



CITY OF MABLETON, GEORGIA
5656 Mableton Parkway , Mableton , GA 30126
May 7, 2026 at 6:30 PM

Commissioner Donte Philpot, Chair
Commissioner Robin Meyer, Vice Chair
Commissioner Kim Blunt
Commissioner Cheryl Davis
Commissioner Gerard Geeter
Commissioner Munzir Naqvi
Commissioner Carl Valenzano

PLANNING COMMISSION REGULAR MEETING AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES**
- 4. ORGANIZATIONAL AND PROCEDURAL ITEMS**
 - a. Adoption of Mableton Planning Commission Policy and Procedures**
- 5. UNFINISHED BUSINESS**
 - a. REZ2026-002 - 640 South Gordon Rd- Request to rezone subject property from R-20 to RD for duplex development**
- 6. NEW BUSINESS**
 - a. TLUP2026-001 - 71 Hillcrest Drive - request to park a total of six (6) cars on a residential property. - *Application will be moved to the June Hearing due to a lack of advertising***
 - b. TLUP2025-004 - 245 Hunnicut Rd - Request for temporary land use permit for a dog sitting business.**
- 7. ADJOURNMENT**

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



PLANNING COMMISSION ZONING HEARING RULES AND PROCEDURES

Contents

PREFACE	2
SECTION 1. MEETINGS.....	3
SECTION 2. QUORUM	3
SECTION 3. CHAIRPERSON	4
SECTION 4. VICE-CHAIRPERSON.....	4
SECTION 5. ABSENCE OF CHAIRPERSON AND VICE-CHAIRPERSON.....	4
SECTION 6. FILINGS, EXHIBITS AND DISCLOSURES	4
SECTION 7. PUBLIC HEARING AGENDA	5
SECTION 8. PUBLIC HEARING AGENDA ITEMS	5
Section 8.01 Consent Agenda	5
Section 8.02 Deferred Case Agenda	6
Section 8.03 Regular Agenda.....	6
Section 8.04 Other Business Items Agenda	6
SECTION 9. ADDITION OF NON-AGENDA ITEMS	6
SECTION 10. PUBLIC PARTICIPATION IN MEETINGS/HEARINGS	6

SECTION 11. MOTIONS	7
SECTION 12. MAIN MOTION	8
SECTION 13. SUBSIDIARY MOTIONS	8
Section 13.01. Amend.....	9
Section 13.02. Defer Until a Time Certain	9
Section 13.03. Limit Discussion or Debate	9
Section 13.04. Call the Question	10
SECTION 14. PRIVILEGED MOTIONS OR MATTERS	10
Section 14.01. Points of Privilege.....	10
Section 14.02. Recess for Breaks.....	10
Section 14.03. Adjourn.....	10
SECTION 15. INCIDENTAL MOTIONS	10
SECTION 16. VOTING.....	11
SECTION 17. MINUTES	12
SECTION 18. PARLIAMENTARIAN.....	13
SECTION 19. PARLIAMENTARY AUTHORITY.....	13
SECTION 20. AMENDMENTS TO THESE RULES AND PROCEDURES	13

PREFACE

These Rules and Procedures are for the purpose of establishing the conduct of meetings before the City of Mableton Planning Commission.

These Rules and Procedures will apply to all hearings before the Planning Commission unless specifically set forth in the body of the Rules and Procedures.

Matters arising during the hearings shall be governed by Georgia law, City of Mableton Code of Ordinances, and these Rules and Procedures; however, it is not possible to address every possible situation that may arise. Where these Rules are silent, the latest edition of Roberts' Rules of Order shall govern. If anything, herein conflicts with the Mableton Code of Ordinances, the Code of Ordinances will be controlling.

ZONING AND LAND USE RULES AND PROCEDURES

SECTION 1. MEETINGS

- A. Regular and special zoning and land use meetings of the Planning Commission (“PC”) (also individually or collectively referred herein as the body, the commissioners, or the members) shall be as determined in accordance with the Official Code of Mableton, Georgia (“Code”). Meetings shall be convened at 6:30 P.M. on the first Thursday of each month or as may be set by the Planning Commission in accordance with State law and may not begin before the prescribed time of which the public has been notified.

