, river,...), otherwise, notification only
(13) Quarries, Asphalt & Cement Plants	New facility or expansion of existing facility by more than 50 percent	New facility within 1 mile of public facility (airport, school, reservoir, river,...), otherwise, notification only	New facility within 1 mile of public facility (airport, school, reservoir, river,...), otherwise, notification only	New facility within 1 mile of public facility (airport, school, reservoir, river,...), otherwise, notification only	New facility within 1 mile of public facility (airport, school, reservoir, river,...), otherwise, notification only
(14) Wastewater Treatment Facilities	New major conventional treatment facility or expansion of existing facility by more than 50 percent; or community septic treatment facilities exceeding 150,000 gallons per day or serving a development project that meets or exceeds an applicable threshold as identified herein	Notification only (MNGWPD)	Notification only (MNGWPD)	Notification only (MNGWPD)	Notification only (MNGWPD)
(15) Petroleum Storage Facilities	Storage greater than 50,000 barrels if within 1,000 feet of any water supply; otherwise, storage capacity greater than 200,000 barrels	50,000 barrels if within 1,000 ft. of water supply	50,000 barrels if within 1,000 ft. of water supply	50,000 barrels if within 1,000 ft. of water supply	50,000 barrels if within 1,000 ft. of water supply

(16) Water Supply Intakes/Public Wells/Reservoirs/ Treatment Facilities	New Facilities	Notification only (MNGWPD)	Notification only (MNGWPD)	Notification only (MNGWPD)	Notification only (MNGWPD)

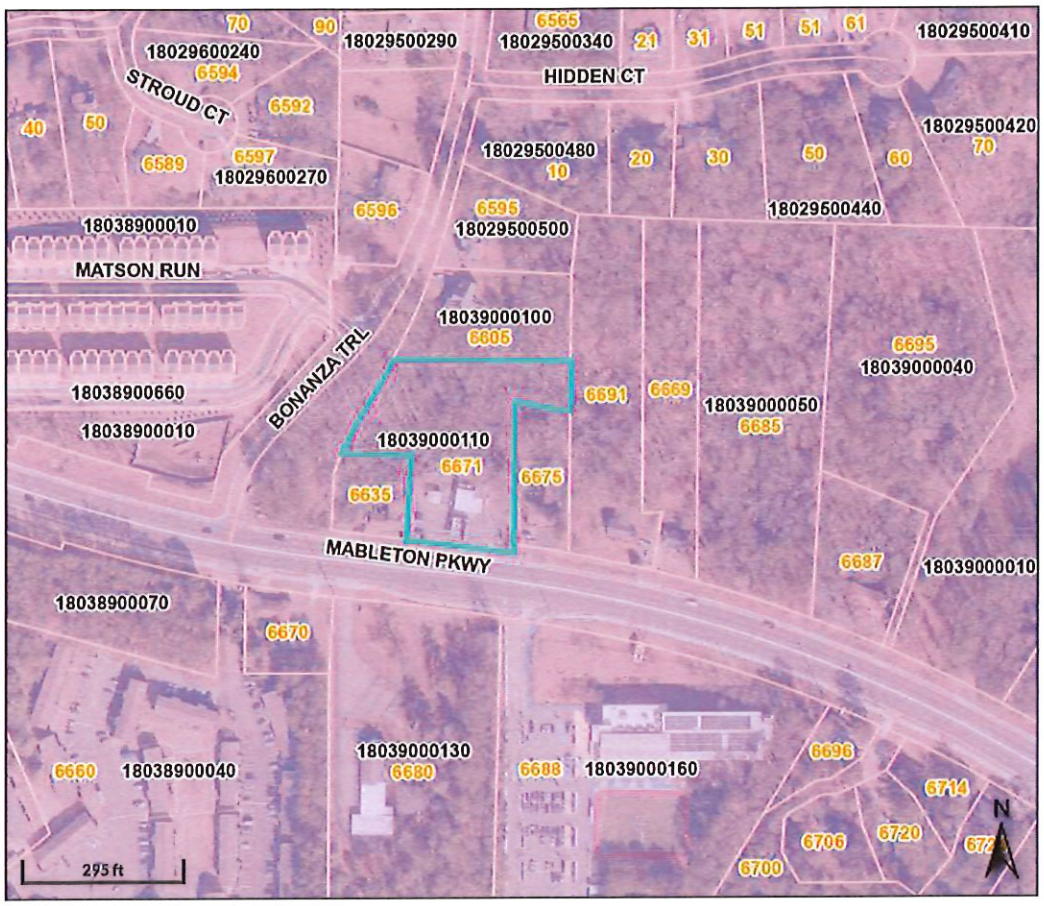
(17) Intermodal Terminals	New Facilities	New facilities	New facilities	New facilities	New facilities
(18) Truck Stops	A new facility with more than three (3) diesel fuel pumps, or containing a half acre of truck parking or 10 truck parking spaces	10 or more diesel fuel pumps or 20 or more truck parking spaces	10 or more diesel fuel pumps or 20 or more truck parking spaces	10 or more diesel fuel pumps or 20 or more truck parking spaces	10 or more diesel fuel pumps or 20 or more truck parking spaces
(19) Correctional/Dete ntion Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips
(20) Any other development types not identified above (includes parking facilities)	1000 parking spaces or, if available, more than 5,000 daily trips generated	1000 spaces or 5,000 daily trips	1000 spaces or 5,000 daily trips	1000 spaces or 5,000 daily trips	1000 spaces or 5,000 daily trips

(applicant's signature)

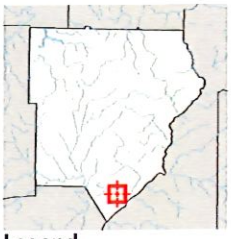
of the proposed building(s) on the rezoning site, **whichever fee is greater.**

There is also a **deposit fee of $300.00** for sign(s), which will be refunded if the sign(s) are returned within **thirty (30)** days after the final decision by the Mayor and Council plus a non-refundable fee of $15.00 per sign issued by Mableton Community Development Staff.

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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	**Physical Address**	6671 MABLETON PKWY
Class Code	C4 - Commercial Small Tracts	**Owner**	JOHNSON RENDELL L
Taxing District	(M) MABLETON		444 S GORDON RD
Acres	2.327		MABLETON GA 30126

Last 2 Sales

Date	Price	Reason	Qual
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

RECEIVED
NOV 10 2025
BY: Richards

Attachment L

MABLETON
GEORGIA
Est. 2022

REZONING FEE STRUCTURE

Acres/Square Footage	Single-Family Residential (R-80, R-40, R-30, R-20, R-15, CS)	Medium/High Density Residential (RD, RA-5, SC, RM-8, RSL, FST, RM-12, MHPS, MHP)	Commercial, Industrial, Office (LRO, NRC, LRC, OI, UVC, PVC, CRC, OMR, OS, PSC, TS, GC, LI, HI)
0 – 5 Acres	$ 500	$ 750	$1,000
5 – 10 Acres	$1,000	$1,500	$2,000
10 – 20 Acres	$1,500	$2,000	$2,500
20 – 100 Acres	$2,000	$2,500	$3,000
100 + Acres	$2,500 + $25 per acre	$3,000 + $25 per acre	$3,500 + $25 per acre
0 to 20,000 sq. ft.		$ 700	$ 900
20,001 to 50,000 sq. ft.		$1,200	$1,500
50,001 to 100,000 sq. ft.		$1,500	$1,800
100,001 to 500,000 sq. ft.		$2,000	$2,200
500, 001 + sq. ft.		$2,000 + $90 per 100,000 sq. ft	$2,200 + $ 115 per 100,000 sq. ft.

NOTE: The **maximum** fee for any rezoning application $10,000. Fees must be paid by credit card or Venmo.

(Effective September 11, 2001) Any single-family residential rezoning application being filed for the sole purpose of changing the zoning classification to reflect the existing lot sizes(s) and/or lot configuration, that proposes no increase in density or additional development activities, will be charged an application fee of $100.00 plus a refundable $300.00 sign bond plus a non-refundable fee of $15.00 per sign issued by Mableton Community Development Staff.

The fee for medium/high density residential, commercial, industrial, or office rezoning applications will be based on the total number of acres being rezoned or the total square footage

City of Mableton, Georgia Rezoning Application and Instructions

The City of Mableton strives to operate as a "paperless" organization. Please be advised that this application form, its required documents and any supporting information must be uploaded via the city's website and data portal.

All application information submitted is a public record and is subject to the Open Records Act. This information will be posted online. Do not include any sensitive or personal information on the application or in your submitted application packet.

The following items are required for submitting an application for rezoning:

1. **Rezoning Application**. (Attachment A) Original notarized signatures of titleholder(s) and representative(s) are required.

2. **Summary of Intent**. (Attachment B)

3. **Corporate Documentation**. If the titleholder(s) is a domestic or foreign corporation, then the following documentation shall also be required:
   Written authentication with the presence of the corporate seal, or a facsimile thereof, attested by the secretary or assistant secretary of the corporation, or other officer to whom the bylaws or the directors have delegated the responsibility for authenticating records of the corporation, shall attest:

   a) That the corporate seal or facsimile thereof affixed to the document is in fact the seal of the corporation of true facsimile thereof, as the case may be;

   b) That any officer of the corporation executing the document does in fact occupy the official position indicated, that one in such position is duly authorized to execute such document on behalf of the corporation, and that the signature of such officer subscribed thereto is genuine; and

   c) That the execution of the document on behalf of the corporation has been duly authorized.

4. **Disclosure Form**. Zoning Application Disclosure forms (Attachments C1 and C2) must be completed.

5. **Warranty Deed**. A copy of the warranty deed that reflects the current owner(s) of the property. Security deeds are not acceptable. (Mark as Attachment D)

6. **Legal Description**. A current legal description of the subject property. If the application consists of several tracts, a legal description of each tract is required. A separate legal description of each zoning classification is also required, as well as an overall description of all tracts and/or classifications combined. No legal description should include more property than is included in the application for rezoning. (Mark as Attachment E)

7. **Tax Receipt.** A copy of the paid tax receipt for the subject property or a statement signed by an official in the Tax Commissioner's Office or other official document issued by the Tax Commissioner's Office indicating the taxes have been paid. Properties with delinquent taxes may be withdrawn by the staff or may be delayed or denied by the Mayor and Council. (Mark as Attachment F)

8. **Site Plan.** A copy of current site plan and current boundary survey drawn to scale by a registered engineer, architect, land planner, or land surveyor currently registered in accordance with applicable state laws. The plan must be stamped by the applicable professional. The plan must include the information listed below. If any item below is inapplicable, please explain why. (Mark as Attachment G)

   a) north arrow,
   b) land lot lines,
   c) district lines,
   d) lot lines,
   e) angles,
   f) total acreage,
   g) bearing and distances,
   h) adjoining street with right-of-way (present and proposed),
   i) paving widths,
   j) the exact size (dimensions and square footage) and location of all buildings along with intended use,
   k) building setback.
   l) Renderings or elevations illustrating all four sides of any building in .pdf or .jpg format in color and at a sufficient resolution for quality printing.
   m) buffer areas,
   n) parking spaces,
   o) parking deck location,
   p) lakes and streams,
   q) utility easements,
   r) limits of the 100-year flood plain and acreage of flood plain,
   s) cemeteries,
   t) wetlands,
   u) access points,
   v) architectural or archeological landmarks,
   w) stormwater detention/retention areas,
   x) percentage of impervious surface before and after changes are made to the property,
   y) stream buffers with required width,
   z) lot sizes (if property will be subdivided)

9. **Septic Tank Documentation.** If the property is or will be on septic tank, documentation of approval from the Cobb County Health Department (770-435-7815). (Mark as Attachment H)

10. **Statement of Agreeable Zoning Conditions.** List all the characteristics of the proposed development beyond the minimum requirements of the zoning category, including agreements reached with neighboring property owners and other community members and organizations. Attachment C may be used or the information may be on a form or letterhead used by the applicant or the applicant's representative. (Mark as Attachment I)

11. **Zoning Analysis.** A complete written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters. (Mark as Attachment J)

(a) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;
(b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
(c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
(d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;
(e) Whether the zoning proposal is in conformity with the policy and intent of the land use plan; and
(f) Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal.

9. **Traffic Study.** Any application for a rezoning involving a request of more than 75 residential dwelling units or 50,000 square feet of non-residential building space, in single or multiple phases, shall be required to submit a traffic impact study (prepared in accordance with industry accepted standards, including at a minimum, level of service impacts for adjacent roadways and intersections) and mitigation package to address the cumulative effects from the project's impact. Said applicant shall also be required to coordinate and fund any recommended mitigation measures limited to project related improvements with applicable federal, state and local agencies including the Georgia Regional Transportation Authority and the Atlanta Regional Commission.

Any application for a rezoning involving a request of more than 150 residential dwelling units or 100,000 square feet of non-residential building space, in single or multiple phases, shall be required to submit a traffic impact study (prepared in accordance with industry accepted standards), the scope of which shall be determined by the Director of the Cobb County Department of Transportation or his/her designee and shall at a minimum address conditions and impacts resultant from the project within a 10 year scope. Said applicant shall also be required to coordinate and fund any recommended mitigation measures limited to project related improvements with applicable federal, state and local agencies including the Georgia Regional Transportation Authority and the Atlanta Regional Commission. (Mark the traffic study as Attachment K.)

These requirements shall not apply to a "Development of Regional Impact", as defined by the Georgia Department of Community Affairs or Georgia Regional Transportation Authority, as may be amended from time to time. (Attachment L)

10. Application fee for rezoning, please see attached Rezoning Fee Structure. (Attachment M) Fees must be paid by credit card or Venmo.

Rezoning Process Requirements

1. **Signs.** Signs provided by the City must be posted on or near the right-of-way of the nearest public street thirty (30) days before the public hearing. Both a zoning sign and pursuant sign must be posted for every 500 feet of public road frontage. Failure to post and maintain signs continuously may prohibit consideration of the application at any scheduled public hearing. It is the responsibility of the applicant to ensure that signs remain posted throughout the advertising period, including the day of the public hearings and to remain posted until the final decision by the Mayor and

Council.

2. **Mailings.** Applicants are required to provide a Certificate of Mailing that demonstrates that all property owners within a 1,000-foot radius of the subject property have been notified of the rezoning application. Applicants are encouraged to provide the letter to city staff for a cursory review prior to completing the Certificate of Mailing. The notice must be postmarked 30 calendar days prior to the Planning Commission Hearing. The applicant/representative is required to file with the Zoning Division proof of the mailing no later than 21 days prior to the Planning Commission Zoning Hearing for which the application is scheduled to be considered. Staff is authorized to continue any pending case in which the above requirements are not met. The notification must include:

   a. A legible copy of the application and site plan
   b. The date, time and location of the monthly public open house (see below)
   c. Phone numbers and email addresses for the applicant and the City zoning office.

3. **Community Open House Meeting.** The applicant or their representative must attend the monthly Community Open House Meeting hosted by the City of Mableton, during which interested citizens can ask questions of both the applicant and city staff, about the application. If applications are held or continued, applicant must continue to attend the Community Open House Meetings until their application is approved or denied by the Mayor and Council. Applicants are encouraged to produce explanatory materials for these open houses. The dates, times and locations for these open houses will be updated quarterly and available for review on the city's website.

4. **Public Hearings.** The applicant or their representative must attend both the Planning Commission and Mayor and City Council zoning hearings. If the application is held or delayed by either body, there may be more than two hearings. Failure to appear at the hearing may result in denial of the application.

5. **Public Contact.** Rezoning applications are public information and will be visible on the City website, advertised in the newspaper and otherwise disseminated to the general public. Applicants and their representatives should expect communication (phone calls, emails) from members of the public and should respond to their questions and concerns with complete, factual information and courtesy.

List of Attachments

Attachment A – Rezoning Application ✓
Attachment B – Summary of Intent for Rezoning ✓
Attachment C – Disclosure Statements (2) ✓
Attachment D – Warranty Deed ✓
Attachment E – Legal Description
Attachment F – Tax Receipt ✓
Attachment G – Site Plan
Attachment H – Septic Tank Documentation
Attachment I – Statement of Agreeable Conditions
Attachment J – Zoning Analysis
Attachment K – Traffic Study
Attachment L – Development of Regional Impact Development Thresholds
Attachment M – Rezoning Fee Structure



City of Mableton Mayor and City Council Meeting

FEBRUARY 25TH, 2026

135 RIVERSIDE PARKWAY,

MABLETON, GA 30126

REZ 2025-009 / 6671 MABLETON PARKWAY

CASE NUMBER:	Z-2025-009
APPLICANT:	Rendell Johnson
REQUEST:	Rezoning from Single Family Residential (R-20) to Neighborhood Retail Commercial (NRC)
PROPERTY LOCATION:	6671 Mableton Parkway
PARCEL ID:	18039000110
ACREAGE:	2.327
P.C. HEARING DATE:	January 8th, 2026
DISTRICT:	3 Council member Keisha Jeffcoat
STAFF RECOMMENDATION:	Approval of a Temporary Land Use Permit with stipulations.
P.C. RECOMMENDATION:	Approval of a Temporary Land Use Permit with stipulations.

Timeline

Early 1970's	Cobb County Established Zoning. Property is zoned R-20 by Cobb County
1975	Estimated date of construction.
1976.	Installation of gas tanks
1994	Removal of gas tanks
1996	Applicant obtained a certificate of occupancy for RS-M 5 construction type with a business occupancy for a hair salon.
2003	Applicant purchased property from Marathon Oil Company.
2023	Last date of personal property taxes paid to the county for hair salon. No record of personal property taxes paid by car wash.
2023	No Occupational Tax Certificate issued for the year 2023. (Expired 12/31/2022)

Timeline

February 2024	Date of 5-year lease provided by the applicant. (Not provided to the city at this time).
September 2024	New applicant for grocery store applied for Occupational Tax Certificate which was denied by zoning.
August 2025	Owners reached out to city regarding how to resolve the nonconformity.
November 2025	Application received for rezoning to NRC.
January 2025	Application heard by Planning Commission with recommendation to council for Temporary Land Use.
January 2025	Public Hearing with Mayor and Council, action deferred to February.

Nonconforming Uses

The Zoning Ordinance states that nonconforming use is considered abandoned after 12 months.

A nonconforming use cannot be reinstated after it has been abandoned.

It shall be prima facie evidence of abandonment for the owner and/or operator of the nonconforming use to discontinue the nonconforming use for 12 months, to fail to obtain a new or renew an existing business license as required under the Code of Mableton, Georgia, for the operation of such nonconforming use, to fail to declare and remit the sales tax required by state law for the nonconforming use.

Tax Classification

- Single Retail Commercial parcel
- Classified as C4
    - "C" indicates a commercial parcel.
    - “4” indicates the land size designation for a land area between 43,560 to 217,800 square feet.

- Identified and Mixed Residential/Built as Commercial
    - The Residential identification is because of the zoning classification.

- Tax Assessor notes that the property is zoned R-20 (records go to 1999)

- Properties are not valued on zoning; they are valued on current use.

- Five potential businesses have operated from this location, however only A Head A Time filed personal property tax returns. Last paid was in 2023.

Deed Restrictions

2. By acceptance hereof, Grantee agrees that for a period of twenty-five (25) years from and after the date of this conveyance, the premises shall not be used for the sale, marketing, storage or advertising of petroleum fuels or motor oils, and that this restriction shall be a covenant running with the land and shall be contained in and made a part of every deed, mortgage, lease or other instrument affecting the title to said premises.

Gas Station Restriction is lifted in 2028

b) The use of the premises shall be restricted solely to industrial/ commercial use.

No timeframe provided, but state law appears to limit this to twenty years.

g) In case any one or more of the reservations, restrictions or conditions (or portions thereof) contained in this deed shall, for any reason, be held to be invalid, illegal or legally unenforceable, in any respect, such invalidity, illegality or unenforceability shall not affect any other portion of that provision or any other provision hereof (whether or not clearly divisible from such provision or portion thereof), and the above reservations, restrictions and conditions shall be construed and interpreted in the manner which is valid, legal and legally enforceable, and which is most nearly consistent with the intention of Grantor and Grantee as evidenced by the above reservations, restrictions and conditions."

Discussion regarding conflicts.