- B. An adjourned meeting is a continuation of the meeting immediately preceding, whether it is a regular or special meeting.
 - 1. If the scheduled business of the PC is not completed, due to time constraints or emergency, the meeting shall be adjourned to the following day or a specific day scheduled by the PC to allow for the completion of pending business.
 - 2. In an adjourned meeting (regular or special), only business which would have been proper to consider at the prior meeting may be considered and acted upon at the adjourned meeting.
 - 3. Adjourned meetings resume business under the same rules, limitations and rights as the original meeting which was adjourned.

- C. Executive Session Meetings shall be conducted in accordance with the O.C.G.A. §50-14-3 and §50-14-4, or as these sections may be amended from time to time.

SECTION 2. QUORUM

Any four (4) of the commissioners, or the chair and any three (3) commissioners, shall constitute a quorum for any meeting of the PC.

- A. If a quorum is not present thirty (30) minutes following the scheduled hour for convening, the chairperson, the vice-chairperson, or in their absence, the city attorney (or his/her designee) may adjourn the meeting until the next day or by unanimous consent, those commissioners present may select another hour and day.

- B. If, during the meeting there ceases to be a quorum, all business must stop except that the PC, by majority vote to be recorded in the minutes (naming those present at the time of the vote) may:
 - 1. fix another day at which to reconvene
 - 2. adjourn and return at the next regular meeting
 - 3. recess to determine if a quorum will be present within a short period of time.

SECTION 3. CHAIRPERSON

- A. At its first regular meeting of each year, the PC commissioners shall elect one of its members as chairperson, who shall serve for one year or until he/she is reelected or a successor is elected as set forth in the Code.
- B. The chairperson shall have the same rights and privileges of the other commissioners with respect to rights to make motions, debate and vote. Additionally, his/her duties during meetings shall include:
 - 1. presiding over meetings of the body;
 - 2. calling the meeting to order at the scheduled hour;
 - 3. determining that a quorum is present;
 - 4. preserving decorum and order at all meetings;
 - 5. making the commissioners aware of the substance of each motion;
 - 6. calling for the vote;
 - 7. announcing the results of each vote;
 - 8. calling for a recess at such times as deemed advisable; and
 - 9. other duties as prescribed in the Code.

SECTION 4. VICE-CHAIRPERSON

For the conduct of zoning and land use hearings, the vice-chairperson shall have all rights, privileges and duties of the chairperson in the absence of the chairperson. The PC shall elect a vice-chairperson from among the commissioners as prescribed by the Code. The election for vice-chairperson shall be on the same schedule as that for chairperson.

SECTION 5. ABSENCE OF CHAIRPERSON AND VICE-CHAIRPERSON

In the absence of the chairperson and vice-chairperson, the clerk or city attorney or their designee shall determine whether a quorum is present, and if a quorum is present, shall call for the election of a temporary chairperson. The temporary chairperson shall preside over that meeting or until the conclusion of the business immediately pending at the time the chairperson or vice-chairperson arrives.

SECTION 6. FILINGS, EXHIBITS AND DISCLOSURES

- A. All documentation and exhibits shall be marked and filed with the Planning and Zoning Department prior to presentation to the commissioners.
- B. The deadline for receiving any additional information, changes or modifications from the applicant for consideration by the PC shall be 12:00 Noon on Monday of the week preceding the public hearing. In the event an applicant submits new plats or revised information, changes or modifications after such cut-off, the applicant shall only be allowed to present such

documentation at the public hearing. It shall be in the body's discretion as to whether or not it desires to accept the information, changes or modifications and further determine if the information merits holding the application until the next regular hearing. Should an applicant turn in such material late a second time for a regularly scheduled public hearing, then it shall be grounds to dismiss the application with prejudice.

- C. Public written comment shall be due to the PC by 12:00 noon on Monday of the week the public hearing. All public comments can be emailed to zoning@mableton.gov. The PC public hearing is open to additional public comment for each application. Written comments submitted after the deadline may be considered at the discretion of the Planning Commission.
- D. Prior to meetings before the PC, state law requires applicants and opponents of cases to complete and file zoning disclosure forms, as applicable, pursuant to O.C.G.A. § 36-67-A-3.

SECTION 7. PUBLIC HEARING AGENDA

- A. An agenda for the meetings will be established and prepared by the Planning and Zoning Staff and posted by the Clerk. The agenda will be available to the commissioners in advance of the advertised meeting.
- B. The order of business shall be as follows: Call to Order, Roll Call, Approval of Minutes, Old Business, New Business, Adjournment. The order of business listed in the agenda summary and any addition or subtraction of the agenda may be changed by majority vote of the commissioners.

SECTION 8. PUBLIC HEARING AGENDA ITEMS

Section 8.01 Consent Agenda

- A. A portion of the agenda may be designated as a consent agenda by the Planning and Zoning Manager and approved by the PC all items contained therein may be voted on en gross.
- B. Prior to any item being considered on any consent agenda, the Planning and Zoning Manager shall make available online all staff comments, conditions and stipulations.
- C. Prior to the vote on the consent agenda, the following may cause the case to be removed from Consent and placed on the Regular Agenda for a full public hearing:
 - 1. The request of a commissioner that an item be removed;
 - 2. The objection by the applicant to any staff comment, condition or stipulation; or
 - 3. The presence of opposition requesting that a public hearing be held is present.
- D. Prior to the vote, any commissioner may add additional conditions, subject to agreement by the applicant. If the applicant does not agree, the commissioner may request that the case be removed from the Consent Agenda.

Section 8.02 Deferred Case Agenda

- A. Deferred cases are those wherein:
 - 1. Public hearings have already been held; however, the commissioners delayed action, based upon an exercise of discretion, such as when there is a desire for the applicant and opposition to meet further or where additional information or further evaluation by staff is needed. The applicant or representative shall update the respective board on any aspects of the case which have been revised.
 - 2. Public hearings were not conducted due to recommendation of staff, mutual consent by the applicants and opponents or due to reasons set forth within the Code.
- B. Public input shall be allowed as provided for within Section 10.
- C. These cases will be voted on following the presentation and questions.

Section 8.03 Regular Agenda

- A. Regular cases are those wherein, in the opinion of staff and/or the PC, issues exist that should be considered following a full public hearing.
- B. Each case will be considered in the order assigned to it in the Zoning Agenda except when agreed upon by majority vote.
- C. Voting on cases on the Regular Agenda will take place immediately following the close of the public hearing and subsequent discussion and questions related to the same case.

Section 8.04 Other Business Items Agenda

The Other Business Items agenda may include items for consideration as requested by the commission or staff. These items may be placed on the Consent Agenda.

SECTION 9. ADDITION OF NON-AGENDA ITEMS

A non-agenda item shall be defined as that which is deemed by a commissioner to require urgent attention but has not been placed on the published agenda.

- A. Adequate information, including the specific topic, shall be given on any items requested to be added as non-agenda items.
- B. A majority vote shall be required to add a non-agenda item.

SECTION 10. PUBLIC PARTICIPATION IN MEETINGS/HEARINGS

The City of Mableton welcomes visitors to its meetings and hearings and is willing to hear any person or persons desiring to appear. However, at work sessions, the public may only observe the meeting. Speakers at all other meetings/hearings are subject to these rules as follows:

- A. Time limitations.
 - 1. Zoning hearings.
 - 2. Applicants/representatives and those in favor, as a group, and opponents/ representatives, as a group, shall be given a maximum of ten (10) minutes for each side to present its application or opposition, unless, by general consensus, more time is allotted by the PC. Any groups which are present are encouraged to choose a spokesperson to present their views so as not to repeat the same information. The City Attorney or designee shall be responsible for keeping time.
- B. No further public input will be allowed following the close of the public hearing except in response to questions from planning commissioners. Comment made outside the public hearing and not in response to a question from a commissioner shall be deemed "out of order".
- C. All remarks must be related to the application. No person shall be allowed to make impertinent, derogatory, offensive or slanderous remarks while addressing the body.
 - 1. A person may be barred from further speaking before the PC in that meeting/hearing if his/her conduct is deemed "out of order".
 - 2. A person, once barred for improper conduct shall not be permitted to continue or again address the body in that meeting/hearing unless a majority vote of the body allows.
 - 3. In the event the speaker thus barred fails to obey the ruling, the Chair may take such action as is deemed appropriate, including the removal of such person from the meeting/hearing.
 - 4. The body may bar a person from addressing meetings/hearings for up to sixty (60) days for improper conduct.
 - 5. A person barred by the body for this period may request a hearing, by written request to the chairperson stating reason(s) for a reversal of the decision.
 - 6. The hearing shall be placed on the next available agenda and heard by the body. A majority vote shall be required to overturn the previous decision to bar the person(s).
- D. When the chairperson asks for a count of those in opposition, whether an early head count or at the calling of the matter, a count of those in favor shall also be made.