ZONING MAP



GC – General Commercial

RM- 8/ RM-12 Multifamily Res

R-20 – Single Family Res

NRC- Neighborhood Retail Commercial

RA-5/RA – 4 Single Fam Res (small lots)

LRO – Low Rise Office

NS – Neighborhood Shopping

FUTURE LAND USE MAP



LDR – Low Density Residential

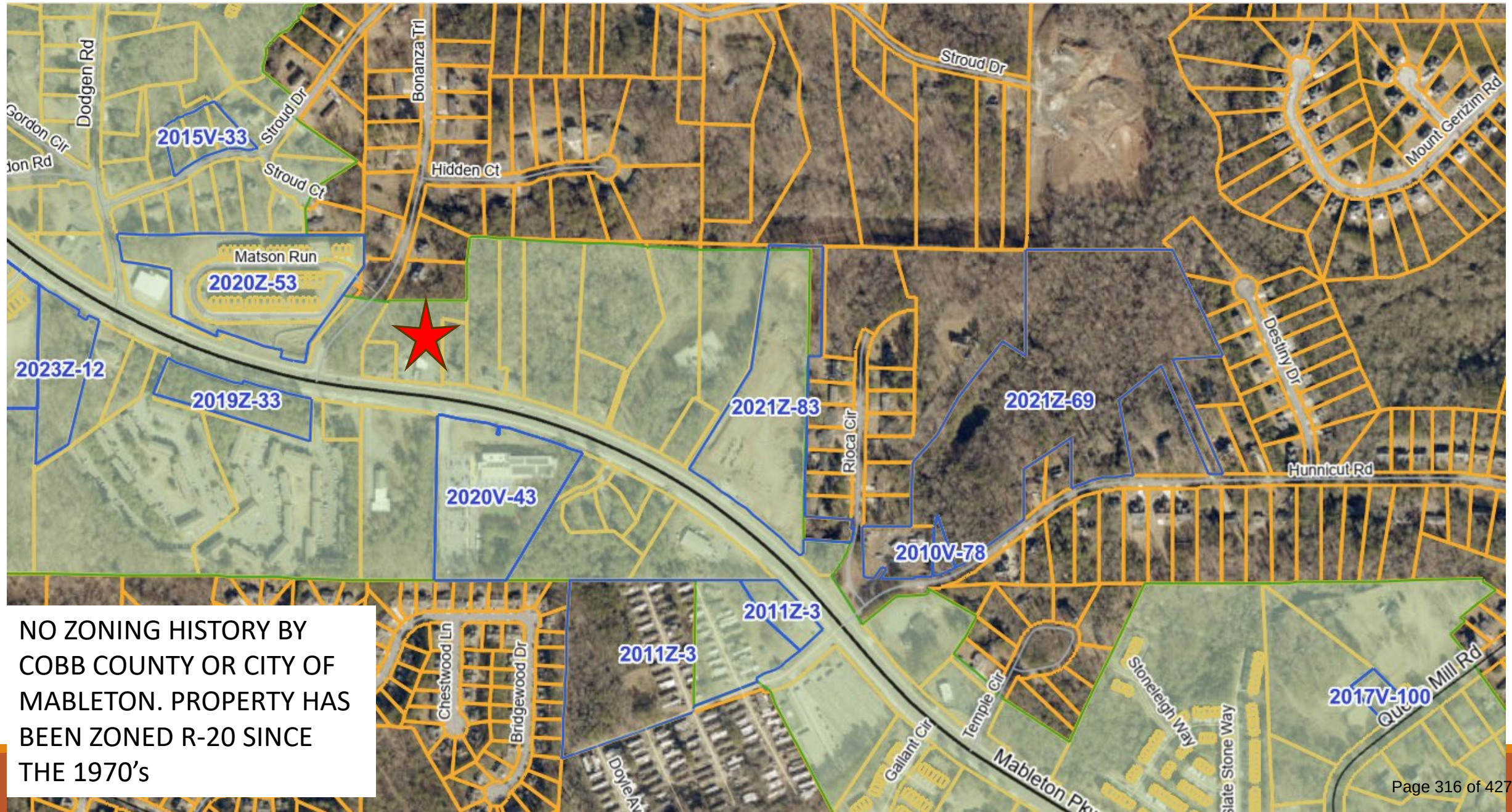
MDR – Medium Density Residential

HDR- High Density Residential

NAC – Neighborhood Activity Center

PI – Public Institutional

ZONING CASE HISTORY/ MABLETON PKWY DESIGN STANDARDS



NO ZONING HISTORY BY COBB COUNTY OR CITY OF MABLETON. PROPERTY HAS BEEN ZONED R-20 SINCE THE 1970's

Mableton Parkway Design Standards

Mableton Parkway and Veterans Memorial Highway are key corridors in the Mableton community. Both are critically important to all of southern Cobb County; each corridor was developed as an automobile-centric, commercial thoroughfare. Over time, both have seen a decline in their respective commercial markets. Additionally, more residential development – both single family and multi-family – has moved into the area. Cobb County seeks to revitalize both corridors through the creation of design guidelines.

Adopted by Cobb County in 2017



- Villages: Develop/redevelop within a ¼ mile radius around the following intersections:
  a. Chattahoochee Technical College;
  b. Providence Pavilion (south of Buckner Road)
  c. Factory Shoals Road and Mableton Parkway
  d. Queen Mill Road and Mableton Parkway
  e. South Gordon Road and Mableton Parkway

Site Layout


Main Building
Billboard
Gas Station Canopy
Accessory Metal Canopy

Main Building



Estimated Date of Construction - 1975

Permit issued – No permit record available due to age of structure. Existing wall signage not permitted.

Recommendation – Approval of Temporary Land Use Permit to allow continuation of use of building subject to stipulations.

Gas Station Canopy





Estimated Date of Construction - 1975

Permit issued - No permit record available due to age of structure.

Recommendation – Removal within 2 years of approval.

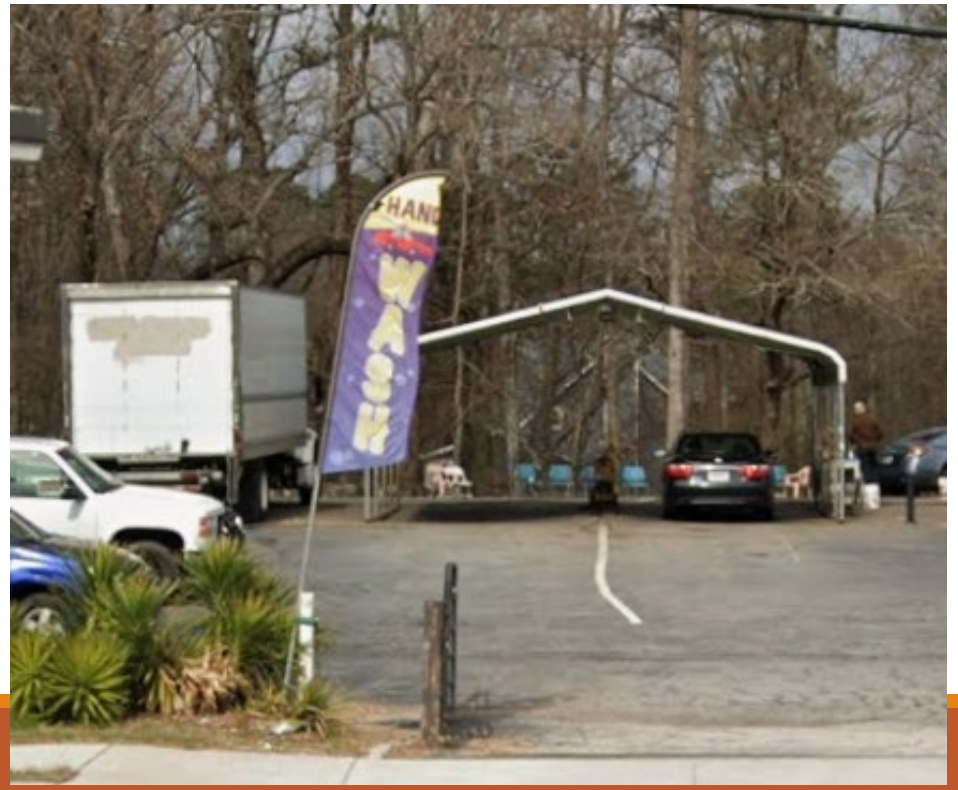
Metal Accessory Canopy

Estimated Date of Construction – Prior to 2008

Permit issued – No permit on file.

Recommendation – Removal within six months of approval





Billboard





Estimated Date of Construction – Prior to 2008

Permit issued – No permit on record.

Recommendation – Removal within six months of approval

Mableton Parkway Design Standards

Recommended Signage



Existing concerns: billboard, window covering, wall signage



Mableton Parkway Design Standards

Recommended Site Design

B. Corridor Frontage Zone (for non-single family residential properties)



- Two visible parking rows permitted in front of buildings along Mableton Parkway and Veterans Memorial Highway
- Primary structure and outparcels shall be oriented to the street

Existing concerns: Removal of gas station canopy would be more consistent with the site design recommended in design standards.



Note: Cobb DOT has provided 14 recommendations for this site.

PLANNING STAFF RECOMMENDATION

The Planning and Zoning staff recommends **Denial** of the Rezoning Application. However, given the existing development characteristics of the site, staff recommends **Approval** of a Temporary Land Use Permit, subject to renewal every two (2) years. Based on the applicant's request and the need for appropriate mitigation, the following revised stipulations/ conditions are recommended to the Planning Commission for consideration and approval.

STAFF NOTE: A TEMPORARY LAND USE PERMIT ALLOWS THE OWNER TO MAINTAIN THE COMMERCIAL USE WITH STIPULATIONS BRINGING THE PROPERTY CLOSER TO CONFORMITY WITH THE MABLETON DESIGN GUIDELINES. BY ALLOWING A TEMPORARY LAND USE RATHER THAN A REZONING THE CITY WILL BE ABLE TO COMPLETE ITS COMPREHENSIVE PLAN UPDATE AND REVIEW GOALS OF THE CITY REGARDING THIS CORRIDOR RATHER THAN REZONING THE PARCEL. STAFF NOTES THAT A LARGE AREA OF THIS LOT IS NOT DEVELOPED AND REZONING COULD FURTHER IMPACT THE RESIDENTIAL AREA.

Temporary Land Use Permits

The Mayor and City Council may permit temporary land use permits for uses that are uniquely located and are considered compatible with adjoining zoning districts and nearby uses for designated periods of time for uses, exceptions or professions in areas, along roadways and within districts where the zoning regulations would otherwise prohibit such operations.

The Mayor and City Council have determined that temporary land use permits are only appropriate if granted for a limited period. In no event shall the Mayor and City Council grant a land use permit for a period more than **24 months except on reapplication, readvertisement and public hearing.**

Planning and Land Use Recommendations

1. **Restrict Prohibited Uses:** The development of an automobile-related business, gas station, fueling station, or similar automotive fuel-dispensing facility shall be expressly prohibited on the property, notwithstanding any reference to "Gas station" in the application materials.

2. **Limitation of Commercial Use:** Commercial uses shall be limited strictly to neighborhood-serving retail and service establishments as outlined in the Letter of Intent, which include, but are not limited to, a hair salon, barber shop, nail shop, beauty mart, office space (professional & administrative offices), or a mini-mart (non-alcohol sales).

3. **Restriction on Intensive Uses:** Uses that generate high traffic volume or operate with extended nighttime hours (e.g., bars, nightclubs, high-volume drive-thrus & car wash operations) shall be prohibited to protect the adjacent residential properties.

Planning and Land Use Recommendations

4. **A detailed site plan** shall be submitted for staff review and approval prior to the issuance of any land disturbance or building permit associated with any future development or renovation that results in an alteration to the existing impervious surface on the subject site. The site plan must clearly demonstrate compliance with all applicable dimensional and development standards, including parking, landscaping, and stormwater management requirements. Prior to the issuance of any new business license, the applicant shall demonstrate with parking requirements.

5. **Preservation of Existing Structures (Interim):** The existing structure shall be maintained to a high standard, in compliance with the R-20 district's intent for architectural compatibility with neighborhood residences. Demolition and reconstruction of the main office building would require a new review for compatibility.

Site Design and Mitigation Recommendations

6**. Demolition of Front and Rear Canopies / Removal of Existing Billboard (Time-Bound):**

The applicant shall demolish the front canopy structure within **two (2) years** from the date the Temporary Land Use Permit (TLUP) is approved and adopted by the City Council. The billboard located atop the canopy and the metal canopy shall be removed within **six (6) months** from the date of City Council approval and adoption of the Temporary Land Use Permit (TLUP). Failure to complete the demolition, billboard removal, and disposal of all associated debris within the specified timeframes shall constitute a zoning violation and shall result in the automatic denial of any renewal of the Temporary Land Use Permit (TLUP).

7. **Enhanced Buffering:** A minimum **25-foot undisturbed vegetative buffer** shall be maintained or established along the entire western, northern, and eastern property lines where the parcel abuts R-20 Single-Family Residential zoning. The buffer shall be supplemented with opaque fencing (e.g., solid wood or masonry) and additional evergreen plantings to achieve a visual screen 6 feet in height, subject to staff approval.

Site Design and Mitigation Recommendations

8. **Lighting Control:** All exterior lighting shall be full cut-off type, directed downward and away from adjacent residential properties, and shall comply with the City's dark sky or shielding requirements to minimize light trespass.

9. **Access and Circulation:** The site shall utilize the existing access points from Mableton Parkway. Any modifications to site access or internal circulation shall be subject to review and approval by the County Transportation Department (Cobb County DOT) to ensure safe ingress and egress, especially concerning traffic on Mableton Parkway.

10. **Hours of Operation:** To minimize disruption to adjacent residential uses, the hours of operation for all businesses on the site shall be restricted to a maximum of **7:00 AM to 10:00 PM**, **Monday through Sunday,** unless a specific use with different hours is approved by the Mayor and Council.

11. **Signage Plan:** A comprehensive signage plan shall be submitted to staff for review and approval, ensuring that all signage is proportional to the building, low-profile, and non-flashing, to be aesthetically compatible with the surrounding neighborhood.

Planning Commission Motion to Amend Stipulations:

The combined proposed prohibitions are as follows:

1. Prohibited Uses: Used tire shops, automotive-related businesses, auto-emission stations, CBD items, tobacco or vaping products, and gambling-related merchandise, vehicle repair facilities, and vehicle sales.

2. Parking & Maintenance: * Prohibition of overnight parking not directly associated with the on-site commercial businesses. Any dumpster placed on the property shall be in an enclosure compliant with the development standards.

City of Mableton
Community Development | Planning and Zoning Division
6116 Mableton Parkway, Suite 144
Mableton, GA 30126
(470) 417-4220
www.mableton.gov

PLANNING COMMISSION STAFF REPORT

GENERAL INFORMATION

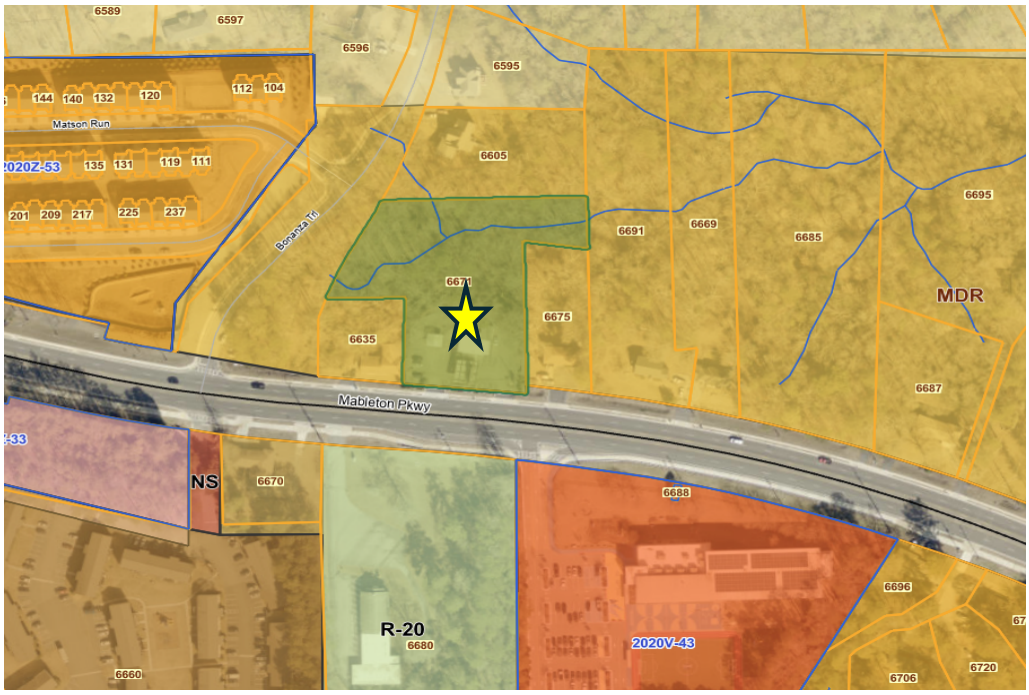
CASE NUMBER: REZ 2025-009
APPLICANT: Rendell Johnson
REQUEST: Rezoning from Single Family Residential (R-20) to Neighborhood Retail Commercial (NRC) to retain its commercial characteristics and features.
PROPERTY LOCATION: 6671 Mableton Parkway
PARCEL ID: 18039000110
ACREAGE: 2.327
P.C. HEARING DATE: January 8th, 2025
DISTRICT 2: Council member Michael McNeely

ZONING MAP
(R-20 Zoning District)



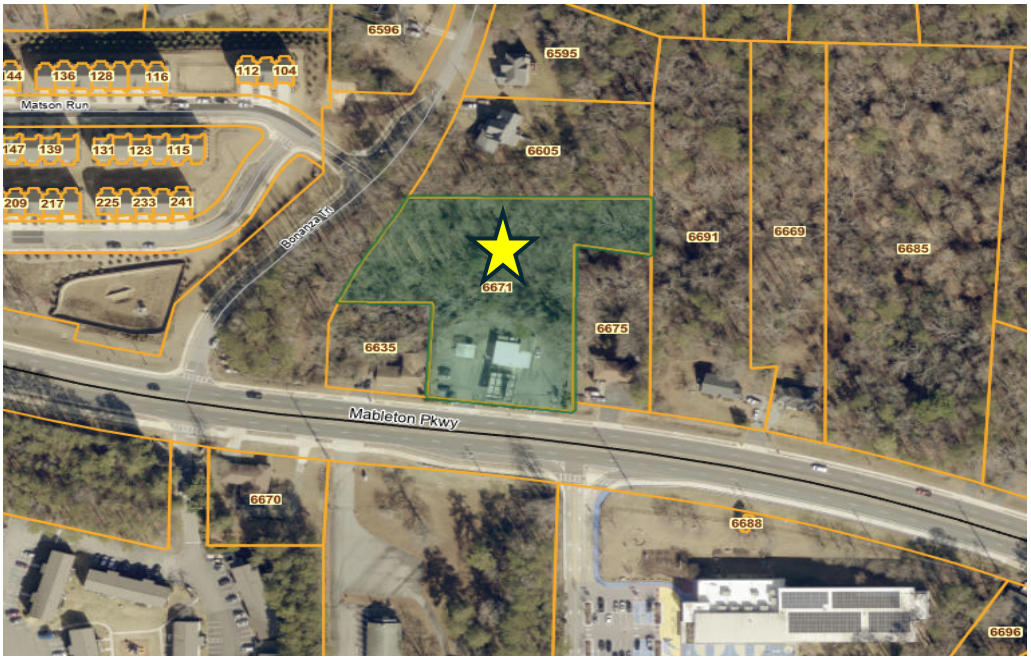
Star: Location of Subject Property

FUTURE LAND USE MAP
(Medium Density Residential, MDR)



Star: Location of Subject Property

AERIAL MAP



Star: Location of Subject Property

B. Stated Intent and Background Information

The purpose of the application is to **reestablish commercial operations** on a residentially zoned site. Cobb County Tax Assessor indicates that this property was developed with a commercial structure in 1996. The Cobb County Fire Marshal's office has provided a copy of the Certificate of Occupancy for the main building dated May 7, 1996, for a RS-M 5 construction type (Business Occupancy) for a hair salon. This business did not renew their license in 2023. In September 2024, a new applicant applied for a business license for a grocery store. Because of the zoning on the property, this application was denied. The Zoning Ordinance states that nonconforming use is considered abandoned after 12 months. The failure to renew the business license and vacancy of the building have resulted in the abandonment of the use and requires compliance with the zoning ordinance.

- **Proposed Uses:** The applicant has requested commercial uses to include, a hair salon, barber shop, car wash, mini-mart, nail shop, office space, beauty mart, or other compatible retail or service-oriented establishments. The existing architecture of the existing structure is noted as a "Gas station".
  The property is historically a commercial-built structure and is still recognized as a **commercial property** by the Cobb County Tax Assessor's Office, Cobb County Water Department, and Cobb County Superior Court Records. The applicant has claimed that this inconsistency of residential zoning on a commercially taxed property results in ongoing financial strain and lost economic opportunities. The applicant is requesting that the zoning be updated to reflect the historical and commercial use to restore the property's operational and economic viability.