SECTION 11. MOTIONS

- A. Following presentation of both sides, the public hearing shall be closed and the body may discuss the application and ask any questions of the applicant, opposition, and/or staff prior to a commissioner making a motion.
- B. These motions shall take precedence in order in which they are listed below:

1. Adjourn;
2. Recess;
3. Motions of privilege;
4. Call the question;
5. Limit discussion or debate by the body;
6. Hold/continue until a time certain;
7. Refer back to staff; or refer to staff;
8. Amend;
9. Main motion.

- C. When needed for clarity and prior to taking the vote, the chairperson should state the motion (or resolution) or its substance or ask the commissioner making the motion to do so.

SECTION 12. MAIN MOTION

A main motion shall be a motion whose introduction brings business before the body.

- A. Possible dispositions of such a motion include:
1. adopted/approved, with or without modification.
 2. defeated/denied/rejected.
 3. deferred (postpone) until _____ (a definite time) with a request to the applicant for additional information and/or referral to staff for additional information and/or recommendations.
 4. withdrawn, with or without prejudice;
- B. All main motions shall require a second and, if such motions fail to obtain a second the chairperson shall state, "Since there is no second, the motion is not before this meeting."
- C. Once a motion has been moved and seconded it belongs to the entire body and not to the maker of the motion; therefore, if a commissioner wishes to withdraw a motion that is officially before the body, action of the PC or must be taken in either of the following ways:
1. The chairperson will ask the PC if there are any objections to the motion being withdrawn. If there are no objections, the motion shall be withdrawn by unanimous consent, without the need for the seconder to withdraw his/her second or any further motion.
 2. If there is an objection to the motion being withdrawn, the person requesting permission or another commissioner may make a motion to grant permission. A second is required if the motion is made by the person requesting permission but not if by another commissioner. The chairperson shall take an official vote. A majority vote shall be required to adopt the motion to grant permission to withdraw a motion.

SECTION 13. SUBSIDIARY MOTIONS

During debate, commissioners may introduce motions that propose a particular action on the main motion.

These subsidiary motions allow a body to reach a conclusion on the main motion.

The commissioner/member who seconds a main motion, or any procedural motion, implies that he/she wishes that the motion be discussed and voted upon, but does not indicate support for the motion and may speak for or against the motion.

Three of these subsidiary motions – amend, limit discussion or debate and call the question – can also apply to other subsidiary motions.

Section 13.01. Amend

- A. If any commissioner feels that the main motion might be more acceptable in a way other than the way presented, the commissioner may amend through substitution, insertion or deletion of stipulations/conditions, or striking out portions. Such proposed amendments shall be approved by a majority vote.
- B. If a proposed amendment fails to obtain unanimous consent or a majority vote, or lacks a second, the main motion considered shall be the one originally presented.
- C. An amendment must be germane (relating to the substance of the main motion) and may not introduce an independent question.
- D. Improper amendments shall be:
 - 1. one which is not germane;
 - 2. one which would make the adoption of the amended motion equivalent to a rejection of the motion; or
 - 3. one which is frivolous or absurd.

Section 13.02. Defer Until a Time Certain

A motion to defer to a time certain (postpone) may be used if a majority of the PC feels that the motion before them should be considered at a later date or if the discussion shows that more information from staff or the applicant is needed or that the facts as presented are not adequate for their final vote. A second shall be required, and discussion shall be limited to the reason for holding the motion or the time to which it is to be held. A majority is needed to pass it. If this motion fails, the motion to be considered shall be that motion which was on the floor prior to the motion to hold, if one exists otherwise a new motion is required.

Section 13.03. Limit Discussion or Debate

If a commissioner feels that the period of time for discussion of a motion should be limited as to time for the motion as a whole, or as to individual time given, the commissioner may move to "limit discussion (or debate) to __ minutes." This motion shall require a second and no discussion on the motion shall be allowed.

Section 13.04. Call the Question

A commissioner may "call the question" (a motion to end discussion) when it is clear that further discussion is unnecessary or that discussion is becoming repetitive. This motion shall require a second and once there is a second, the motion goes to a vote, no discussion on the motion shall be allowed.

SECTION 14. PRIVILEGED MOTIONS OR MATTERS

Privileged motions facilitate the running of the meeting. They do not address or relate to the main motion and can be introduced whether or not there is a main motion under consideration. Privileged motions take precedence over all subsidiary motions. Debate is not allowed on these motions.

Section 14.01. Points of Privilege

If any matters occur such as to impede a commissioner in attending to the business, e.g., too much noise, the microphone not working, matters that affect the safety, orderliness, or comfort of the commissioner, or that affects the honor of an individual commissioner, such commissioner may state to the chairperson that he/she has a point of privilege and the matter must be addressed before the pending business of the body continues. No vote is required unless a motion arises out of the privilege.

Section 14.02. Recess for Breaks

A recess may be declared by the chairperson, at his/her discretion, when he/she deems it advisable or by a request of a commissioner. If the body unanimously consents, no motion is required. If there is an objection from a commissioner, then a motion and a second is required, it is not debatable and an affirmative majority vote shall be required to recess.

Section 14.03. Adjourn

The highest-ranking motion shall be the motion to adjourn, requiring a second and a majority vote with no discussion allowed, except that the motion shall contain a time to hear any non-completed items on the agenda, if such exist. If all business on the agenda has been completed, the chairperson may assume the motion, and without a second, obtain unanimous consent to adjourn.

SECTION 15. INCIDENTAL MOTIONS

Incidental motions have no rank but shall be decided immediately before business may proceed and may be used throughout the meeting. These motions allow commissioners to exert their rights as a member of the body.

Section 15.01. Point of Order. A commissioner may call for a point of order if he/she believes

that the chairperson has failed to notice a breach in the rules. A second is not required. This point of order shall be decided by the presiding officer without debate, unless in doubtful cases he/she submits the question to the body for decision.

Section 15.02. Appeal From the Chairperson's Decision. Whenever a commissioner believes that the chairperson is mistaken in his/her ruling, a commissioner may appeal from the chairperson's decision. An appeal shall require a second and shall be debatable with the chairperson speaking first explaining his/her ruling, and the chairperson may close out the debate by a statement at the end defending the ruling. An appeal may be made only on a ruling and may not be made:

- A. in response to a parliamentary inquiry or point of information;
- B. in areas that challenge verifiable rulings of factual nature.

The chairperson shall state the motion as "Shall the chairperson's decision be sustained?" A tie vote shall sustain the chairperson because a majority of those voting shall be required to overturn the chairperson's ruling.

Section 15.03. Parliamentary Inquiry. A parliamentary inquiry is a question directed to the Chair to obtain information on a matter of parliamentary law or the rules of the body. The chairperson will answer such questions or may ask the staff for an opinion. The motion does not require a second, is not debatable and does not involve a vote. The chairperson's reply, whether or not he/she has requested advice from the staff, is not a ruling, but is an opinion. If a commissioner does not agree with the Chair's opinion, he/she may act in a way contrary to this opinion, and if ruled out of order, may then appeal the chairperson's ruling. The Chair is not obligated to respond to hypothetical questions.