II. Property and Existing Conditions Analysis

A. Existing Site Infrastructure

The 2.327-acre property currently features a historically commercial-built environment, visually consistent with a former fueling station or convenience retail use. This site is located in the Mableton Parkway Design Guidelines area. The existing architecture, site layout and signage is not consistent with the Mableton Parkway Design Guidelines.





- **Structures:** There are three primary structures, including a main office building (approximately 1,824 sq ft), a front canopy (approximately 1,370 sq ft), and a side canopy (approximately 490 sq ft). There is an oversized roof sign on the canopy. Staff have not been able to confirm that a permit was issued for this sign. The city of Mableton zoning ordinance does not permit roof top signs.
- **Parking & Pavement:** The site includes a paved parking lot with 30 available parking spaces, including two designated accessible parking spaces.
- **Impervious Surface:** The current impervious surface coverage on the site is estimated at 24.10%.

B. Zoning District Intent (Neighborhood Retail Commercial - NRC)
The NRC district is designed to provide locations for **convenience shopping facilities** that are delineated within a neighborhood or community activity center.

- **Market Orientation:** NRC uses should have a **neighborhood-oriented market** and supply necessities that require frequent purchasing with a minimum of consumer travel.
- **Design Compatibility:** Properties developed within the NRC district should be architecturally compatible with other non-residential uses and the residential neighborhoods they serve.

III. Surrounding Land Use and Context

A. Comprehensive Plan

The property's Future Land Use Map (FLUM) designation is **Medium Density Residential (MDR)**.

- **MDR Intent:** The MDR designation is intended for areas suitable for moderate density housing, specifically between two and one-half (2.5) and five (5) dwelling units per acre.

B. Adjacent and Nearby Zoning
The site is located on Mableton Parkway (formerly Gordon Road) and is characterized by abutting residential zoning with a mix of residential and commercial uses in the surrounding area.

- **Immediate Boundaries:** The subject property is immediately bounded in the **West, North, and East** by the **Single Family Residential (R-20) District**. The land used in these directions is primarily single-family homes and undeveloped wooded areas.

- **Mableton Parkway Frontage (South):** The property fronts Mableton Parkway. While the parcel itself is R-20, surrounding properties within a 1-mile radius feature:
    - **NRC** (Neighborhood Retail Commercial)
    - **RM-12** (Multi-Family District)
    - **RM-8** (Multi-Family District)
    - **GC** (General Commercial)

- **RA-4** and **RA-5** (Single-Family Districts)
- **LRO** (Low-Rise Office)

View of Adjoining Zoning Districts



Star: Location of Subject Property

The immediate juxtaposition of the proposed NRC with R-20 on three sides necessitates robust buffering and conditions to mitigate potential negative impacts on the residential properties, a key consideration for the Planning Commission.

Boundary	Adjacent Zoning	Adjacent Land Use
South	NRC, GC (General Commercial), R-20, RA-5 (Single-family Residential)	Mableton Parkway (arterial roadway) and commercial/residential uses across the street

Boundary	Adjacent Zoning	Adjacent Land Use
West, North, East	Single Family Residential (R-20)	Single-family homes and undeveloped wooded land

2. Comprehensive Staff Analysis

When considering an application to amend the current zoning designation of a property, the Mayor and City Council, the Planning Commission, and the Planning and Zoning Division shall consider the following standards as described in Section 2.03 (3) a-e of the Zoning ordinance:

1. Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The proposed NRC use may be **suitable** due to its location on a major corridor and its established commercial history. However, this area is surrounded by residential uses and is not planned for future commercial development. Should this use be approved, implementation of the recommended stipulations is strongly recommended.

2. Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property.

The rezoning will likely **adversely affect** the adjacent R-20 single-family properties and conflicts with the MDR Future Land Use designation, necessitating strict stipulations like enhanced buffers and the demolition of the canopy to mitigate negative impacts.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

The property at 6671 Mableton Parkway lacks reasonable economic use as currently zoned R-20, as it is historically a commercial-built structure and is currently taxed as commercial property (C4-Commercial Small Tracts) by Cobb County. Requiring residential development would necessitate the costly demolition of existing commercial infrastructure, leading to financial strain and lost economic viability for the owner. However, staff notes the property can be redeveloped as zoned.

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

The proposal to establish small, neighborhood-serving commercial businesses (NRC) on a 2.327-acre lot is generally unlikely to cause excessive or burdensome use of existing streets or utilities. Furthermore, the small scale of the commercial proposal, which does not involve a large subdivision or over 50,000 square feet of new non-residential space, exempts it from mandatory traffic studies, suggesting the impact on transportation facilities is not projected to be excessive.

5. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.

The zoning proposal directly conflicts with the Comprehensive Plan's Future Land Use Map (FLUM) designation of **Medium Density Residential (MDR)** for this property. However, the proposal aligns with the NRC district's intent to provide neighborhood-oriented services in activity centers, which is a component of the broader Comprehensive Plan policy.

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

Supporting grounds for approval exist because the property is a historically commercial structure facing significant financial hardship due to its conflicting R-20 zoning and C4-Commercial tax status. Conversely, a ground for disapproval is the direct abutment to R-20 single-family properties on three sides, which necessitates stringent mitigation stipulations to prevent adverse impacts on the adjacent residential uses.

4. Department Comments

Cobb County Water/Sewer

12/15/25

Water comments:

At development: ☒ YES ☐ NO

Fire flow test required: ☐ YES ☐ NO

Size and location of existing water main(s): 12" on Mableton Pkwy Additional water comments:

Sewer comments:

In the drainage basin: ☒ YES ☐ NO

At development: ☒ YES ☐ NO

Approximate distance to nearest sewer: On-site

Estimated waste generation (in G.P.D.): Average daily flow = 200

Peak flow = 500

Treatment plant: South Cobb WRF

Plant capacity: ☒ Yes ☐ NO

Projected plant availability: ☐ 0-5 years ☒ 5-10 years ☐ over 10 years

Off-site easement required: ☐ YES* ☒ NO

Line capacity study required: ☐ YES ☒ NO

*If off-site easements are required, the developer/owner must submit easements to CCWS for review and

Letter of allocation issued: ☐

YES ☒ NO Septic tank recommended by this department: ☐ YES ☒ NO Subject to Health Department approval: ☐

YES ☒ NO Additional sewer comments:

Note: These comments only reflect what facilities were in existence at the time of this review. Developers may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process. The developer/owner will be responsible for connecting to the existing county water and sewer systems, installing and/or upgrading all outfalls & water mains, obtaining onsite and/or offsite easements, and dedication of onsite and/or offsite water and sewer to Cobb County as may be required. Rezoning does not guarantee water/sewer availability or capacity unless so stated in writing by the Cobb County Water System.

Cobb County Stormwater

At the time of this writing Cobb County Stormwater Comment was not available.

Cobb County Fire Department

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

FIRE DEPARTMENT ACCESS:
Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2018 Edition and Cobb County Development Standards 402.11).

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 35 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches. (Cobb County Development Standards 402.11)

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Dead-end access roads more than 150 feet shall be provided with a turn-around (IFC Chapter 5, 120-3-3 Rules and Regulations, CCDS Section-401 & 402). Refer to APPENDIX-D for dimensional criteria for turnarounds in commercial developments.

CERTIFICATE OF OCCUPANCY:
Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of

Occupancy process.

Cobb County Department of Transportation

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Recommended Min. R.O.W. requirements
Mableton Parkway / SR-139	Arterial	45	GDOT	100’

Roadway	Location	Average daily trips (VPD)	Level of service
Mableton Parkway / SR-139	West of Hunnicut Road	25,800	C

VPD = vehicles per day; Based on 2024 AADT counting data taken by GDOT, as published on their website, for Mableton Parkway.
Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A are not available for arterial roads from this data source.
LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

Comments and observations

Mableton Parkway is classified as an arterial roadway and according to the available information the existing right-of-way does meet the recommended requirements for this classification.

In accordance with Cobb County Code 134-121, this development may require a traffic study submittal. As no detailed site plan or intended use has been provided, Cobb DOT recommends that the site require an Other Business application to approve the site plan when one is available. This site plan will be reviewed for whether a traffic study will be required at the time of the Other Business applications. Additionally, the following recommendations may be revised after a site plan or intended use is provided.

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE CITY OF MABLETON OF THIS APPLICATION:

1. Recommend a future Other Business case be required for this case when a specific site plan is provided by the developer.

2. Recommend reconstructing driveway at Mableton Parkway to commercial standards. This recommendation is pursuant to Cobb County Development Standard 402.8, Non-Residential Driveways and Cobb County Development Standard Detail 116, Commercial Driveway Requirements.

3. Recommend development either have one two-way driveway or one-way paired driveways (one entering only, one existing only) as Mableton Parkway is an arterial roadway and there is less than 200' frontage. This recommendation is pursuant to Cobb County Development Standard 402.2, Access from Throughfare Streets.

4. Recommend replacing any disturbed curb, gutter, and sidewalk along the Mableton Parkway frontage to meet GDOT and Cobb DOT standards. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

5. Recommend Mableton Parkway access points include a deceleration (right turn) lane to address safety because Mableton Parkway is an arterial roadway. This recommendation is pursuant to Cobb County Development Standard 402.9, Deceleration Lanes/Roadway Improvements Along Existing Streets, and Cobb County Development Standard Detail 401A, Deceleration Lanes.

6. Recommend extending Mableton Parkway driveway's uninterrupted access (distance to the first internal parking space or drive aisle) of a minimum of 50 feet from the edge of right-of-way line or 100 feet from the edge of travelled way, whichever is further. This recommendation is to allow for vehicle stacking and is pursuant to Cobb County standards (Development Standard 402.8, Non-Residential Driveways and Cobb County Development Standard Detail 116) and GDOT requirements, respectively.

7. All signage and landscaping should be installed off state right-of-way and where it will not impede the line of sight for the driveways or roadways.

8. Recommend applicants verify that minimum intersection sight distance is available for Mableton Parkway access and if it is not, implement remedial measures, subject to the

Department's approval, to achieve the minimum requirement. This recommendation is pursuant to Cobb County Development Standard Detail 401B, Intersection Sight Distance.

9. Cobb County DOT Airport Manager may require additional information from the developer as part of Plan Review. This requirement is triggered by having a building 40' or taller or is located within 4,000' of a runway for Cobb County International Airport-McCollum Field, Dobbin ARB, or Fulton County Airport – Brown Field.

10. Recommend any proposed or existing gates and all parts of be set back a minimum of 50' from the right-of-way and meet Cobb County Development Standards.

11. Recommend no parking on the right-of-way.

12. Recommend establishing a shared access easement between 6671 Mableton Parkway property and the 6635 Mableton Parkway and 6675 Mableton Parkway property for access unto Mableton Parkway, pursuant to Cobb County Code Section 134-289(a)(4)a.

13. Recommend GDOT permits for all work that encroaches upon State right-of-way.

14. Recommend applicants be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

5. Staff Recommended Stipulations for REZ 2023-009

The Planning and Zoning staff recommends **Denial** of the Rezoning Application. However, given the existing development characteristics of the site, staff recommends **Approval** of a Temporary Land Use Permit, subject to renewal every two (2) years. Based on the applicant's request and the need for appropriate mitigation, the following revised stipulations are recommended to the Planning Commission for consideration and approval.

I. Planning and Land Use Recommendations

1. Restrict Prohibited Uses: The development of an automobile-related business, gas station, fueling station, or similar automotive fuel-dispensing facility shall be expressly prohibited on the property, notwithstanding any reference to "Gas station" in the application materials.

2. Limitation of Commercial Use: Commercial uses shall be limited strictly to neighborhood-serving retail and service establishments as outlined in the Letter of Intent, which include, but are not limited to, a hair salon, barber shop, nail shop, beauty mart, office space (professional & administrative offices), or a mini-mart (non-alcohol sales).

3. Restriction on Intensive Uses: Uses that generate high traffic volume or operate with extended nighttime hours (e.g., bars, nightclubs, high-volume drive-thrus & car wash operations) shall be prohibited to protect the adjacent residential properties.

4. A detailed site plan shall be submitted for staff review and approval prior to the issuance of any land disturbance or building permit associated with any future development or renovation that results in an alteration to the existing impervious surface on the subject site. The site plan must clearly demonstrate compliance with all applicable dimensional and development standards, including parking, landscaping, and stormwater management requirements. Prior to the issuance of any new business license, the applicant shall demonstrate with parking requirements.

5. Preservation of Existing Structures (Interim): The existing structure shall be maintained to a high standard, in compliance with the R-20 district's intent for architectural compatibility with neighborhood residences. Demolition and reconstruction of the main office building would require a new review for compatibility.

II. Site Design and Mitigation Recommendations

6. Demolition of Front and Rear Canopies / Removal of Existing Billboard (Time-Bound): The applicant shall demolish the front canopy structures within **two (2) years** from the date the Temporary Land Use Permit (TLUP) is approved and adopted by the City Council. The billboard located atop the canopy and the metal canopy shall be removed within **six (6) months** from the date of City Council approval and adoption of the Temporary Land Use Permit (TLUP). Failure to complete the demolition, billboard removal, and disposal of all associated debris within the specified timeframes shall constitute a zoning violation and shall result in the automatic denial of any renewal of the Temporary Land Use Permit (TLUP).

7. Enhanced Buffering: A minimum **25-foot undisturbed vegetative buffer** shall be maintained or established along the entire western, northern, and eastern property lines where the parcel abuts R-20 Single-Family Residential zoning. The buffer shall be supplemented with opaque fencing (e.g., solid wood or masonry) and additional evergreen plantings to achieve a visual screen 6 feet in height, subject to staff approval.

8. Lighting Control: All exterior lighting shall be full cut-off type, directed downward and away from adjacent residential properties, and shall comply with the City's dark sky or shielding requirements to minimize light trespass.

9. Access and Circulation: The site shall utilize the existing access points from Mableton Parkway. Any modifications to site access or internal circulation shall be subject to review and approval by the County Transportation Department (Cobb County DOT) to ensure safe ingress and egress, especially concerning traffic on Mableton Parkway.

10. Hours of Operation: To minimize disruption to adjacent residential uses, the hours of operation for all businesses on the site shall be restricted to a maximum of 7:00 AM to 10:00 PM, Monday through Sunday, unless a specific use with different hours is approved by the Mayor and Council.

11. Signage Plan: A comprehensive signage plan shall be submitted to staff for review and approval, ensuring that all signage is proportional to the building, low-profile, and non-flashing, to be aesthetically compatible with the surrounding neighborhood.

6. Planning Commission Recommendation:

On Thursday, January 8th, 2026 City of Mableton Planning Commission recommended 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:




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Kedric Mallory
BUYING • SELLING • INVESTING
"It's Possible"
EL SUPER


ZONING NOTICE
RENDELL JOHNSON
FROM PD-20 TO NRC
THUR JAN 8TH 2026
THUR JAN 29TH 2026



STIPULATIONS AND CONDITIONS OF APPROVAL
CASE NO: REZ 2025-009
APPLICANT: Rendell Johnson
PROPERTY: 6671 Mableton Pkwy

1. The temporary land use permit be limited to a period of two years, with an automatic renewal if compliance is demonstrated with all stipulations below. No renewals will be granted beyond the 4 year period.

2. After the adoption of the 2045 Comprehensive Plan, the city will investigate and develop a zoning category to accommodate neighborhood-serving commercial uses on the sites within the Suburban Neighborhoods- Transition Character Area identified in the comprehensive plan.

3. **Restrict Prohibited Uses:** The development of any automobile-related business, including but not limited to used tire shops, auto- emission stations, vehicle repair facilities, vehicle sales, gas station, pawn shops, fueling station, or similar automotive fuel-dispensing facility, alcohol,tobacco or vape sales, CBD items, or gambling-related merchandise shall be expressly prohibited on the property, notwithstanding any reference to "Gas station" in the application materials.

4. **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).

5. **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.

6. **Site Plan:** 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 and compliance with Cobb DOT requirements. Prior to the issuance of any new business license, the applicant shall demonstrate compliance with parking requirements.

7. **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.

8. **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. Should restrictions placed on this property from the Environmental Protection Division (EPD) provide hardship in the removal of this canopy, this time may be extended or restriction removed by the Mayor and Council at a regular council meeting. 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).

9. **Enhanced Buffering:** A minimum 25-foot undisturbed vegetative buffer shall be maintained or established along the entire western 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 along the western and eastern property lines. No land disturbance or clearing shall be allowed between the building and the northern property line.

10. **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.

11. **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.

12. **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.

13. **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.
14. **Parking & Maintenance:** Prohibition of overnight parking not directly associated with the on-site commercial businesses. Any dumpster placed on the property shall be in an enclosure compliant with the development standards.

AGENDA ITEM MEMORANDUM

MEETING OF: April 22, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Consideration and Approval of a Resolution to Amend the Urban Redevelopment Plan for the City of Mableton Urban Redevelopment Area and for Other Purposes - City Attorney Emilia Walker-Ashby

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:
1. MDJ-0415_A07 (1)
2. Amended URA Plan Rev. 4.20.26 (1)

ELECTIONS

From A1

Cobb Elections board member Debbie Fisher called the situation a "mess that we find ourselves in due to the lack of action by our Legislature."

Unfortunately that leaves every county election department in a conundrum," Fisher said. "I, like my fellow board members, am not in agreement with kicking the can. It's already been kicked enough."

Currently, Cobb Elections' ballot scanners are implemented with a software that scans a QR code on voters' ballots to read and tabulate their selections, Jennifer Mosbacher, chair of the Cobb Elections Board, previously told the Journal.

During the voting process, voters are given a memory card that they insert into a touchscreen system called a ballot marking device. Voters then make their selections for their respective races, and once finished, print their ballot on a piece of paper, where all their voting information and selections are embedded in a QR code.

The paper ballots are then inserted into a ballot scanner where the software reads the information from the QR code to count each vote.

Despite the "plenty of audits" conducted that Mosbacher said proves the QR codes work, skepticism surrounding these QR codes and their integrity to election results has been a point of contention among many lawmakers, she said.

Opponents of the QR codes, including Lt. Gov. Burt Jones, who is also running for governor, take issue with them because people cannot read the codes and verify their selections.

According to the law, SB 189 states that "QR code(s), bar code(s) or similar coding" can no longer be used to tabulate votes, and scanners must instead contain software that tabulates votes based on the "text portion or the machine mark" on each ballot.

The Legislature failed to pass bills either pushing back the deadline to get rid of the machines or gradually replace voting machines across the state, resulting in the potential for a quick switchover to hand-marked ballots for the Nov. 3 general election.

"It's important that the Legislature do something about the QR codes," Cobb Elections board member Reginald Turner said. "Without the proper training and the proper funding it's highly unlikely that we can be successful, and I think we're opening ourselves up to risk if they don't take action and put something in place that's favorable for us."

Board member Kendall Watkins echoed the sentiment, calling for constituents to contact their legislators urging them to come up with a solution.

"It's irresponsible that the Legislature did not handle it this past session, so I would love for the public to reach to encourage them to resolve this matter," Watkins said.



Megan Jackson

Customers wait to order their meals at the Smalls Sliders grand opening on Tuesday.

SLIDERS

From A1

"You know what you get every time you come through, you slide through, a Small Sliders. And that's just a dynamite meal, a great experience, and our goal, frankly, is to make everybody's day a small bit better," he said.

During the ribbon-cutting, Moore presented a $1,000 check to honor Porch Marietta, a volunteer-led nonprofit that mobilizes neighbors to fight food insecurity through monthly food drives supporting local pantries, schools and community programs as the location's "Smalls town hero."

Liz Platner, Porch Marietta's chapter leader said the check will make a difference.

"We can buy so much food for $1,000. Our financial donations are usually quite small... $1,000 can buy snacks for two schools for a whole semester, $1,000 can buy food to feed probably all the families at one of our (food) pantries for a month. It's really an amazing help," she said.

Platner said Smalls Sliders reached out to them while they were researching local organizations working to support hunger relief.

Joyce Donatelli, who attended the grand opening, said she watched the restaurant as it was being being built and was excited to see it open.

"We saw something just yesterday about the grand opening and I was like 'We've got to go.' And I'm very pleased we did," she said. "I'm one that likes another competitor, but I'll tell you, this is 100%. I love the sauce, very good, and the waffle fries," she said.

Another grand opening attendee, Destiny Rivera, also approved.

"It's a solid 10 out of 10. I am pretty picky, not going to lie, but this definitely hits the spot," she said. "It's perfect and it's not overloaded with pickles either, so it's a really food balance," she said.

She said the shipping container design of the building made the restaurant stand out to her.

Smalls Sliders is open from 10 a.m. to 10 p.m. every day of the week.

Megan Jackson is a corps member with Report for America, a national service program that places journalists into local newsrooms.

OBITUARIES ▮ IN MEMORY

EVANS, Christopher Roy



Christopher Roy Evans, lovingly known as Chris, was born on August 22, 1963, in Marietta, Georgia, and passed away in Kennesaw, Georgia. He leaves behind a life full of love, laughter, and memories that will stay with all who knew him.

Chris was the kind of person who loved to talk to everyone—and often did. He was headstrong, full of personality, and never afraid to speak his mind, but that was part of what made him so genuine and easy to love. Whether you knew him for years or just a few minutes, he had a way of making you feel like a friend

He worked as a machinist, supervisor and coatings specialist at Lockheed Martin for more than 40 years, where he took pride in what he did. Chris believed in working hard and doing things the right way, and he carried that mindset into everything in his life.

Above all, Chris was a devoted husband, father, and grandfather. He is survived by his wife, Lisa Evans; his children, Sarah Crow, Stephanie Crawford, and Curtis Jones; and his beloved grandchildren, Brady, Dominic, Lorelai, Autumn, Bennett, Maizy, and Colton. His grandbabies were one of the greatest joys of his life. He loved being around them, watching them grow, and sharing laughter and special moments together.

Chris was a man of faith and a Christian who carried that quietly in his heart. He found joy in the simple things—spending time with family and friends, listening to music, and just enjoying life as it came.

He had a creative side and loved working with his hands. Whether it was sketching, building, finishing projects, or working on his and his brother's Triumph, he found satisfaction in creating something and seeing it through. He also enjoyed his model boat, a hobby that reflected his patience and attention to detail

More than anything, Chris will be remembered for his kindness, his conversations, and the way he made people feel. He always had something to say, a story to tell, or a moment to share—and those conversations are what so many will miss the most.

He will be deeply missed by his family, his friends, and everyone who had the chance to know him. Though he is no longer with us, the love he gave and the memories he created will live on in the hearts of those who loved him.

A funeral service will be held at 10:30 AM on Saturday, April 18, 2026, at Mayes Ward Dobbins Historic Marietta Chapel. Visitation will take place an hour prior to the service from 9:30 AM to 10:30 AM. Graveside services will follow the funeral at Mountain View Park Cemetery.

Dad, Chris, we will miss you more than words can ever express. We love you always.

MAYES WARD DOBBINS
HISTORIC MARIETTA CHAPEL

"There is only one happiness in this life, to love and be loved." — George Sand

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ONE burial plot, Mountain View Park Cemetery (off Whitlock Ave. in Marietta). $3,500 or best offer. Call 850-865-1457.

170 Public Notices

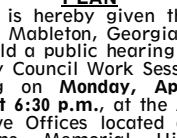
NOTICE OF PUBLIC HEARING ON PROPOSED AMENDMENTS TO THE CITY OF MABLETON, GEORGIA, URBAN REDEVELOPMENT PLAN

Notice is hereby given that the City of Mableton, Georgia (City) will hold a public hearing during its City Council Work Session occurring on **Monday, April 20, 2026, at 6:30 p.m.**, at the Administrative Offices located at 1245 Veterans Memorial Highway, Suite 20 of Hawthorne Plaza, Mableton, GA 30126. Said public hearing is being held for the purpose of hearing comments on amendments to the City of Mableton, Georgia Urban Redevelopment Plan 2024 (the Urban Redevelopment Plan). The Urban Redevelopment Plan sets forth urban redevelopment projects for the urban redevelopment areas within the City. The areas to be additionally considered under the proposed amendments to the Urban Redevelopment Plan include certain parcels within the City along and/or near Center St SW, Old Floyd Rd SW, Fontaine Rd SW, Mableton Town Sq, Church St SW, Clay Rd SW, Walker Ct, Walker Dr SW, Carol Cir SW, Peak St, US Hwy 278, Floyd Rd SW, Moss Dr, Lions Club Dr. and Glore Dr SW.
The general scope of the Urban Redevelopment Plan, as amended, will be revitalization, land acquisition, improvements and other related redevelopment activities, and to address blight and growth within the City in a manner that positively enhances neighborhoods, businesses, industries, investments, recreation and quality of life. Members of the public are invited to participate in the public hearing. A copy of the proposed amendments to the Urban Redevelopment Plan may be obtained from the City Clerk, Susan Hiott, via email at: susan.hiott@mableton.gov.

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Lost Mtn. & Macland Rd.

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4350 Wade Green Road, Kennesaw, GA 30144
1625 Old Highway 41, Kennesaw, GA 30152
7039 Mableton Pkwy SE, Mableton, GA 30126
1461 Veterans Memorial Hwy SE, Mableton, GA 30126
5350 Floyd Road, Mableton, GA 30126
695 Powder Springs Street, Marietta, GA 30064
15 Windy Hill Road, Marietta, GA 30060
3103 Roswell Road, Marietta, GA 30062
900 Whitlock Avenue NW, Marietta, GA 30064
840 Church St, Marietta, GA 30006
4410 Canton Rd, Marietta, GA30066
2466 Delk Road, Marietta, GA 30067
2337 Canton Road, Marietta, GA 30066
2732 Powder Springs Rd SW, Marietta, GA30064
3350 Dallas Hwy, Marietta, GA 30064
2491 Macland Rd SW, Marietta, GA 30064
5410 Dallas Hwy SW, Powder Springs, GA 30127
2550 Spring Road, Smyrna, GA 30080
4290 East West Connector, Smyrna, GA 30082
5191 South Cobb Drive, Smyrna, GA 30080

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City of Mableton, Georgia

Urban Redevelopment Plan 2024, As Amended

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EXECUTIVE SUMMARY

This Amended City of Mableton Urban Redevelopment Plan ("Plan") shall constitute an Urban Redevelopment Plan for the City of Mableton, Georgia (the "City") within the meaning of the "Urban Redevelopment Law," Title 36, Chapter 61 of the Official Code of Georgia Annotated, as amended. This Plan meets the requirements of O.C.G.A § 36-61- 2(24) and conforms to the general plan for the City as a whole. This Plan further considers zoning and planning changes, land use issues, maximum densities, building and development requirements, and the plan's relationship to City goals regarding suitable land uses, improved traffic and public transportation, the provision of public utilities, the creation or expansion of recreational and community facilities, and other public improvements in identified urban redevelopment areas. This Plan will assist the positive growth and development of the new Georgia City of Mableton and will promote the general welfare of the City's residents.

The steps to fulfil the requirements under the Urban Redevelopment Law:

• Define boundaries of an Urban Redevelopment Area.

• Develop a draft Urban Redevelopment Plan.

• Hold a public Hearing.

• Adopt a "Finding of Necessity", declaring that there exist pockets of blight which constitute a serious and growing menace, injurious to the public health, safety, morals, and welfare of the residents of this state.

This resolution declares that certain pockets of blight or portions thereof may require acquisition, clearance, and disposition subject to use restrictions. Additionally, this resolution declares that public money may be expended, and the power of eminent domain may be exercised for the purposes of removing blight.

• Adopt the Urban Redevelopment Plan and designate an Urban Redevelopment Agency responsible for implementation.

BACKGROUND AND PURPOSE

Certain areas within the City of Mableton meet the State of Georgia criteria for targeted urban redevelopment, as defined by the State of Georgia Urban Redevelopment Law (O.C.G.A. 36-61-1 *et seq.).* These areas present conditions of persistent deteriorating or inadequate utility, transportation, or transit infrastructure; a predominance of buildings or improvements, which by reason of dilapidation, deterioration, age, vacancy, or obsolescence are detrimental to the public

health, safety, morals, or welfare; the presence of a substantial number of vacant, deteriorated, or deteriorating structures; or a combination of such conditions. As such, the persistence of these conditions substantially impairs or arrests the sound growth of the City, detain the provisions of adequate housing accommodations, and constitutes an economic and social liability that is a menace to the public health, safety, morals, or welfare in its present condition and use.

As such, the State of Georgia enables the use of redevelopment tools through the Urban Redevelopment Law to undertake actions to improve the "public health, safety, morals and welfare" of a specifically designated and qualifying area, otherwise labeled as an Urban Redevelopment Area. In order to enact these tools, an area must be declared to be meeting certain standards for depressed or derelict conditions based upon the predominance of the physical indicators mentioned above. In addition to identifying areas that meet these conditions, an Urban Redevelopment Plan must be approved which conforms to the general plan of the City as a whole (O.C.G.A.36-61-2 (24)). This document is intended to fulfill the role of the Urban Redevelopment Plan for the Mableton Urban Redevelopment Area No. 1 ("URA Area 1"), ~~and~~ Mableton Urban Redevelopment Area No. 2 ("URA Area 2"), Mableton Urban Redevelopment Area No. 3 ("URA Area 3") and Mableton Urban Redevelopment Area No. 4 ("URA Area 4") (collectively referred to as "URA Areas 1,2, 3 and 4"), approved by the City.

This document will highlight several significant tools that could be used to begin addressing the poor environmental quality pervasive within Mableton URA Areas 1, ~~and Area~~ 2, 3 and 4 under this Plan and contribute to sustainable growth for the City as a whole.

BLIGHT

The urban redevelopment areas under this Plan "pockets of blight," which display the presence of conditions or a combination of factors that substantially impairs and arrests the sound growth of the City of Mableton.

"Pocket of blight" means an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age, or obsolescence; inadequate provision for ventilation, light, air, sanitation, or open spaces; high density of population and overcrowding; existence of conditions which endanger life or property by fire and other causes; or any combination of such factors, are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and detrimental to the public health, safety, morals, or welfare.

"Pocket of blight" also means an area which by reason of the presence of a substantial number of deteriorated or deteriorating structures; predominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; tax or special assessment delinquency exceeding the fair value of the land; the existence of conditions which endanger life or property by fire and other causes; having development impaired by airport or transportation

noise or other environmental hazards; or any combination of such factors, substantially impairs or arrests the sound growth of a municipality or county, retards the provisions of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use.

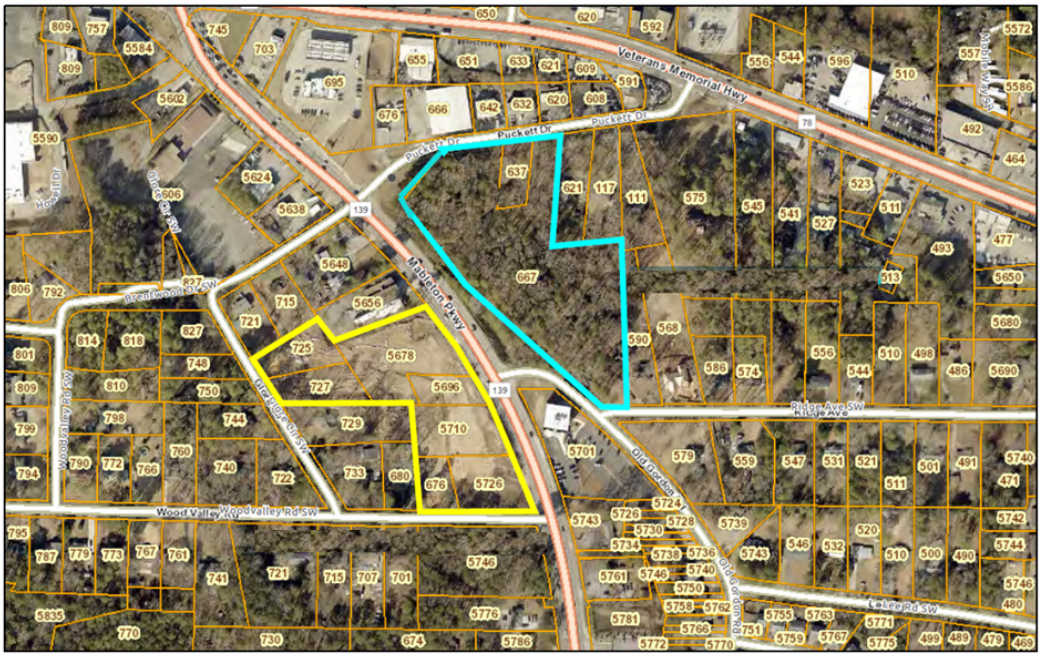
CONSISTENCY WITH OTHER CITY PLANS

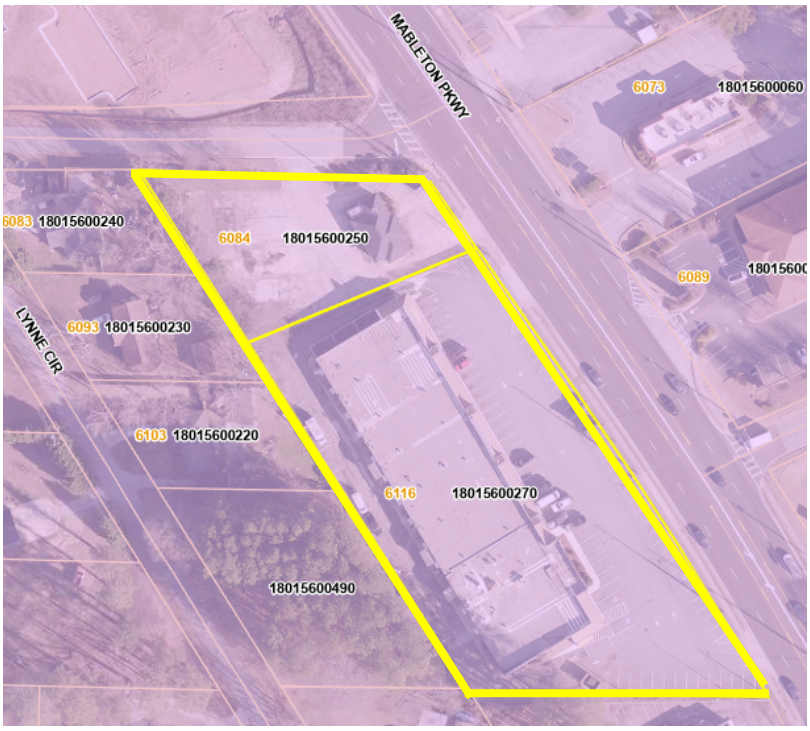
This plan is consistent with the other plans as adopted or proposed by the City regarding the City's future. A vision that included neighborhoods, businesses, industries, investments, redevelopment, recreation, and quality of life. This Plan will assist in pursuing redevelopment projects and partnerships that will support those goals.

DESCRIPTION OF URBAN REDEVELOPMENT AREAS

The Urban Redevelopment areas identified under and subject to this Plan are more fully defined below:

- **URA Area 1—Mableton Parkway and Puckett Drive**
  - Boundaries outlined in yellow and blue below
  - URA Area 1 is a mix of residential and commercial under current zoning
  - Includes tax parcels: 17003700440, 17003700450, 17003700580, 17003700400, 17003700410, 18003900010, 18003900020, 18003900030, 17003700340, 17003700330,18015600250 and 18015600270

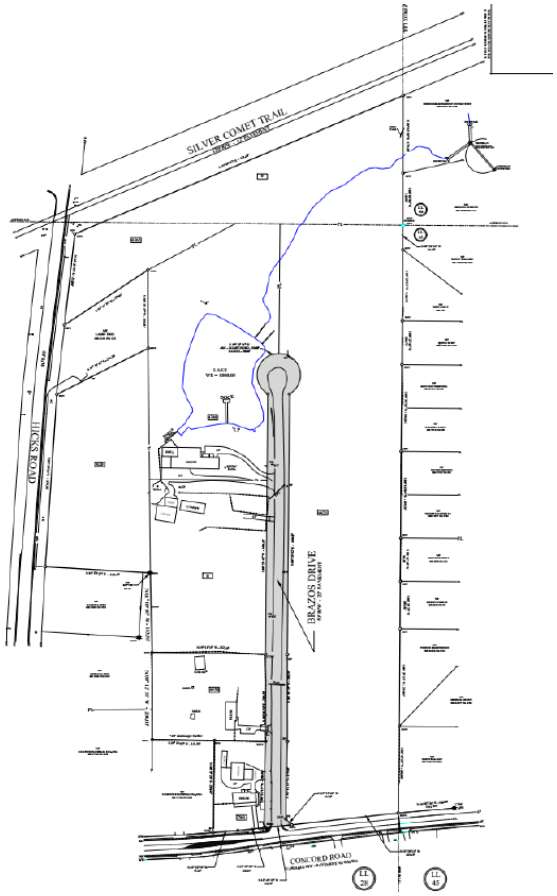

Veterans Memorial Hwy
Puckett Dr
Mableton Pkwy
Wood Valley Rd SW
Ridge Ave SW
Old Gordon Rd
Lee Rd SW
Approx. 5.87 Acres
Approx. 5.87 Acres
1:4,474
0 0.03 0.06 0.12 mi
0 0.05 0.1 0.2 km
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MABLETON PKWY
6073 18015600060
6083 18015600240
6084 18015600250
6089
LYNNE CIR
6093 18015600230
6103 18015600220
6116 18015600270
18015600490
Approx 2.281 Acres

- **URA Area 2 – Near Silver Comet Trail**
  - Boundaries outlined in orange ——— below
  - URA Area 2 is zoned Single-Family Residential District and Open Space Community Overlay
  - Consists of approximately 23.105± acres located on the south side of the Silver Comet Trail, the east side of Hicks Road, the north side of Concord Road and along Brazos Drive, in the City, as more particularly identified as tax parcels: 17002800020, 17002700050, 17002800110, 17002800120, 17002800130, 17002800180, 17002800150 and 17002800160.

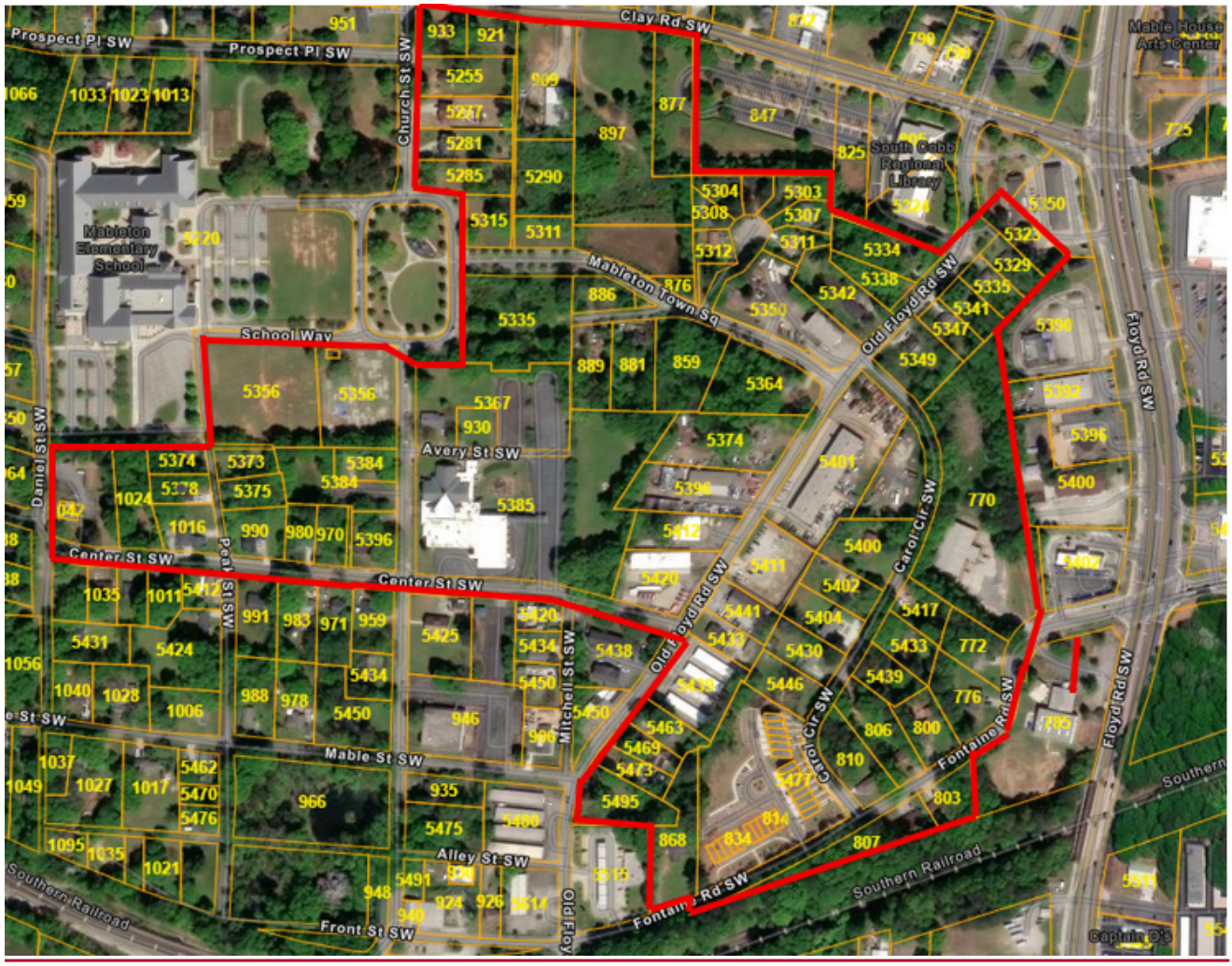






- **URA Area 3 – Near Mableton Town Square**

- Boundaries outlined in red ——— below
- URA Area 3 includes land zoned R-20, RM-12, RD, GC, NS, CF, CRC & LI
- Consists of numerous parcels located at and/or about Center St. SW, Old Floyd Rd. SW, Fontaine Rd. SW, Mableton Town Sq., Church St. SW, Clay Rd. SW, Walker Ct., Walker Dr. SW, Carol Cir. SW and Peak St., as depicted in the red outlined boundaries below:



➢ **URA Area 4 – Near Lions Club Dr.**

- Boundaries outlined in red ——— below
- URA Area 4 includes land zoned R-15, R-20, RM-12, GC, CRC, LRO, MHP/SHI & LI
- Consists of numerous parcels located at and/or about Floyd Rd. SW, Moss Dr., Lions Club Dr., US Hwy 278 and Glore Dr. SW, as depicted in the red outlined boundaries below:



NEGATIVE CONDITIONS WITHIN THE URBAN REDEVELOPMENT AREAS

URA Areas 1, 2, 3 and 4 ~~URA Area 1 and Area 2~~ have future economic potential, however, they have been determined to consist of pockets of blight that contain: underutilized commercial land and structures; unsanitary hazardous and/or unsafe conditions, deteriorated or poorly maintained housing stock; vacant and overgrowth areas; obsolescent buildings or facilities; visual blight; substandard public infrastructure, including lack of sidewalks and pedestrian amenities, lighting, open space; inefficient street layout; and fragmented, inappropriate or commercially nonviable subdivision platting or lot layout; the high land to building value makes the properties located in URA Areas 1, 2, 3 and 4 ~~URA Area 1 and Area 2~~ economically viable for redevelopment.