SECTION 16. VOTING

- A. All votes shall be taken by either raised hand or electronic means, at the discretion of the Chair, except those which the chairperson handles through unanimous consent, i.e., "If there are no objections...". A single objection will require that a counted vote be taken. An affirmative vote of at least four commissioners, or the chairperson and three commissioners, shall be required to adopt a motion, except where otherwise indicated.
- B. When an entire section of the agenda is to be voted upon by engross, a commissioner may, without discussion, state that he/she is voting in the affirmative on all of the agenda items contained within that section of the agenda except certain ones (which he/she will name by number). In such cases, the vote of the commissioner(s) will be recorded as negative for the items named.
- C. If a motion has been voted on without discussion and a commissioner feels that it is necessary to explain his/her vote, he/she may have no more than one minute to give public reasons for his/her vote. This shall not be construed as an opportunity to repeat discussion that has already taken place at the same meeting.
- D. A tie vote shall cause all procedural motions to be defeated. A tie vote on a main motion shall

authorize the PC to either defer the motion or refer the motion without recommendation to the City Council. Such decision shall be decided by a further motion/vote of the body. If there is no majority vote, the case shall be referred to the City Council without a recommendation.

- E. No commissioner who is present at any meeting of the body at which an official decision, ruling or other official act is to be taken or adopted may abstain from voting in regard to any decision, ruling, or act, and a vote shall be recorded or counted for each such commissioner present, except when, with respect to any such commissioner, there is or appears to be a possible conflict of interest as defined in Section 10.3.1-Planning Commission (a) Establishment, Composition and terms of City of Mableton City Zoning Ordinance. In such cases the abstaining commissioner shall give his/her reason for abstaining on the record and remove his/herself from the planning commission hearing room.
- F. A commissioner has the right to change his/her vote up to the time that a new matter is called, e.g. if the commissioner notices the registered vote is different than intended, the commissioner may correct his/her vote.
- G. Voting for the various sections of the agenda occurs as follows:
 - Consent – Following the reading of the consent agenda, as it may be amended, the body shall vote on agenda engross.
 - Deferred cases and regular cases – Each individual case shall be voted on following the presentation and any discussion.

SECTION 17. MINUTES

- A. All actions of the body, except for actions described in the O.C.G.A. §50-14-3 and §50-14-4, or as those sections may be amended from time to time, shall be accurately recorded by city staff in the minutes, which shall include:
 - a. all main motions, substantially as worded when adopted (including amendments or stipulations);
 - b. the name of the maker of all important motions;
 - c. disposition of all main motions, whether:
 - i. adopted/approved, with or without deletions, stipulations or conditions;
 - ii. defeated/denied/rejected;
 - iii. deferred until ____ (a definite time) with a request to the applicant for additional information and/or a request to staff for further information or recommendations;
 - iv. withdrawn, with or without prejudice;
 - d. how each commissioner voted;
 - e. Clerk's Note: a commissioner's comments are printed in the minutes if, when requested by the commissioner, the majority votes (or agrees by unanimous consent) to have the remarks included. This is to emphasize a discussion item that would typically not appear on the summary minutes.
- B. The responsibility for correcting and approving the minutes shall be vested only in the members

of the Planning Commission. The minutes of each meeting shall indicate their subsequent approval/correction. The minutes may be corrected whenever an error is noticed, regardless of the time which has elapsed. A commissioner may vote to approve the minutes even though he/she was not in attendance at that meeting.

SECTION 18. PARLIAMENTARIAN

The city attorney or his/her designee shall serve as parliamentarian and shall advise and assist the chairperson and the body in matters of parliamentary law.

SECTION 19. PARLIAMENTARY AUTHORITY

The latest edition of **ROBERTS' RULES OF ORDER** shall govern the PC in all areas not addressed and which are not inconsistent with these rules adopted by the commissioners or higher law.

SECTION 20. AMENDMENTS TO THESE RULES AND PROCEDURES

These rules may be amended by a majority vote of the entire PC and at a regular or special meeting of the PC respectively, provided notice has been given of the amendment(s) at the meeting prior to the vote on the amendment(s) per Sec.10.3.1. -Planning Commission (b) Meetings and rules of procedure.



City of Mableton
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PLANNING COMMISSION STAFF REPORT – REZONING APPLICATION

Public Hearing Date: May 7th, 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 Multi-Family Structure).

Staff Report Compiled By: Sunday Odudu (Senior Planner)

Staff Recommendation: Approval with conditions.

APPLICANT & PROPERTY INFORMATION

Name: Quinton Wiggles

Property Address: 640 South Gordon Road.