PHOTOGRAPHIC EVIDENCE

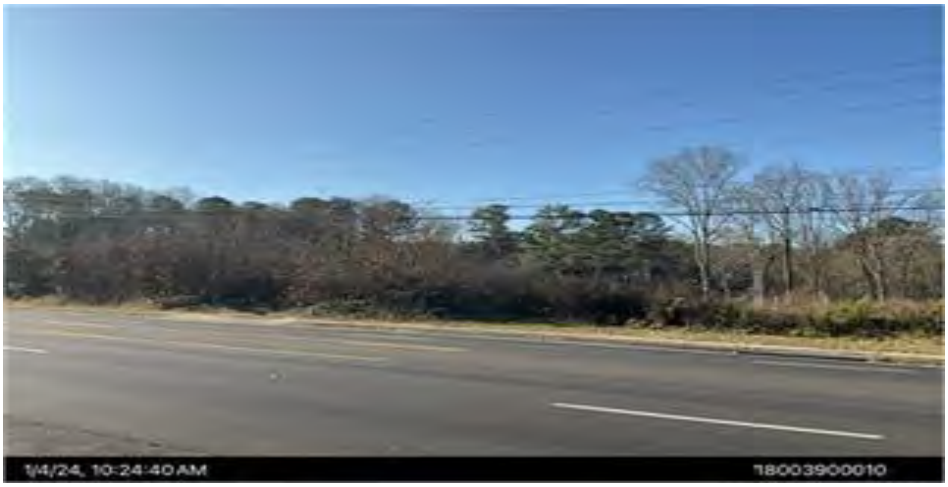
URA Area 1:




1/4/24, 10:19:50 AM
17003700330


1/4/24, 10:18:43 AM
18003900030


1/4/24, 10:22:02 AM
17003700400


1/4/24, 10:24:40 AM
18003900010


1/4/24, 10:17:59 AM
18003900020



URA Area 2:













URA Area 3:


Apr 20, 2026 at 9:32:16 AM
5364 Old Floyd Rd SW
Mableton GA 30126
United States


Apr 20, 2026 at 9:32:44 AM
5364 Old Floyd Rd SW
Mableton GA 30126
United States

URA Area 4:


2026-04-20
Glore Cir SW, Cobb County
Ofc. S. Franklin's.


Apr 20, 2026 at 9:47:58 AM
556 Veterans Memorial Hwy SW
Mableton GA 30126
United States
STOP


Apr 20, 2026 at 9:48:25 AM
556 Veterans Memorial Hwy SW
Mableton GA 30126
United States


Apr 20, 2026 at 9:55:59 AM
550 Lions Club Dr SW
Mableton GA 30126
United States

LAND USE OBJECTIVES

- Types of Uses
  - Land uses in URA Areas 1, 2, 3 and 4 ~~URA Area 1 and Area 2~~ and surrounding areas will be a mixture of commercial, residential, and mixed-use. The allowable land uses in URA Areas 1, 2, 3 and 4 ~~URA Area 1 and Area 2~~ are diverse enough to permit a wide range of commercial and residential uses.
- Building Requirements
  - The City of Mableton will utilize the building requirements and life-safety regulations that will be in effect under the City's Code.
- Zoning Changes
  - Zoning classifications in the Mableton Zoning Ordinance ("ZO") should be appropriate to drive redevelopment in the URA areas under this Plan. If zoning changes are proposed to individual parcels, or as amendments to the ZO or Zoning Map are made, those changes will conform to O.C.G.A. Title 36 Chapter 66, known as "The Zoning Procedures Law."
- Description of Parcels to be Acquired.
  - The City does anticipate acquiring certain property under this Plan for the purposes of promotion of the highest land uses consistent with the City's growth and Plan.

PLAN IMPACTS

Historic Preservation Considerations

The City of Mableton values its local history and heritage, and this Plan seeks to preserve as many historic structures as possible. No historic properties will be impacted by this Plan.

Strategy for Relocating Displaced Residents

The City has determined that the development of a relocation strategy is not necessary nor anticipated at this time.

Strategies for Access to Affordable Housing

Revitalization efforts in the Urban Redevelopment Area and surrounding area will focus on promoting mixed-use development and redevelopment in the City of Mableton.

Covenants and Restrictions to be Placed on Properties

No covenants or restrictions will be placed on properties at this time. Should circumstances arise where making use of covenants and restrictions becomes necessary, this Plan will be amended.

Strategy for Leveraging Private Resources for Redevelopment

The purpose of this Plan is to encourage private redevelopment to the greatest extent possible. Implementation of this Plan will focus on master planning efforts and funding mechanisms for necessary public infrastructure to attract increased private development. This includes local developers and community and nonprofit organizations.

Public Infrastructure to be Provided

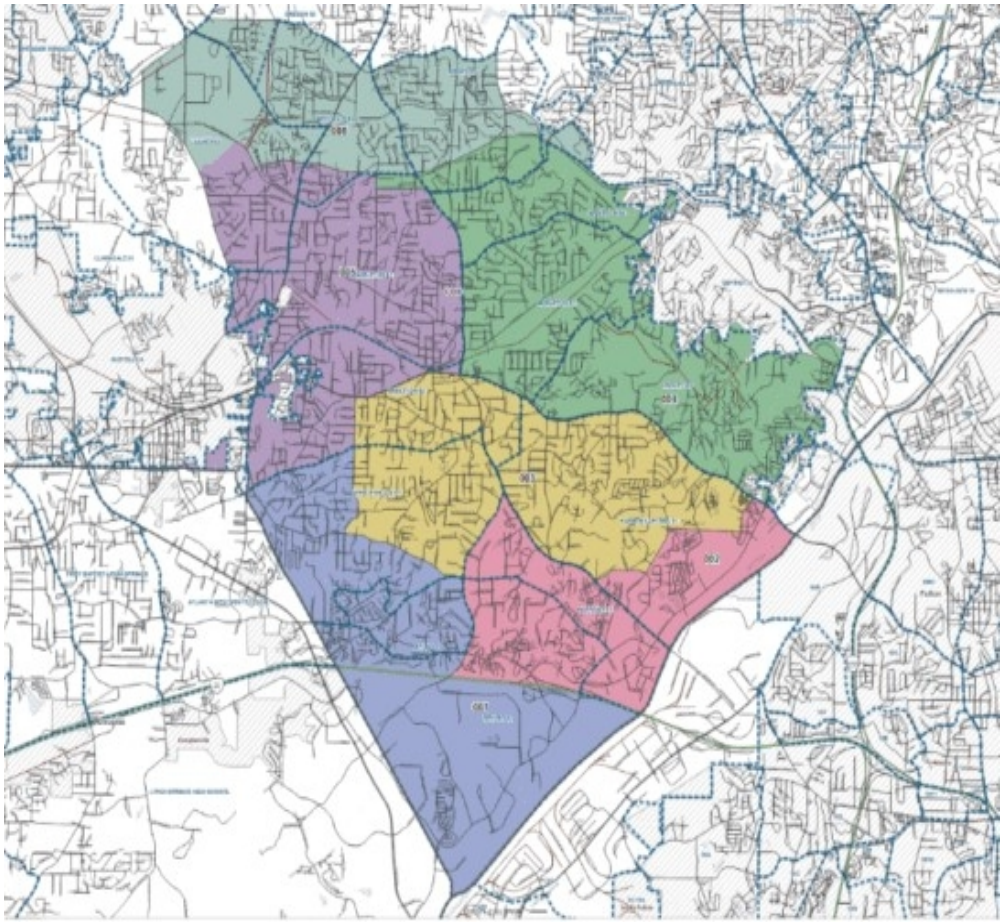
The City will work to provide the public infrastructure necessary to promote public and private redevelopment in these areas.

PROJECT SPECIFICS

To address the issues of runoff, vacant and overgrowth areas, substandard public infrastructure, and reduce pockets of blight within URA Areas 1, 2 and 3~~URA Area 1 and Area 2~~, and 4 to establish a passive pocket park and/or other recreational facilities and redevelopment opportunities within URA Areas 1, 2, 3 and 4 ~~URA Area 1 and Area 2~~ that will promote further positive development within the City of Mableton.

CITY MAP

City of Mableton, Georgia



AGENDA ITEM MEMORANDUM

MEETING OF: April 22, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: First Read - An Ordinance Amending Article 5, Finance, of Chapter 2, Administration, of the City of Mableton Code of Ordinances and for Other Lawful Purposes - Finance Director Karen Ellis

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:
1. ORD 2026-04-XX Chapter 2 Finance Policies Amendments Rev. 4.15.12 (agenda copy)
2. ASM - Finance Policy Amendments

STATE OF GEORGIA **ORD 2026-04-**
COBB COUNTY
CITY OF MABLETON

AN ORDINANCE AMENDING ARTICLE 5, FINANCE, OF CHAPTER 2, ADMINISTRATION, OF THE CITY CODE OF ORDINANCES AND FOR OTHER LAWFUL PURPOSES

WHEREAS, the City of Mableton ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia;

WHEREAS, the duly elected governing authority of the City is the Mayor and Council ("City Council") thereof;

WHEREAS, the City Council is authorized by the city Charter Sec. 1.13 and O.C.G.A. § 36-35-3 to adopt ordinances relating to its operations, affairs and local government;

WHEREAS, the City Council desires through this Ordinance to update certain sections within Chapter 2, Administration, Article 5, Finance, of the City Code of Ordinances; and

WHEREAS, the City Council finds this Ordinance to be in the bests interest of the health, safety and welfare of the City.

IT IS HEREBY ORDAINED by the governing authority of the City of Mableton as follows:

Section 1. Section 2.5.2 of Chapter 2, Administration, Article 5, Finance, of the City Code of Ordinances is hereby amended to read as follows:

Sec. 2.5.2 Fiscal year and budget calendar.

The fiscal year for the city shall commence on July 1 and end on June 30 of each following year. The city manager shall submit to the city council ~~at least two months prior to the start of the city's~~on or before a date fixed by the city council but not later than 30 days prior to the beginning of each fiscal year a budget message and a budget report, accompanied by a draft of the recommended appropriations ordinance, in a form and manner as may be prescribed by ordinance, which shall provide for the appropriation of the funds necessary to operate all the various departments, and to meet the current expenses of the city for the next fiscal year.

Section 2. Section 2.5.4 of Chapter 2, Administration, Article 5, Finance, of the City Code of Ordinances is hereby amended to read as follows:

Sec. 2.5.4 Budget Ordinances

(a) Each municipal appropriations ordinance, now in force or hereafter adopted with all amendments as are adopted from time to time, shall continue in force and effect for the next fiscal year after adoption and it shall then expire except for any mandatory appropriations required to meet contractual obligations or the continued appropriation and authorization of state or federal grants.

(b) The budget ordinance shall make appropriations in such sums as the city council may deem sufficient, whether those sums are the same as those presented in the city manager's proposed budget. The budget ordinance ~~or resolution~~ shall be adopted at a public meeting which shall be advertised in accordance with the procedures set forth in Chapter 81 of Title 36 of the Official Code of Georgia Annotated.

(c) The city council may adopt supplementary appropriations as set forth in this ordinance.

(1) In addition to the appropriations made by the municipal appropriations ordinance and amendments thereto, the city council may make additional appropriations by an affirmative vote in favor of an ordinance making such a change. Such ordinance shall be known as supplementary appropriations ordinances, provided no supplementary appropriation shall be made unless there is an unappropriated surplus in the city treasury or the revenue necessary to pay the appropriation has been collected into the general fund of the city treasury as provided by law.

(2) In no event shall a supplementary appropriations ordinance continue in force and effect beyond the expiration of the municipal appropriations ordinance in effect when the supplementary appropriations ordinance was adopted and approved.

Section 3. Section 2.5.5 of Chapter 2, Administration, Article 5, Finance, of the City Code of Ordinances is hereby amended to read as follows:

Sec. 2.5.5 Municipal fund balance.

(a) The city shall maintain a prudent level of financial resources to protect against financial disruptions of the city and to provide services in the case of temporary revenue shortfalls, unpredicted one-time expenditures, natural disasters, or emergencies and to maintain sufficient working capital and cash flow to always meet current financial needs.

(b) The City's definition of fund balance for its governmental fund types will conform to generally accepted accounting principles (GAAP) as applicable to governments, including all relevant Government Accounting Standards Board (GASB). For the purposes of this Ordinance, and in accordance with GASB 54, the following terms shall be defined as follows:

(1) *Assigned* - financial resources whose use is restricted by management based on the intended use of those resources per the city council of the City.

(2) *Committed* - financial resources whose use is restricted by action of the city council which will remain binding unless removed in the same matter creating the restriction.

(3) *No spendable* - financial resources that will never convert to cash, that will not convert to cash soon enough to affect the current period, or that must be maintained intact pursuant to legal or contractual requirements.

(4) *Restricted* - financial resources that are subject to externally enforceable legal

restrictions such as debt covenants, federal or state grant requirements, private donors/contributors, or other governmental entities.

(5) *Unassigned* - any residual net resources available after consideration of designation of no spendable, restricted, committed or assigned fund balance.

(c) The city's general fund may maintain all components of fund balance.

(d) The lowest level of fund balance classification for the city's special revenue funds will be committed fund balance. The committed fund balance will be used first when paying expenses, unless the expense is for purchases which were listed as being used from restricted fund balance classification.

(e) The lowest level of fund balance classification for the city's capital project funds will be assigned fund balance for the funding of specific projects. An assigned fund balance will be spent first unless the expenditure(s) is tied to a restricted fund balance amount. Once a project is completed, any fund balance remaining will be transferred back to the fund(s) which was the original funding source.

(f) Debt service funds will only classify fund balances as not spendable or restricted. When debt expenses are paid, the city will use restricted fund balance first. All debt services funds will maintain a fund balance at a level to retire the debt. Once all debt is retired, or the fund balance is sufficient to retire all remaining debt, any remaining fund balance will be transferred to other city funds or projects as directed by the city council.

(g) During the transition period, the city will maintain a balanced budget, and thereafter, it shall maintain as an ending unassigned fund balance for its general fund of at least ~~two and one-half~~three (~~2½~~3) months of its prior fiscal year's actual amounts budgetary basis operating expenditures of its general fund, as reflected in the city's most recent annual audit report's statement of "Budgetary Comparison Schedule - General Fund." If governmental accounting standards change, which eliminates the inclusion of the "Budgetary Comparison Schedule - General Fund", a statement of similar nature should be used in its place.

(1) If the general fund's unassigned fund balance falls below the minimum targeted level as defined in this policy, the city council shall approve and adopt a plan to restore the general fund's unassigned fund balance to its target level within a twenty-four (24) month period. If, due to severe financial hardship of the City, the general fund's unassigned fund balance cannot be restored within this period, the city council shall establish a different period.

(2) Any general fund's unassigned fund balances which exceed the minimum level established by this policy may be appropriated by the city council for non-recurring capital projects, equipment, or other operating uses.

(3) The city council shall avoid the appropriation of general fund unassigned fund balance for recurring operating or capital expenditures unless there is some extraordinary, non-recurring event which would require the appropriation to meet the needs of the citizenry or an emergency.

(h) The city shall classify its enterprise funds' net assets as Restricted, Unrestricted or Invested in Capital Assets. The city's Unrestricted Net Assets of all its enterprise funds should be sufficient to cover operating expenses and infrastructure replacements. Unrestricted Net Assets will be spent first unless the expense was for a restricted asset.

Section 4. Section 2.5.12 of Chapter 2, Administration, Article 5, Finance, of the City Code of Ordinances is hereby amended to read as follows:

Sec. 2.5.12 Operational Guidelines.

The following guidelines address the classification and use of fund balance in governmental funds:

(1) *Classifying fund balance amounts.* Fund balance classifications depict the nature of the net resources that are reported in a governmental fund. An individual governmental fund may include non-spendable resources and amounts that are restricted, committed, or assigned, or any combination of those classifications. The general fund may also include an unassigned amount.

(2) *Encumbrance reporting.* Encumbering amounts for specific purposes for which resources have already been restricted, committed, or assigned should not result in separate displays of encumbered amounts. Encumbered amounts for specific purposes for which amounts have not been previously restricted, committed or assigned, will be classified as committed or assigned, as appropriate, based on the definitions and criteria set forth in GASB Statement No. 54.

(3) *Prioritization of fund balance use.* When an expenditure is incurred for purposes for which both restricted and unrestricted (committed, assigned, or unassigned) amounts are available, it shall be the policy of the city to consider restricted amounts to have been reduced first. When an expenditure is incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used, it shall be the policy of the city that the committed amounts would be reduced first, followed by assigned amounts and then unassigned amounts.

(4) *Minimum unassigned fund balance.* Except during the transition period, the city will maintain a minimum unassigned fund balance in its general fund of 25 percent of the subsequent year's budgeted expenditures. This minimum fund balance is to protect against cash flow shortfalls related to timing of projected revenue receipts and to maintain a budget stabilization commitment.

(5) *Replenishing deficiencies.* When the fund balance falls below the minimum of ~~12~~ 25 percent, the city will replenish shortages/deficiencies using the budget strategies and timeframes described below:

(a) The city will reduce recurring expenditures to eliminate any structural deficit; or

(b) The city will increase revenues or pursue other fund sources; or

(c) A combination of the two options above.

(d) Minimum fund balance deficiencies shall be replenished within the following time

periods:

(i) A deficiency resulting in a minimum fund balance between ~~12~~ 25 percent and ~~10~~ 20 percent of the subsequent year's budgeted expenditures shall be replenished over a period not to exceed one year.

(ii) A deficiency resulting in a minimum fund balance between ~~10~~ 20 percent and ~~six~~ 10 percent of the subsequent year's budgeted expenditures shall be replenished over a period not to exceed three years.

(6) *Surplus fund balance*. Fund balance will be considered a surplus if over 25 percent of the subsequent year's budgeted expenditures. Should unassigned fund balance of the general fund ever exceed 25 percent, the city will consider such fund balance surpluses for one-time expenditures that are nonrecurring in nature.

****

Section 5. 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 or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. No section, paragraph, sentence 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 6. 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 7. The effective date of this Ordinance shall be its date of adoption otherwise by the City Charter, state and/or federal law. In the event that any effective date herein is determined by a Court of law to be invalid, said effective date shall instead be the earliest date allowed by law.

SO ORDAINED this _____ day of _____, 2026.

ATTEST: CITY OF MABLETON, GEORGIA:

_____ _____

Susan D. Hiott, City Clerk Dr. Michael Owens, Mayor

APPROVAL AS TO FORM:

_____

Emilia Walker-Ashby, City Attorney

AGENDA STAFF MEMO

TO: Honorable Mayor and City Council Members
FROM: Karen Ellis, Finance Director
DATE: Submitted on April 15, 2026 for the April 22, 2026, Regular City Council Meeting

AGENDA ITEM: Approval of an Ordinance to Amend the Financial Management Policy.

SUMMARY:

On April 10, 2024, the City of Mableton adopted Ordinance 2024-04-01 to implement a Financial Management Policy to serve as a foundation for long- and short-term range planning,
facilitate decision making and provide direction to the city council and operational staff for handling the city's day-to-day financial business.