City/State: Mableton

Acreage: 0.96

District: 2, Council member Michael McNeely

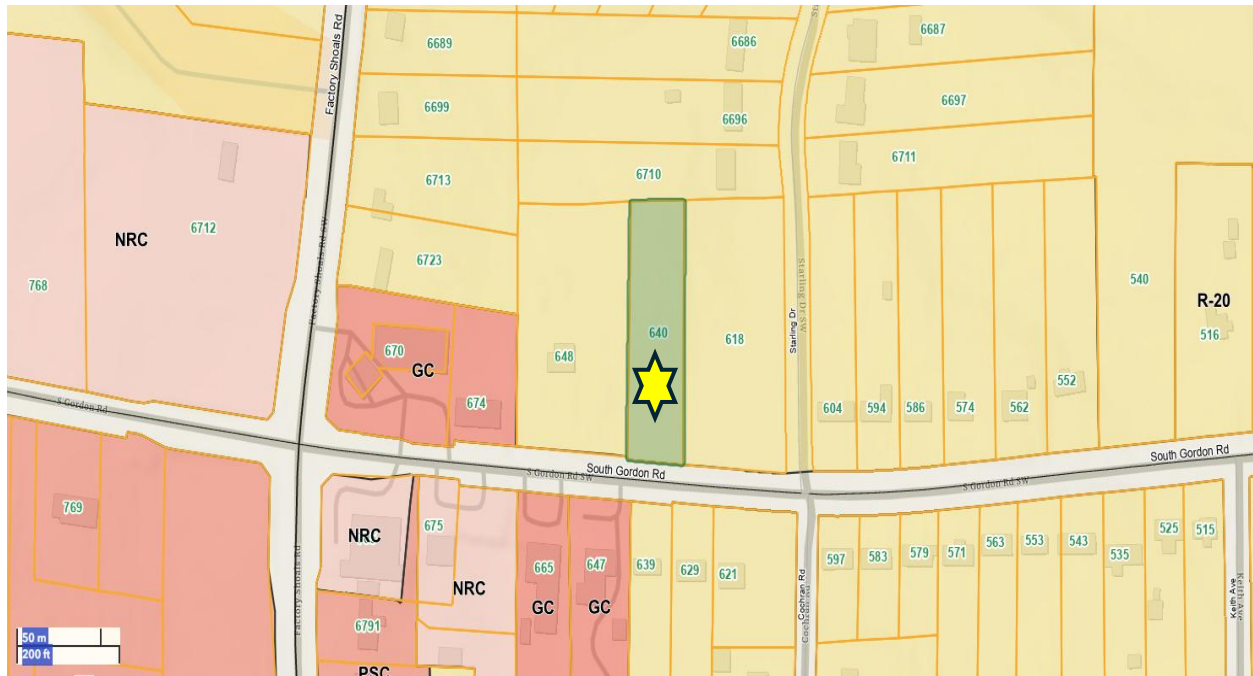
Parcel Identification: 18038500350

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 sq ft duplex structure along with a 996 sq ft habitable accessory dwelling unit on the property.

ZONING MAP (R-20 Single-Family Residential)