The following outlines two changes being recommended to update this policy.

1. ***Section 2.5.2 Fiscal year and budget calendar***: This section calls for an annual budget to be proposed "at least two months prior to the start of the city's fiscal year" which conflicts with the Charter. This has been updated to reflect the wording in the Charter.
2. ***Section 2.5.4 Budget ordinances:*** In (g) of this section, policy provides for a general fund unassigned fund balance of at least 2 ½ months of prior fiscal year actual or budgetary expenditures. This has been amended to reflect 3 months, or 25 percent, as a minimum targeted level.
3. ***Section 2.5.5 Municipal fund balance:*** In (b) of this section, policy states "The budget ordinance or resolution shall be adopted at a public meeting which shall be advertised in accordance with the procedures set forth in Chapter 81 of Title 36 of the Official Code of Georgia Annotated". This conflicts with the Charter and has been amended to reflect budget adoption through ordinance only.
4. ***Section 2.5.12 Operational guidelines***: Throughout this section, the initial recommended fund balance is referenced. This has been updated to align with the adjustment made in Section 2.5.15.

FUNDING AND FINANCIAL IMPACT:

None.

RECOMMENDATION:
Staff recommends approval of the amended Financial Management Policy.

REVIEW & APPROVALS:

Financial Review: Karen Ellis, Finance Director – April 15, 2026
Legal Review: Emilia Walker-Ashby, City Attorney – April 15, 2026
Concurrent Review: William Tanks, City Manager – April 15, 2026

ATTACHMENT(S):

Ordinance Amending the Financial Management Policy

AGENDA ITEM MEMORANDUM

MEETING OF: April 22, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: First Read - An Ordinance Approving the City of Mableton Procurement Policy and for Other Lawful Purposes - Finance Director Karen Ellis

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:
1. ASM - Procurement Policy
2. Mableton_Purchasing_Policy_2026
3. ORD 2026-04-XX Approval of Procurement Policy Rev. 4.15.26 (staff copy with track changes)

AGENDA STAFF MEMO

TO: Honorable Mayor and City Council Members
FROM: Karen Ellis, Finance Director
DATE: Submitted on April 15, 2026, for the April 22, 2026, Regular City Council Meeting

AGENDA ITEM: Approval of an Ordinance to Approve a Procurement Policy, First Read.

SUMMARY:

Per Section 6.32 of the City's Charter, the proposed Procurement Policy prescribes the procedures for a centralized purchasing system as part of the Finance Department's role to provide a Financial Management Program.

FUNDING AND FINANCIAL IMPACT:

None.

RECOMMENDATION:

Staff recommends approval of the attached Procurement Policy. This unified policy will enhance compliance, reduce audit risk, and create procedural consistency across City departments.

REVIEW & APPROVALS:

Financial Review: Karen Ellis, Finance Director –
Legal Review: Emilia Walker-Ashby, City Attorney –
Concurrent Review: William Tanks, City Manager –

ATTACHMENT(S):

Procurement Policy

City of Mableton Procurement Policy

FINANCIAL MANAGEMENT PROGRAM

Developed under the Authority of the City Council by the Finance Department, and approved by ordinance on _____

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I. INTRODUCTION

A. Purpose and Objectives

The purpose of this policy is to formally establish the City's position concerning purchasing authority and responsibilities. It is intended to clarify the roles, responsibilities, and procedural requirements associated with the City's procurement functions. This document will define the scope of departmental participation in the procurement process, delineate purchasing procedures, and outline the control measures necessary to ensure compliance, transparency, and accountability. Additionally, it will provide guidance on proper recordkeeping practices and requires written confirmation of all purchases to maintain documentation integrity.

This policy is intended to support and clarify the provisions set forth in the City's Ordinance. It is not intended to conflict with or supersede any part of the ordinance, but rather to provide operational direction in alignment with its intent. This policy reflects the City's commitment to distinguishing between the identification of need, which rests with the user department, and the procurement authority, which resides with the designated centralized purchasing function under the direction of the City Manager or their designee. All purchases must follow established procedures, including written confirmation and accurate recordkeeping to ensure regulatory and audit compliance.

It is the policy of the City of Mableton to:

- Stimulate open and competitive procurement among qualified vendors and contractors.
- Conduct all purchasing activities in a fair, transparent, and impartial manner.
- Secure competitive quotes and bids in accordance with City Ordinances and Georgia State Law.
- Ensure that purchasing decisions are based on appropriate quality, conformance to specifications, and best overall value to the City.
- Uphold the highest standards of ethical conduct, public accountability, and stewardship of taxpayer funds.

All City employees involved in the procurement process shall perform their duties in accordance with this policy and the procedures contained in this Manual, thereby supporting the City's operational, fiscal, and legal obligations. This Policy supersedes any and all prior purchasing manuals, policies, or procedures. Any purchasing matter not specifically addressed herein shall be resolved by the City Manager or designee, with appropriate reference to the Code of Ordinances, and legal counsel from the City Attorney.

B. Ethical Standards in Procurement

To maintain public trust, each person involved in the procurement process must adhere to the highest standard of ethics and avoid any appearance that their actions are motivated by private or personal interest. Actions such as the acceptance of gratuities or kickback are expressly prohibited. Unethical actions by employees or vendors will not be tolerated. As a guideline for the City's procurement activities, the National Institute of Governmental Purchasing (NIGP) Code of Ethics and NIGP's Guidelines to the Code of Ethics are included in the Appendix.

The following ethical principles shall govern the conduct of all City employees engaged in the procurement process.

- Consider the best interest of the City in all procurement transactions.
- Purchase without prejudice, seeking to obtain the best value for each tax dollar expenditure in accordance with the required quality standards.
- Subscribe to and demonstrate honesty and truth in purchasing and avoid all forms of conflicts of interest, as well as the appearance of such conflicts of interest.
- Avoid all unethical practices and the appearance of any unethical practices, including the improper or unlawful attempt to influence the outcome of the procurement process.

City employees found in violation of one or more of the ethical standards set forth in this Policy will face disciplinary action pursuant to established policy/procedures.

C. Definitions

- **Account Number:** The tracking number for specific goods and services assigned by the Finance Department and used in the financial software to track charges made on a Purchase Order and/or contract against the budgeted amount and tied to the General Ledger.
- **Best and Final Offer (BAFO)**: After initial proposals are reviewed, shortlisted vendors may be invited to submit a BAFO, meaning they refine pricing, terms, or scope. This is common in negotiated procurements and government contracting.
- **Bid Requisition Form:** Prior to a Bid going out to the public, a Requisition is required for budgeted items and must be completed by the operating department, approved by the Department Head, CFO/Finance Director, City Manager, and then sent to the Purchasing Department which will assign a bid number and schedule the bid process.
- **Certificate of Insurance (COI):** Document issued by an insurance company validating that a company

or corporation is insured by their company, has the required coverage levels and names the City as Additional Insured.

- **Change Order:** A written alteration that is issued to modify or amend a contract or purchase order and requires approval. A request which directs the contractor to amend the contracted scope of work or specifications.
- **Contract:** A written agreement authorized by the Council, which shall be signed and authorized by the Mayor on behalf of the City of Mableton, as dictated by City ordinances sections 6.31, 6.32 and 8.18, with one or more parties for the performance of some specified thing. The term "Contract" shall be synonymous with "Agreement."
- **Contractor / Supplier /Vendor:** Any individual, company, corporation, partnership, sole proprietorship, or other legal entity that sells goods, materials, equipment, or supplies to the City of Mableton; a collective term for manufacturer, distributor, wholesaler, retailer, and contractor when referring to all as a group.
- **Cooperative Purchasing:** An action taken when two or more entities combine their requirements to obtain advantages of volume purchases including administrative savings and other benefits.
- **Emergency Procurement:** This is the procurement of goods or services on an emergency basis outside the normal procurement procedure due to unforeseen events or circumstances that threaten the public health, welfare, and/or safety or potential loss of an essential service. The City Manager must approve all emergency purchases. If the amount exceeds $50,000, the City Council must ratify the purchase at their next regularly scheduled meeting.
- **Good Faith:** Acting to meet the intent of a contract, agreement, or purchase order even when not specifically described in the agreement.
- **Gratuity:** Gifts, payment, loans, advances, deposits of money or services, etc. promised by a supplier for preferential treatment or creating an expectation of preferential treatment. Gifts and gratuities shall not constitute items which are expressly excluded from being gifts or gratuities under O.C.G.A. § 45-10-3 and O.C.G.A. § 16-10-2.
- **Invitation for Bid (IFB):** A method of procurement used by City departments to solicit bids for the supply of goods and/or services. Awards made pursuant to an IFB are given to the most responsive and responsible bidder meeting all specifications and with the most reasonable costs.
- **Invitation to Bid (ITB):** A request by Purchasing which is sent to suppliers along with a description of the commodity or services needed and which requires supplier response with price and other information. Evaluation and recommendation for the award should be based on the ITB that best meets price, quality, delivery, service, past performance, and reliability of both the vendor and the product. These transactions may or may not be subject to the Sealed Bid process and further negotiations are usually unnecessary.

- **Notice of Award (NOA):** Written confirmation of an award by the City to a successful bidder, stating the amount of the award, the award date, and when the contract (if applicable) will be signed. It may also contain a notice to proceed. Award and bid tabulation information is also posted on the City's website.
- **Notice of Intent to Award (NOIA):** An Intent to award to a contractor pursuant to Mayor and Council approval and not a binding commitment. Any vendor who objects to this intent to award must file a formal protest in writing within ten (10) calendar days of this notice (by deadline date) in accordance with the protest procedure. If the tenth day falls on a weekend or holiday, the protest period extends to the next business day. No contract will be executed (and no services should begin) until the protest period elapses and any protest is resolved, and until final approval by the governing authority with the City of Mableton.
- **Piggyback (Piggyback Cooperatives):** A form of intergovernmental cooperative purchasing in which an entity will be extended the pricing and terms of a contract entered by another governmental entity.
- **Procurement:** The purchase, rental, lease, or other acquisition of supplies, services, or construction. It also includes such related activities as selecting and soliciting sources; preparing, awarding, and administering contracts; and ordering inventoried supplies.
- **Procurement Official**: The City's Finance Director is the principal purchasing official of the City. Where applicable, Procurement Official will also refer to his/her designee.
- **Professional Services:** Services that involve specialized education, knowledge, labor, judgment, and skill which are predominantly mental or intellectual (as opposed to physical or manual) in nature. Professional services typically require professional licensing such as architects, auditors, engineers, etc. The Procurement Official makes the final determination of services that are classified as professional services.
- **Protest:** A formal, written objection raised by a bidder, proposer, or other interested party concerning solicitation process.
- **Public Works Construction Contracts:** Pursuant to O.C.G.A. 36-91-2 Definitions - "Public works construction" means the building, altering, repairing, improving, or demolishing of any public structure or building or other public improvements of any kind to any public real property other than those projects covered by Chapter 4 of Title 32 of O.C.G.A. Such term does not include the routine operation, repair, or maintenance of existing structures, buildings, or real property.
- **Purchasing Agent:** The individual responsible for executing procurement transactions on behalf of the City, working within established procurement policies and guidelines, sourcing and acquiring goods, materials, and services.
- **Purchase Order:** A contract document including payment terms and conditions generated via the City's Financial System to document the transactions between the City and a Supplier. Purchase Orders will

also be used to control the payment to contractors for work performance under a formal contract.

- **Purchase Requisition:** The first step in the purchasing process of all goods and services regardless of price. Purchase Requisitions are created in the financial software, routed electronically to department heads for approval and then are converted to Purchase Orders by the Procurement Official or other finance department employees.
- **Request for Information (RFI):** A quasi-formal method for soliciting information from vendors who have knowledge or information about an industry, product, or service, not intended to result in a contract but designed to allow for the collection of industry information that may be used to determine if an RFQ or RFP method is appropriate.
- **Request for Proposal (RFP):** An RFP is a competitive method of procurement whereby vendors are asked to submit proposals for the supply of goods and/or services in a format which allows for the consideration of factors in addition to the price in the evaluation and award process. This method is used when it is determined by the City that the use of competitive sealed bidding is not practicable or advantageous.
- **Request for Qualifications (RFQ):** A formal request to obtain qualifications of vendors and offers of price and plans for managing a project. This process is used when the expertise of the bidders is relied on to develop a solution for the city and value-for-money will be the primary deciding factor in the bid award. These transactions are subject to the Sealed Bid process and allow for negotiations in certain areas (scope) of the proposal following the bid opening.
- **Responsible Vendor**: A vendor who has the capability in all respects to fulfill the contract requirements and the experience, integrity, perseverance, reliability, capacity, facilities, equipment, and credit which will ensure good faith performance.
- **Responsive Vendor:** A vendor who has submitted an ITB/RFP (or any derivation thereof) which conforms in all material respects with all requirements, specifications, terms, and conditions contained therein.
- **Sales to Employees:** To avoid any appearance of impropriety in the disposition program, it will be the City's policy to prohibit the direct sale of surplus property to any City employee, official, or agent. This policy does not prohibit any City employee, official or agent from extending an offer at a public auction or in the form of a sealed bid.
- **Scope of Project:** The work required by the original contract documents and any subsequent change orders required or appropriate to accomplish the intent of the project as described in the bid documents.
- **Scope of Work:** The work that is required by the contract documents.
- **Single Source:** A vendor demonstrating a unique knowledge, skill, and/or performance required to ensure successful consultation, implementation, installation, maintenance, etc. of a requested good/service as an integral component of existing City infrastructure, equipment, and/or operations.

- **Sole Source:** Only one vendor possesses the unique and singularly available capability to provide the goods/services.
- **Statewide Contract**: State approved vendors that have already been vetted a conditional approved price for the entire state.
- **User Department:** The department which has the authority and responsibility for determining the need for goods/services, their related specifications, delivery dates, etc. The user department is responsible for ensuring their procurement is consistent with, and in support of, their budget prior to committing funds.

D. Authority

The final authority for this document and all present and future standards/procedures for purchasing and expenditure of public funds shall reside with the Mayor and the City Council for the City of Mableton. The Mayor and City Council are empowered by the Charter and Code of Ordinances of the City of Mableton (sec. 6.32) to prescribe procedures for a system of centralized purchasing for the City and are empowered to amend these standards/procedures for the purchasing and expense of public funds, by ordinances, should they deem necessary.

E. Application of Federal and State Law

It is intended that this Policy shall conform to all applicable provisions of the laws of the United States and State of Georgia, and the provisions hereof shall be so construed wherever possible. In the event any portion of this Policy shall be declared invalid for its failure to conform to state or federal law, such invalidity shall not affect the remaining portions hereof. Notwithstanding any other provision of this Policy, the City may enter into any contract, follow any procedure, or take any action that is otherwise at variance with this Policy if necessary or convenient to receiving funds from the government of the United States, State of Georgia, or other governmental/public entities.

F. Equal Opportunity

The City of Mableton hereby gives public notice that it is the policy of the City to assure full compliance with Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987, and related statues and regulations in all programs and activities. It is our policy that no person in the United States of America shall, on the grounds of race, color, national origin, sex, age, or disability be excluded from the participation in, be denied the benefits of or be otherwise subjected to discrimination under any of our programs or activities.

G. Public Access to Procurement Information

Interested persons shall have access to information regarding City procurement transactions in

accordance with City policy and the Georgia Open Records Act, O.C.G.A. §50-18-70, et seq.

H. Unauthorized Purchases

No purchases of materials, supplies, equipment, or services shall be made in the name of the City or one of its departments, except such as required for official use by the City or one of its departments. Purchases in the name of the City or a department for personal use by an individual or for any purpose other than official use are prohibited, and no City funds will be expended or advanced, therefore.

II. STAFF RESPONSIBILITIES

Successful purchasing for the City of Mableton requires the active cooperation of all departments. A clear understanding of departmental duties and responsibilities is necessary if this cooperative effort is to be effective.

A. Authority and Duties of the Procurement Official

1. The Procurement Official shall have the authority and duty as provided throughout this Policy including, but not limited to, the following:

a. Administer procurement of goods/services in accordance with applicable law;

b. Establish operating procedures to guide procurement functions pursuant to applicable law;

c. Maintain purchasing data sources (e.g., bidder lists, supplier lists, sole source lists, etc.);

d. Monitor and create procurement activity reports as requested by the City (e.g., City Council Purchase Order report);

e. Maintain records which support the City's procurement actions/decisions (e.g., requisition justification, evaluation committee notes, etc.);

f. Execute requisitions, purchase orders, and change orders;

g. Require bonds, insurance, and other forms of protection (as applicable) for the City in the process of procuring goods/services; and

h. Terminate/reject procurements for goods/services, when, in the opinion of the Procurement Official, it is in the City's best interest to do so and allowable under law. This includes termination for breach of contract or anticipated breach of contract (including after contract execution).

2. The procedures established by the Procurement Official shall provide sufficient competition to ensure that the goods/services being procured represent the best value to the City. Such procedures and processes require advanced planning, as well as the preparation and maintenance of written records which adequately document quotations/bids/proposals obtained, properly account for the funds expended, and facilitate an audit of the purchases made.

B. Duties of the User Department

1. The User Department has responsibilities as provided throughout this Policy including, but not limited to, the following:

a. Need determination: The user department is responsible for determining the need for the goods/services and for providing appropriate documentation and justification, including initiating a purchase requisition (if applicable).

b. Funding determination: The user department is responsible for ensuring budget is available and that their procurement is consistent with, and in support of, their budget prior to committing funds. Specific account numbers and project numbers (if applicable) must be in all applicable procurement documentation (e.g., ITB/RFP requests).

c. Specification determination: The user department is responsible for determining the specifications/scope-of-work (e.g., quantity, quality, dimensions, duration, and all other necessary specifications) of the goods/services to be procured. Specifications should be determined by the user department. Use of targeted vendor specifications reduces the competitive procurement of goods/services and is not in the best interest of the City.

d. Procurement documentation: Depending on the dollar amount of the items to be purchased, the user department will gather phone, email, fax, or written quotations, or work with the Procurement Official to create an ITB/RFP (or any derivation thereof).

e. Approval process: The user department is tasked with obtaining appropriate approvals, based on the procurement threshold and in accordance with procedures established by the Procurement Official, up to and including the creation and presentation of an agenda item to the City Council if applicable.

III. COMPETITIVE PROCUREMENT

All acquisitions or purchases made by any City Department shall be based on competitive bidding whenever practical. Except in circumstances set forth by this policy or any other City policy, or pursuant to applicable law, or as determined to be in the best interest of the City by the Mayor and City Council, all contracts should result from a competitive process. Department Managers/Directors may select a vendor taking into consideration cost, quality, performance, delivery/pickup time, and convenience to the work site. Ordering departments have the responsibility to ensure that all purchases are fair and reasonably priced. Using a source that the ordering department knows will result in a considerably higher price than other available sources is prohibited.

Purchase Amount	Procurement Method(s)	Minimum Quotes	Approval Authority
$2,500 or less	Procurement Card, Invoice	0	Department Director
$2,500.01 - $20,000	Purchase Order	3	Department Director, Procurement Official
$20,000.01 - $50,000	Purchase Order	3	Department Director, Procurement Official, Mayor or City Manager

A. Informal Procurement up to $2,500

All Department Managers/Directors or their designees (purchasing agents) who require purchases up to $2,500 may solicit quotes from appropriate suppliers of the items needed. The following guidelines should be considered before making a commitment:

1. There is no requirement to obtain more than one (1) quote; however, an attempt to obtain prices from other competent suppliers is encouraged. Quotes for small purchases may be written, emailed, or faxed. Backup should be submitted to the Finance Department once all applicable processing parameters have been fulfilled.
2. The Procurement Official is tasked with establishing procurement card single/max transaction limits and creating procedures for the processing of procurement card transactions, requisitions, purchase orders, change orders, and payment requests.
3. The Procurement Official can authorize the use of Procurement Cards for targeted purchases in excess of $2,500 upon written justification that: (1) no other feasible payment options exist (e.g. vendor will not accept a purchase order; vendor will not invoice; etc.); (2) delays associated with other payment methods (e.g. purchase order process) would have a detrimental effect; and/or (3) the City can realize savings

through early payment discounts, rebates, etc.

4. The department director shall ensure that sufficient funds exist in the budget to acquire goods and/or service prior to committing to a Purchase.

B. Informal Procurement above $2,500

Purchases from $2,500.01 - $50,000 – All Department Manager/Directors or their designees (purchasing agents) who require purchases between $2,500.01 and $50,000 shall solicit validated quotes from at least three (3) qualified vendors/contractors. The department director/manager will document the quotes for review. Purchases above $20,000 require approval from the Mayor or City Manager. At the Mayor or City Manager's discretion, this amount may be lowered (but not increased) without Council's approval either citywide or for specific staff based on experience and performance.

1. The user department may collect written, emailed, or faxed price quotes. Quotes should include (at a minimum) the following: the name, address, and contact information of the business submitting the quote, the date and amount of each quotation, quantity and a description of the goods/services being procured. Additionally, quotes that do not expressly provide an expiration date are assumed to expire in 45 days from the date of issuance.

2. Goods/Services (excluding professional services): The user department will recommend the responsive and responsible vendor that can provide the procurement for the lowest quoted cost while meeting all aspects of the required specifications. When applicable, the quotes should be structured to include best value principles (e.g., include support/maintenance to determine the total cost of ownership as opposed to simply acquisition costs).

3. Professional Services: The user department will recommend the responsive and responsible vendor that can provide the procurement for the best value while meeting all aspects of the required specifications. The user department is tasked with determining the evaluation criteria (e.g., work history, references, professional staff, etc.), of which cost is one component, in advance of soliciting the quotes/proposals.

4. Backup should be submitted to the Finance Department once all applicable processing parameters have been fulfilled.

5. The Procurement Official is tasked with creating procedures for the processing of requisitions, purchase orders, change orders, and payment requests.

C. Formal Procurement

Purchases estimated to exceed $50,000 in value must be made through a formal procurement process (e.g., ITB, RFP, or any derivation thereof), cooperative purchasing agreement, existing unit-price/on-call contract, or other method allowed under this Policy. The Procurement Official shall make the determination of the method of procurement. Once the procurement process is complete, it is the user department's responsibility to prepare an agenda item and make the presentation to the City Council to obtain approval for contract award.

1. Invitation to Bid (ITB) or any derivation thereof

a. Conditions of Use. Solicitation of formal sealed bids is used when:

i. The proposed procurement exceeds $50,000,

ii. Precise specifications of the needed goods/services are known and can be described in an ITB; and

iii. Price is the primary basis of award. When applicable, the ITB should be structured to include best value principles (e.g., include support/maintenance to determine the total cost of ownership as opposed to simply acquisition costs).

b. Content. The ITB shall state, or incorporate by reference, all specifications, proposed contractual terms and conditions, performance and/or payment bond requirements, and other information applicable to the procurement.

c. Advertisements/Public Notice. Advertisements/public notice of the ITB shall be given in accordance with law and to maximize competition as appropriate.

d. Pre-bid Conference. A pre-bid conference to explain the procurement requirements may be held at the discretion of the Procurement Official and the user department.

e. Modification or Clarification. The terms of an ITB may be modified or clarified through a written addendum issued by the Procurement Official. Addenda will be posted to the City website and provided to known bidders (e.g., bidders registered through a pre-bid conference). Each bidder shall acknowledge receipt of all addenda in writing.

f. Receipt of Bids. No bid shall be eligible for consideration unless it is placed in a sealed envelope or package and received by the City by the date, time, and location specified in the ITB. All bids received will be stamped with the date and time and secured until the designated opening time. A bid delivered late shall not be eligible for consideration by the City and shall be (a) returned

unopened to the bidder (at bidder's expense) or (b) destroyed (if directed to do so by the bidder).

g. **Bid Opening**. Bids shall be opened publicly in the presence of one or more witnesses at the time and place designated in the ITB. After opening each bid, the bidder's name and bid amount shall be recorded. Such bid records shall be open to public inspection, including being posted on the city website, as provided by law.

h. **Bid Correction.** If an error is discovered prior to the opening, the bidder can submit a corrected bid. The corrected bid should be clearly marked that it supersedes the bid originally submitted. If an obvious clerical error is discovered after the bid has been opened, the bidder may submit a letter to the Procurement Official within two business days of opening requesting that the error be corrected. The letter must be on company letterhead and signed by an individual authorized to legally bind the firm. The bidder must present clear and convincing evidence that an unintentional error was made. The Procurement Official will review the correction request, and a judgment will be made. Modifications to opened bids for reasons other than obvious clerical errors are not permitted.

i. **Bid Withdrawal**. A bidder requesting to withdraw their bid prior to the ITB due date may submit a letter to the Procurement Official requesting to withdraw. The letter must be on company letterhead and signed by an individual authorized to legally bind the firm. A bidder requesting to withdraw after the bid has been opened will be required to submit a letter with documented facts supporting the reason for withdrawal within two business days of the opening. The letter must be on company letterhead and signed by an individual authorized to legally bind the firm. The bidder must present clear and convincing evidence that an unintentional error was made. The Procurement Official will review the withdrawal request, and a judgment will be made. Generally, bid withdrawal after bids are opened for reasons other than obvious clerical errors is not permitted.

j. **Modification of Specifications after Bid Opening.** The City reserves the right to negotiate with the lowest responsive and responsible bidder after the bids have been opened and before an award is made in an effort to make sure that the specifications and the budget have been met. This will allow staff to add or delete parts for equipment or value-engineer a project if in the City's best interest.

k. **Selection of Bidder**. The award is made to the lowest responsive and responsible bidder, based on the criteria (e.g., specifications, scope of work, etc.) set forth in the ITB. When applicable, the ITB should be structured to include best value principles to determine the total cost of ownership as opposed to simply acquisition costs). The user department is tasked with preparing an agenda item and making the presentation to the City Council to obtain approval for contract award.

l. **Notice of Selection**. The Procurement Official shall notify the selected bidder in writing of their contract award under the ITB.

m. **Rejection of Bids**. The Procurement Official may terminate/reject any and all bids if it is in the best interest of the City to do so and allowable by law.

n. **Disqualification of Bids.** The following types of bids shall be disqualified for consideration:

   i. The bid arrives after the set time of submittal; and

   ii. The bid is incomplete in any material aspect as determined by the Procurement Official (e.g., found non-responsive)

o. **Waiver of Irregularities**. The Procurement Official shall have the authority to waive all nonmaterial irregularities on any and all bids except timeliness and signature requirements. Nonmaterial irregularities are those irregularities which do not affect price and/or competition.

p. **Tie Bids**. A tie bid exists when two or more bidders offer, at identical prices, goods/services that meet all specifications, terms, and conditions.

   Bids received from two or more vendors, which are identical and meet the requirement of the bid specifications shall, in most instances, be awarded on the following basis:

   i. Past performance of the bidders;

   ii. Earliest delivery date;

   iii. Closest proximity to delivery site (e.g., in the event of ongoing services/maintenance);

   iv. Discount terms;

   v. Warranty terms;

   vi. Any other factors which affect the bid;

   vii. Flip of a coin (if all other factors are equal).

q. **Re-bids**. To ensure sufficient competition for any procurement, a minimum of three bids is preferred. If less than three bids are received, the Procurement Official will make a determination on the necessity of rebidding based on the circumstances surrounding the bid responses and the feasibility/practicality of rebidding. Sealed bids designate a specific due date and time, are publicly opened, and prices read at the time and place designated in the IFB/ITB. Bidding time will be set to provide bidders with a reasonable time to prepare their bids. A minimum of seven (7) days shall be provided unless a shorter time is deemed necessary as determined by the City Manager, except when a longer period is required by state law. Adequate notice of the solicitation must be given at

a reasonable time before the date set forth in it for the opening of bids. Notice shall include publication in a newspaper of general circulation as deemed necessary by the City Manager or state law. After the bids are evaluated, a Notice of Award and/or Purchase Order is issued to the most responsive and responsible bidder meeting all specifications and with whom the City has reached an agreement on all contract terms and conditions. It should be noted that the contract award would not be to the bidder with the lowest cost if the City determines that the low-cost bidder is not in the City's best interest, except when required by state law.

2. **Request for Proposals (RFP) or any derivation thereof**

   a. **Conditions of Use.** Solicitation of formal sealed bids is used when:

      i. The proposed procurement exceeds $50,000;

      ii. A need can be identified, outlined, and the user department desires to utilize the expertise of proposers in arriving at a solution;

      iii. The need or solution is fairly detailed or complex;

      iv. The need or solution involves services or a combination of goods/ services;

      v. Specifications of the project or item cannot be clearly defined;

      vi. The skills, expertise, or technical capability of the proposer will be evaluated;

      vii. Factors other than lowest price will be considered when determining whether to make an award. Best value is determined by the combination of criteria or factors, of which price may only be one component; and

      viii. Price negotiation is desired

   b. **Content.** The RFP shall provide a statement of need or problem description for which proposed solutions are sought. Such RFP may include specifications, scope of work, and proposed contractual terms and conditions to which a proposer must respond. The RFP may encourage the proposal of alternative specifications, scope of work, and proposed contractual terms/conditions, if such alternatives are proposed as the best method of meeting the stated need or solving the stated problem. An RFP may include a request for qualifications (RFQ) or may be preceded by a request for information (RFI).

   c. **Advertisements/Public Notice.** Advertisements/public notice of the RFP shall be given in accordance with law and to maximize competition as appropriate.

d. **Evaluation Committee.** If appropriate because of the scope or technical difficulty of the procurement, an evaluation committee may be used. Such determination, as well as the composition of the committee, shall be made by the Procurement Official with the advice of the user department director.

e. **Pre-proposal Conference**. A pre-proposal conference to explain the procurement requirements may be held at the option of the Procurement Official and the user department.

f. **Modification or Clarification.** The terms of an RFP may be modified or clarified through a written addendum issued by the Procurement Official. Addenda will be posted to the City website and provided to known proposers (e.g., proposers registered through a pre-proposal conference). Each proposer shall acknowledge receipt of all addenda in writing.

g. **Receipt of Proposals.** No proposal shall be eligible for consideration unless it is placed in a sealed envelope or package and received by the City by the date, time, and location specified in the RFP. All proposals received will be stamped with the date and time and secured until the designated opening time. A proposal delivered late shall not be eligible for consideration by the City and shall be (a) returned unopened to the proposer (at proposer's expense) or (b) destroyed (if directed to do so by the proposer).

h. **Proposal Opening.** No proposal shall be opened until the time designated in the public notice of the RFP. A record of each proposal shall be prepared containing identification of the RFP and name of each proposer. Such requests for proposal record shall be open to public inspection, including being posted on the City website, as provided by law.

i. **Proposal Correction.** If an error is discovered prior to the opening, the proposer can submit a corrected proposal. The corrected proposal should be clearly marked that it supersedes the proposal originally submitted. If an obvious clerical error is discovered after the proposal has been opened, the proposer may submit a letter to the Procurement Official within two business days of opening, requesting that the error be corrected. The letter must be on company letterhead and signed by an individual authorized to legally bind the firm. The proposer must present clear and convincing evidence that an unintentional error was made. The Procurement Official will review the correction request, and a judgment will be made. Modifications to opened proposals for reasons other than obvious clerical errors are not permitted.

j. **Proposal Withdrawal.** A proposer requesting to withdraw their proposal prior to the RFP due date and time may submit a letter to the Procurement Official requesting to withdraw. The letter must be on

company letterhead and signed by an individual authorized to legally bind the firm. A proposer requesting to withdraw after the proposal has been opened will be required to submit a letter with documented facts supporting the reason for withdrawal within two business days of the opening. The letter must be on company letterhead and signed by an individual authorized to legally bind the firm. The proposer must present clear and convincing evidence that an unintentional error was made. The Procurement Official will review the withdrawal request, and a judgment will be made. Proposal withdrawals after proposal due date/time for reasons other than obvious clerical errors are not permitted.

k. **Selection of Proposer.** The user department director and the Procurement Official, after considering the recommendation of the evaluation committee, if applicable, shall select the proposal that is determined to provide the best value to the City. Such selection shall be based on the content of the proposal along with the following criteria:

    i. The proposer's capacity to perform in terms of facilities, personnel, and financial viability;

    ii. The skill, experience, performance, and reliability demonstrated by the proposer in performing contracts of a similar nature;

    iii. The adherence to the scope of work/specifications; and

    iv. The content of the proposal.

l. **Contract Negotiations.** Upon recommendation of the Procurement Official, user department director, and evaluation committee (if applicable), contract negotiations shall commence with the proposer. If fair and reasonable compensation, contract requirements, and contract documents can be agreed upon, the user department will prepare an agenda item and make a presentation to the City Council to obtain approval for contract award.

    If contract terms cannot be agreed upon, the Procurement Official shall advise the proposer in writing of the termination of negotiations. After termination, negotiations may be conducted with such other proposer determined to be in the City's best interest (the "alternate proposer"). If contract terms can be agreed upon with the alternate proposer, the user department will prepare an agenda item and make a presentation to the City Council to obtain approval for contract award.

m. **Notice of Selection.** The Procurement Official shall notify the selected proposer in writing of their contract award under the RFP.

n. **Rejection of Proposals.** The Procurement Official may terminate/reject any and all proposals if it is

in the best interest of the City to do so and allowable by law.

o. **Disqualification of Proposals.** The following types of proposals shall be disqualified for consideration:

   i. The proposal arrives after the set time of submittal; and

   ii. The proposal is incomplete in any material aspect as determined by the Procurement Official (e.g., found non-responsive).

p. **Waiver of Irregularities.** The Procurement Official shall have the authority to waive all nonmaterial irregularities on any and all proposals except timeliness and signature requirements. Nonmaterial irregularities are those irregularities.

q. **Reissue.** To ensure the best value for any procurement, a minimum of three proposals is preferred. If less than three proposals are received, the Procurement Official will make a determination on the necessity of reissuing the RFP based on the circumstances surrounding the responses and the feasibility/practicality of reissuing the RFP.

D. Cancellation of Formal Procurements

An ITB, RFP, or other procurement solicitation may be canceled, or any or all bids or proposals may be rejected in whole or in part as may be specified in the solicitation, when determined by the Procurement Official to be in the City's best interest. The reasons for cancellation or rejection shall be made part of the procurement file. Each ITB, RFP, or other procurement solicitation shall be subject to the following conditions.

1. The ITB/RFP may be canceled;
2. Any ITB/RFP may be rejected in whole, or in part;
3. Any action taken by the City in response to an ITB/RFP shall be made without any liability or obligation on the part of the City or its employees;
4. The selection, failure, or refusal to make a selection pursuant to an ITB/RFP shall be made without any liability or obligation on the part of the City or its employees;
5. Any termination of selection, withdrawal, or cancellation of an ITB/RFP, either before or after selection of a bidder/proposer, shall be made without any liability or obligation on the part of the City or its employees;
6. The City, in its sole discretion, reserves the right to determine the eligibility for selection of any party or parties submitting bids/proposals in response to any ITB/RFP;
7. All costs incurred in preparing or responding to an ITB/RFP are the sole responsibility of the responding

party; and

8. The City and the party responding to an ITB/RFP will be contractually bound only if and when a written contract is fully executed.

E. Vendor Preference (Local Vendor)

It is the policy of the City to invest in the local community when appropriate through securing goods/services from local businesses at competitive pricing and terms. This section provides the framework to encourage local businesses to compete for City business for procurements solicited under a Formal Procurement process (Section III(B)) with a maximum contract value of $500,000.00.

1. Invitation to Bid (ITB) or any derivation thereof

    a. This section applies to bids whereby the lowest responsive and responsible bidder is a Non-Mableton Vendor.

        i. A Mableton Vendor will be given preference in contract award if their responsive and responsible bid is within three percent (3.00%) of the lowest responsive and responsible bid.

        ii. If multiple Mableton Vendors are within three percent (3.00%) of the lowest responsive and responsible bid, then contract award will go to the Mableton Vendor with the lowest responsive and responsible bid.

2. Request for Proposals or any derivation thereof

    a. Mableton Vendor preference of three percent (3.00%), or equivalent unit of measure, shall be provided as an evaluation criterion.

3. Exceptions

    a. Formal solicitations with a contract value exceeding $500,000.

    b. Public Works Construction Projects totaling $100,000 and greater (O.C.G.A. Chapter 91 of Title 36);

    c. Sole Source, Single Source, Name Brand, and Cooperative Purchasing Agreements;

    d. Federal or State law prohibits the use of local preference;

    e. The work is funded in whole or part by a governmental entity that prohibits the use of local preference;

    f. The Mableton Vendor is either non-responsive or non-responsible;

    g. All bids submitted exceed the budget amount and supplemental funding is not available;

h. Emergency purchases; and

i. The Procurement Official, City Manager, Mayor and/or City Council may exempt any formal solicitation from the Mableton Vendor preference.

F. Cooperative Procurement – The Procurement Official may participate in, sponsor, conduct or administer a cooperative purchasing agreement for procurement (e.g., US Communities, National Cooperative Purchasing Alliance, National Joint Powers Alliance, etc.) including "piggybacking" on governmental (e.g., local, state, national, etc.) and authority (e.g., utility authorities, development authorities, etc.) contracts. Cooperative purchasing agreements assist local government in reducing the cost of purchased goods and services through pooling the purchasing power of multiple public agencies. Due to the nature of cooperative purchasing agreements, competition has been established so additional quotes, bids, or proposals are not required. However, approval requirements based on the procurement dollar amount are still in effect.

G. Other Procurement Methods - The Procurement Official may use other procurement methods determined to be in the city's best interest. Such methods may include, but are not limited to, request for qualifications (RFQ), requests for information (RFI), invitation to negotiate (ITN), invitation to participate (ITP), and request for letter of interest (RFLI).

H. Emergency Procurement - The bid procedures outlined in this manual may be waived under emergency conditions. An emergency is defined as follows (unless and subsequently defined by ordinance):

A situation requiring the purchase and immediate use of a service or product without which the health, safety, and welfare of employees or citizens could be seriously jeopardized. Examples of such products or services include the following but not limited to emergency repairs to a generator required for maintenance of public services. If an emergency exists, the City Manager is authorized to obtain equipment or service, as necessary. As soon as it is practical afterwards, the Mayor and Council will be fully informed and approve of the expenditure.

An emergency or condition will be determined by the City Manager along with the input of the Department Head. Once approved the goods, items or equipment will be purchased and a receipt obtained. The receipt and necessary paperwork will be forwarded to the City Manager on the next business day.

I. Additional Approvals

Dependent on the nature of the procurement, additional authorizations may be required prior to initiation of the procurement process.

1. For any fleet purchases of new or replacement vehicles, the Purchasing Official, in the absence of a citywide Fleet Manager, shall review and approve any such procurements to verify that it is consistent with the fleet replacement schedule and the City's strategic goals;

2. For technology compliance approval, the Information Technology Director will review and approve any technology related procurements involving the City's technology for verification of compatibility with existing equipment and consistency with the City's strategic goals. Technology related procurements include software that resides on the City's network and hardware that utilizes the City's network (e.g., cellphones, smartphones, tablets, printers, desktops, and laptop computers, etc.); and

3. For grant administration compliance, the Grants Administrator will review and approve any grant related procurements.

J. Change Orders, Modifications and Amendments – All of the City's contracts contains terms and conditions that must be met in order to change any provision of the contract. In order to be binding on the City and the contractor, they must be approved by Council (if the original contract was Council approved or if the change order raises the amount of the contract above the limits of the City Manager's authority), in writing, and executed by both parties. A contractor that proceeds with changed work without a change order, modification and amendments does so at its own risk. All Change Orders, Modifications and Amendments will follow the City's purchasing thresholds approval process.

All change order requests shall be accompanied by a description and justification and will be reviewed by the Procurement Official for appropriateness including ensuring approval thresholds are not being subverted. The following change order thresholds are cumulative over the life of the contract/procurement:

Informal Procurements		
Original Purchase Order/Contract	**Cumulative Increase in Original Purchase Order/Contract**	**Approval Authority**
$2,500.00 to $50,000.00	≤ 10.00% of original PO/Contract	Department Director, Procurement Official
$2,500.00 to $50,000.00	≥ 10.01% of original PO/Contract	Department Director, Procurement Official, Mayor or City Manager

Formal Procurements		
Original Purchase Order/Contract	**Cumulative Increase in Original Purchase Order/Contract**	**Approval Authority**
$50,000.01 or greater	≤ 10.00% of original PO/Contract	Department Director, Procurement Official
$50,000.01 or greater	≥ 10.01% of original PO/Contract	City Council

***Exceptions*:** In cases of emergency purchases where change orders are unavoidable, the department must notify the Procurement Official within 24 hours and submit a retroactive change order for review and ratification.

K. Original Equipment Manufacturer Purchases – Competitive bids are not required for purchases when the purchase is made from the original equipment manufacturer (OEM) and other sources are not available. Purchasing will document the purchase by indicating "OEM Purchase" on the purchase requisition. Purchasing will encourage the consideration of "like" or "similar" products by notifying the operating department of product availability. The operating department will evaluate the additional source of supply and the product's acceptability prior to purchasing. Approval is required by Mayor and Council for purchases over $50,000. It should be noted on the purchase requisition that the purchase is from an original manufacturer.

L. Used Equipment Purchases – New equipment is preferred to be over used equipment. Under certain circumstances the purchase of used equipment is desirable, such as, but not limited to:

1. When price is of prime importance and the difference in cost between new and used is significant.
2. Where equipment will be used infrequently, for a limited time, for training or for auxiliary operations.
3. When quicker delivery is essential.

The requested Department should provide the following information:

1. A detailed description of the item to include the manufacturer's name, model, serial number, and whether it is used, reconditioned, or a demonstrator.
2. The price offered by the supplier.
3. Justification for purchasing used equipment as opposed to new (i.e., budget constraints, items no longer manufactured, designed for a specific purpose, rarely used, etc.)
4. Whether the equipment has been thoroughly examined and what year it was manufactured along with its present condition.
5. Guarantees and warranties offered by the supplier.

6. Price of equipment if purchased new.
7. Requestor's opinion on how the purchase best serves the interest of the City of Mableton.

M. Grants and Donations - Periodically, the City may be given public or private grants and donations from sources such as the federal government, state government, private corporations, foundations, etc. These funding sources often include restrictive stipulations and may dictate the procurement process and methodology that the City is to follow for contract award. Notwithstanding any other provision of this Policy, the City may enter into any contract, follow any procedure, or take any action that is otherwise at variance with this Policy if necessary or convenient to receiving funds from the government of the United States, State of Georgia, other governmental/public and private entities.

N. Technology

Procurement activities for the City should be automated whenever it is in the City's best interest.

1. Electronic ITB/RFP or any derivation thereof

a. ***Electronic public notice allowed***. As an alternative to the public notices required, the Procurement Official may electronically distribute an ITB/RFP or other procurement solicitations. The Procurement Official may limit such electronic distribution to firms electronically registered with the City; and

b. ***Use of private contractor.*** If appropriate, the Procurement Official may contract with a private firm to manage the vendor registration process, bid lists, distribution of procurement documents, and master agreement catalogs.

2. Electronic submissions

a. ***Electronic submissions.*** The Procurement Official may receive procurement submissions electronically if the ITB/RFP or other procurement solicitation includes permission for such electronic submission;

b. ***Digital signatures***. To assure the validity of procurement submissions received electronically, the Procurement Official may require vendors to adopt signature standards established by the State, the National Institute of Government Purchasing, or other recognized national organization; and

c. ***Public records***. All procurement submissions received electronically shall be a public record and shall be made available to the public as provided by law.

O. Protests

1. Right to protest. Any bidder or proposer who is aggrieved in connection with an ITB/RFP or other solicitation may protest such procurement.

2. Procedure. A protest must be made in writing and shall state the reason for the protest. It shall be submitted to the Finance Director within seven calendar days of the first date that the aggrieved party

knew or should have known of the facts giving rise to the protest. The Finance Director shall review the protest and issue a written decision as soon as practical after such a review is completed. The Finance Director's decision may be appealed in writing to City Council within seven calendar days after the date of the Finance Director's written decision. The decision of the City Council shall be final.

3. **Stay of procurement during protest**. Procurement, which is the subject of a timely protest, shall be stayed until a final decision by the Finance Director (or City Council, if appealed). The Procurement Official shall not proceed further with the ITB/RFP or other procurement solicitation which is the subject of the protest until all administrative remedies have been exhausted and a final decision has been rendered. If the Mayor makes a written determination that the execution of a contract without delay is necessary to protect substantial interests of the City, this provision shall not apply to the procurement which is the subject of the protest.

IV. NON-COMPETITIVE PROCUREMENT

A. Exceptions

The following items may be procured without competitive selection, and the Procurement Official is authorized to execute the resulting transaction (e.g., procurement card transaction, direct payment, or purchase order) and subsequent change orders (if any).

1. Water, sewer, electrical, telephone (land line only; does not include cellular), gas, and other utility services where competition is not available;
2. Dues and memberships in trade or professional organizations;
3. Job-related seminars and training, whether provided through an outside organization or by the City for in-house training, including facilities and amenities needed for such training;
4. Hospitality services and expenses including hotel accommodations;
5. Travel including car rentals;
6. Subscriptions for periodicals;
7. Postage;
8. Advertisements (e.g., legal ads, special event ads, etc.);
9. Recreational service providers (e.g., recreation instructors);
10. Artists, artistic services including graphic design, music ensembles (bands), and other entertainment providers;
11. Licensed food and catering vendors;
12. Entertainment venues (e.g., theme parks for recreation camps);
13. Vehicle and equipment repair;
14. Licensed computer software and associated support/maintenance;
15. Copyrighted materials not available from multiple sources;
16. Medical services;
17. Appraisal services;
18. Title insurance and Title Abstracts for real property;
19. Services required by proprietary ownership and original equipment manufacturers such as maintenance contracts;
20. Services or commodities provided by other governmental agencies; and
21. The following professional services whereby qualifications are the overriding determinate for selection, including:
    a. Legal services including bond counsel;
    b. Court reporter services;

c. Insurance policies competitively procured through the City's insurance broker; and

d. Lobby services. The Mayor, City Manager, and the Finance Director may select a person to provide lobbying services on behalf of the City without competitive selection.

B. Sole/Single Source

Upon receipt of sufficient justification from the user department and subsequent research to corroborate the request, a contract may be awarded or a purchase made without competition when the City determines that there is only one source for the required products, supply services, or construction items. The Procurement Official shall conduct negotiations as appropriate, as to the price, delivery, and terms to determine reasonableness of price. The determination will be limited to a specific timeframe and/or project and will be effective for no more than three fiscal years (initial year is the fiscal year of approval; expiration occurs on June 30th of the third fiscal year). After 3 fiscal years, the user department will submit a written request for the determination to be reevaluated by the City Attorney. The Finance Department will maintain a listing of each contractor's name, the amount and type of each contract, and a listing of the item(s) procured under each purchase order or contract listing of sole source and single source vendors.

Once a vendor has been deemed sole source or single source, a user department may procure goods or services from this vendor without the need for quotes, ITBs, or RFPs. Unlike procurement exceptions (Section IV[A]), sole source and single source procurements are subject to the approval authority (i.e., signature requirements) set forth under Section III(A)(B)(C)(J).

V. MANAGEMENT OF CITY ASSETS

Pursuant to O.C.G.A. §50-5-51, §50-5-140 and §50-5-141, the treatment of the City's assets shall be conducted by the following guidelines.

A. Property Definitions

1. *Real Property* – Assets or property that includes land and buildings, and anything affixed to the land. All real estate acquisition activities shall conform to applicable federal, O.C.G.A § 36-80-18 and O.C.G.A § 36-60-13 and local laws and regulations and shall be subject to the provisions of the City Code of Ethics. All real estate transactions shall be formally approved by the City Council in a public meeting prior to the City entering a sales contract.
2. *Appraisals* – For any piece of real estate for which a sales contract has been signed, the City will conduct at least one appraisal by an independent third-party who holds the MAI membership designation with the Appraisal Institute.
3. *Land Acquisition Procurement Process* – City staff will investigate and identify properties for purchase that meet an approved plan or strategy. Furthermore, land purchased with a specific funding source will only be used for such purposes anticipated and/or authorized. City Council and City staff shall maintain the confidentiality of potential and on-going real estate acquisitions and related information during this process.
4. *Personal Property* – Any fixed or movable tangible property used for operations, the benefits of which extend beyond one year from the date of acquisition. Essentially, personal property refers to any item that is owned by the City and is not real estate, regardless of acquisition cost or method

B. Surplus and Disposal of Assets

1. Excess, Surplus, and Obsolete Materials
   - Surplus property is non-consumable property that the City no longer requires.
   - It shall be the duty of the user to report all excess, surplus, or obsolete materials to the Purchasing Office. The Purchasing Official will then examine alternatives as to the most advantageous disposition of the items. Items could be refurbished or reconditioned, transferred, traded in on new equipment, or sold by auction or sealed bid.
2. Scrap, Surplus and Salvage Assets
   - These are non-capital assets, or those which had an original acquisition cost below $10,000. These items now have limited value and are no longer needed by the City. Department heads can decide to dispose of these assets but must first notify the Purchasing and Finance Departments. These items will be disposed of by the same methods as above, including recycling, with the approval of the City Manager.

3. Transfer - The most gainful method for managing an item no longer needed by a department is to transfer it to another department that has a use for the item.
4. Trade-In - In replacing obsolete equipment, it is sometimes advantageous to trade-in the old equipment. The invitation for bids on the replacement item should call for bid prices with or without trade-in and provide that the award may be made either way.

C. Sale of Assets

1. Sale - Excess, surplus, and obsolete items not transferred will be consolidated and offered for sale by auction or by sealed bid method. The consolidated list will be submitted to the City Manager or their designee for approval before an auction or sealed bid is organized. The property offered for sale will be on an "AS IS/WHERE IS" basis. The sale will be given public notice. Sealed bids will be opened at the time and place announced with the City retaining the right to reject any and all bids.
2. Sales to Employees - To reduce opportunities for deception and to help avoid any appearances of impropriety in the disposition program, it will be the policy to prohibit the direct sale of surplus property to any City employee. This policy does not prohibit City employees from extending an offer at a public auction or in the form of a sealed bid.
3. Allocation of Proceeds - Proceeds from the sale of excess or surplus property generally will go into the fund where the purchase was made.

VI. SPECIAL AREAS OF CONSIDERATION

A. Sustainability and Environmentally Preferable Purchasing

The City of Mableton is committed to sustainability, responsible stewardship, and environmentally sound practices in all areas of procurement. In accordance with Georgia Code § 50-5-60 and guidance from the Georgia Environmental Protection Division, the City will give preference to environmentally preferable products and services when quality, functionality, price, and availability are comparable to non-preferred alternatives.

Environmentally preferable products are those that have a reduced impact on human health and the environment across their life cycle from raw material acquisition and production to use and disposal.

These may include, but are not limited to:

- Energy- and water-efficient equipment
- Products made with recycled, recyclable, or bio-based materials
- Items with minimal packaging or packaging made from recycled content
- Non-toxic or low-emission cleaning and maintenance products
- Sustainably sourced and certified products (Energy Star, Green Seal preferred)

  City departments and Procurement will utilize life-cycle cost analysis (LCCA) when evaluating bids or proposals to determine the total cost of ownership, factoring in maintenance, disposal, and environmental impact. Vendors may be required to submit documentation verifying environmental attributes or third-party certifications.

This policy reinforces the City of Mableton's commitment to long-term sustainability, public health, and environmental quality. It is the City's expectation that suppliers and contractors will support this effort by offering environmentally responsible options and reducing their ecological footprint in the delivery of goods and services. By adopting these practices, the City of Mableton will:

- Demonstrate leadership in environmental responsibility.
- Promote the use of green procurement standards.
- Comply with relevant state and federal sustainable purchasing mandates.
- Support the local economy through the procurement of green goods and services, when feasible.

NIGP Code of Ethics

The Institute believes, and it is a condition of membership, that the following ethical principles should govern the conduct of every person employed by a public sector procurement or materials management organization:

- Seeks or accepts a position as head (or employee) only when fully in accord with the professional principles applicable thereto and when confident of possessing the qualifications to serve under those principles to the advantage of the employing organization.
- Believes in the dignity and worth of the service rendered by the organization, and the societal responsibilities assumed as a trusted public servant.
- Is governed by the highest ideals of honor and integrity in all public and personal relationships in order to merit the respect and inspire the confidence of the organization and the public being served.
- Believes that personal aggrandizement or personal profit obtained through misuse of public or personal relationships is dishonest and not tolerable.
- Identifies and eliminates participation of any individual in operational situations where a conflict of interest may be involved.
- Believes that members of the Institute and its staff should at no time, or under any circumstances, accept directly or indirectly, gifts, gratuities, or other things of value from suppliers, which might influence or appear to influence purchasing decisions.
- Keeps the governmental organization informed, through appropriate channels, on problems and progress of applicable operations by emphasizing the importance of the facts.
- Resists encroachment on control of personnel in order to preserve integrity as a professional manager.
- Handles all personnel matters on a merit basis, and in compliance with applicable laws prohibiting discrimination in employment on the basis of politics, religion, color, national origin, disability, gender, age, pregnancy and other protected characteristics.
- Seeks or dispenses no personal favors. Handles each administrative problem objectively and empathetically, without discrimination.
- Subscribes to and supports the professional aims and objectives of the National Institute of Governmental Purchasing, Inc.

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APPENDIX B

GUIDELINES TO THE NIGP CODE OF ETHICS

RESPONSIBILITY TO YOUR EMPLOYER

- Follow the lawful instructions or laws of the employer
- Understand the authority granted by the employer
- Avoid activities which would compromise or give the perception of compromising the best interest of the employer
- Reduce the potential for any charges of preferential treatment by actively promoting the concept of competition
- Obtain the maximum benefit for funds spent as agents for the employer

CONFLICT OF INTEREST

- Avoid any private or professional activity that would create a conflict between your personal interest and the interests of your employer
- Avoid engaging in personal business with any company that is a supplier to your employer
- Avoid lending money to or borrowing money from any supplier

PERCEPTION

- Avoid the appearance of unethical or compromising practices in relationships, actions and communications
- Avoid business relationships with personal friends. Request a reassignment if the situation arises
- Avoid noticeable displays of affection, which may give an impression of impropriety
- Avoid holding business meetings with suppliers outside the office. When such meetings do occur, the meeting location should be carefully chosen so as not to be perceived as inappropriate by other persons in the business community or your peers.

GRATUITIES

- Never solicit or accept money, loans, credits or prejudicial discounts, gifts, entertainment, favors or services from your present or potential suppliers which might influence or appear to influence purchasing decisions
- Never solicit gratuities in any form for yourself or your employer. Items of nominal value offered by suppliers for public relations purposes are acceptable when the value of such items has been established by your employer and would not be perceived by the offeror, receiver or others as posing an ethical breach.
- Gifts offered exceeding nominal value should be returned with an explanation or if perishable either returned or donated to a charity in the name of the supplier. In the case of any gift, care should be taken to evaluate the intent and perception of acceptance to ensure that it is legal, that it will not influence your buying decisions, and that it will not be perceived by your peers and others as unethical.

BUSINESS MEALS

- There are times when during the course of business it may be appropriate to conduct business during meals. In such instances, the meal should be for a specific business purpose
- Avoid frequent meals with the same supplier. The purchasing professional should be able to pay for meals as frequently as the supplier
- Budgeted funds should be available for such purposes.

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APPENDIX B

GUIDELINES TO THE NIGP CODE OF ETHICS continued

CONFIDENTIAL INFORMATION

- Keep bidders proprietary information confidential
- Develop a formal policy on the handling of confidential information.

RELATIONSHIP WITH THE SUPPLIER

- Maintain and practice, to the highest degree possible, business ethics, professional courtesy and competence in all transactions
- Association with suppliers at lunches, dinners or business organization meetings is an acceptable professional practice enabling the buyer to establish better business relations provided that the buyer keeps free of obligation. Accordingly, it is strongly recommended that if a seller pays for an activity that the buyer reciprocate.
- Purchase without prejudice, striving to obtain the maximum value for each dollar of expenditure
- Preclude from showing favoritism or be influenced by suppliers through the acceptance of gifts, gratuities, loans or favors. Gifts of a nominal value that display the name of a firm which is intended for advertisement may or may not be accepted in accordance with the recipients own conscience or jurisdictional rules
- Adhere to and protect the suppliers business and legal rights to confidentiality for trade secrets, and other proprietary information
- Refrain from publicly endorsing products

RELATIONSHIP WITH THE EMPLOYER

- Remain free of any and all interests and activities, which are or could be detrimental or in conflict with the best interests of the employer. Refrain from engaging in activities where the buyer has a significant personal or indirect financial interest
- Exercise discretionary authority on behalf of the employer. Avoid acquiring interest or incurring obligations that could conflict with the interests of the employer

RELATIONSHIPS WITH OTHER AGENCIES AND ORGANIZATIONS

- A buyer shall not use his position to exert leverage on individuals or firms for the purpose of creating a benefit for agencies or organizations that he may represent
- All involvement and transactions shall be handled in a professional manner with the interest of the buyers employer taking precedent

RELATIONSHIP WITH PROFESSIONAL PURCHASING ORGANIZATIONS AND ASSOCIATIONS

- It is the obligation and the responsibility of the buyer, through affiliation with professional organization, to represent that organization in a professional and ethical manner
- A buyer shall not use his position to persuade an individual or firm to provide a benefit to an organization

POLICY

- It is the policy of NIGP that any member of the Institute who personally, or on behalf of his local chapter, is involved in the process of acquiring advertisers and/or exhibitors on behalf of the Institute, shall act only in the capacity of providing referrals of potential or interested parties to the Institute. As a result of such referral, should the Institute form a contractual obligation, appropriate credit shall be given to the individual or chapter

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STATE OF GEORGIA **ORD 2026-04-XX**
COBB COUNTY
CITY OF MABLETON

AN ORDINANCE ADOPTING THE CITY OF MABLETON PROCUREMENT POLICY AND FOR OTHER LAWFUL PURPOSES

WHEREAS, the City of Mableton ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia;

WHEREAS, the duly elected governing authority of the City is the Mayor and Council ("City Council") thereof;

WHEREAS, the City Council is authorized by the City Charter Sec. 1.13, O.C.G.A. § 36-35-3 and other applicable laws, to adopt ordinances relating to its operations, affairs and local government;

WHEREAS, the City Council desires through Sec. 6.32 by this Ordinance to formally prescribe and adopt detailed procedures for centralized purchasing for the City; and

WHEREAS, the City Council finds this Ordinance to be in the bests interest of the health, safety and welfare of the City.

IT IS HEREBY ORDAINED by the governing authority of the City of Mableton as follows:

Section 1. Adoption. The document attached hereto, titled "City of Mableton Procurement Policy", is hereby adopted and incorporated herein.

****

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 or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. No section, paragraph, sentence 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 its date of adoption otherwise by the City Charter, state and/or federal law. In the event that any effective date herein is determined by a Court of law to be invalid, said effective date shall instead be the earliest date allowed by law.

SO ORDAINED this _____ day of _____, 2026.

ATTEST: CITY OF MABLETON, GEORGIA:

_____ _____

Susan D. Hiott, City Clerk Dr. Michael Owens, Mayor

APPROVAL AS TO FORM:

_____

Emilia Walker-Ashby, City Attorney

AGENDA ITEM MEMORANDUM

MEETING OF: April 22, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Consideration and Approval of a Resolution to Apply to the State and Local Cybersecurity Grant Program (SLCGP) and for Other Lawful Purposes - Frantz Francois, IT Director

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:
1. Resolution to Apply for DHS Cybersecurity Grant

STATE OF GEORGIA **RES 2026-**
COBB COUNTY
CITY OF MABLETON

A RESOLUTION OF THE CITY OF MABLETON, GEORGIA, TO APPLY TO THE STATE AND LOCAL CYBERSECURITY GRANT PROGRAM (SLCGP) AND FOR OTHER LAWFUL PURPOSES

WHEREAS, the City of Mableton ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia;

WHEREAS, the duly elected governing authority of the City is the Mayor and Council ("City Council") thereof;

WHEREAS, Section 1.13 of the City Charter authorizes the City Council to "exercise and enjoy all other powers, functions, rights, privileges, and immunities necessary or desirable to promote or protect the safety, health, peace, security, good order, comfort, convenience, or general welfare of the City and its inhabitants; to exercise all implied powers necessary or desirable to carry into execution all powers granted in" the City Charter;

WHEREAS, the State and Local Cybersecurity Grant Program (SLCGP) provides funding from the U.S. Department of Homeland Security to help state and local governments strengthen their cybersecurity capabilities and reduce risk to critical systems and infrastructure;

WHEREAS, a local match contribution of thirty percent of the total project cost is required for all SLCGP grant funds, and if awarded, the City intends to match the required thirty percent for the identified project to the extent the City's budget allows;

WHEREAS, the City desires to apply for a SLCGP grant to facilitate a city-wide effort to improve overall cyber readiness, protect sensitive data, and ensure continuity of operations in the event of cyber incidents;

WHEREAS, the City Council finds this Resolution to be in the bests interest of the health, safety and welfare of the City.

NOW, THEREFORE BE IT RESOLVED by the governing authority of the City of Mableton, Georgia, as follows:

Section 1. The City of Mableton Department of Information Technology and any other City Manager designees are hereby authorized to apply for a *State and Local Cybersecurity Grant Program* grant to help facilitate the City Council's effort to protect the city's data and cyber resources.

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.

BE IT SO RESOLVED, this 22nd day of April 2026.

ATTEST: CITY OF MABLETON, GEORGIA:

_____ _____

Susan D. Hiott, City Clerk Dr. Michael Owens, Mayor

APPROVAL AS TO FORM:

_____

Emilia Walker-Ashby, Interim City Attorney

AGENDA ITEM MEMORANDUM

MEETING OF: April 22, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Consideration and discussion of administrative purchases

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS: None