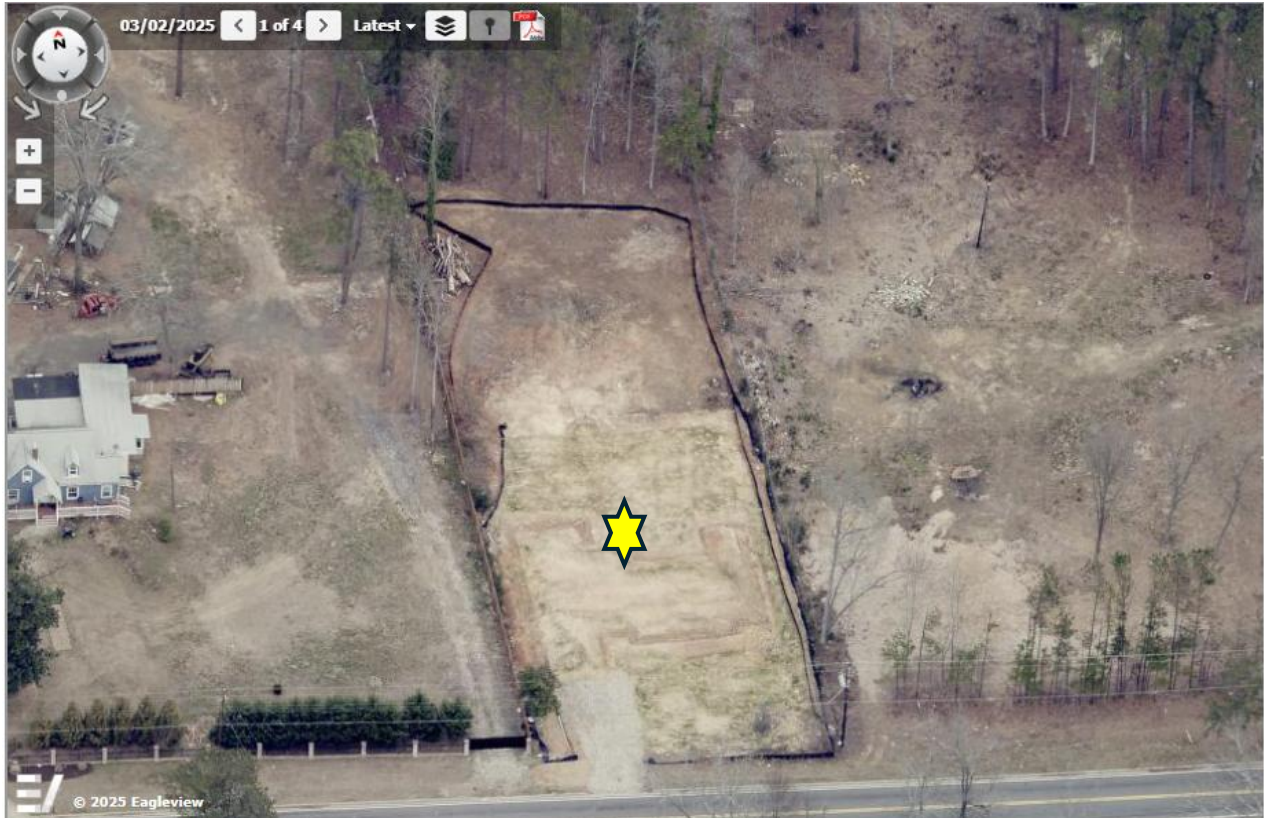
Star: Location of Subject Property

FUTURE LAND USE MAP (MDR- Medium Density Residential)



Star: Location of Subject Property

AERIAL MAP



Star: Location of Subject Property

BACKGROUND INFORMATION

This property was previously subject to the permitting process with Cobb County. A permit for a single-family structure was issued in March 2024, and the site was subsequently cleared, graded, and form boards were set. However, it is important to note that the property was cleared beyond the approved limits of disturbance established by Cobb County. Additionally, the previous owner failed to complete the required inspections. The current owner and applicant have informed staff that the property was purchased as-is, following the land clearing and grading.

SITE ANALYSIS

I. 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.

II. Surrounding Land Use and Context

A. Adjacent and Nearby Zoning

- **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.
- **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)
 - **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	GC (General Commercial), R-20 (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 3,600 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.

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 RD use is **suitable** due to its location on a major corridor and its established residential history. However, its suitability is contingent on the implementation of the recommended stipulations as outlined below.

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 rezoning will not **adversely affect** the adjacent R-20 single-family properties and is not in conflict with the MDR Future Land Use designation. The development of the site for a duplex unit, is consistent with the development pattern of the surrounding area. Staff notes that the addition of an additional habitable accessory development unit is not consistent with the development of the surrounding area.

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.

Currently, there is insufficient data available to provide a fully accurate and definitive response regarding the economic use of the property under its current zoning designation. However, it is important to note that the subject property is currently undeveloped and vacant. Based on available records, the property has historically remained a vacant lot and is presently taxed as residential property (R-3 Residential Class) by Cobb County.

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 proposed development of a residential duplex on a 0.96-acre lot is not expected to result in an excessive or burdensome demand on existing streets or public utilities. The application has been submitted to the relevant departments of Cobb County for review, and their respective comments and recommendations are available for reference. Cobb County Department of Transportation has noted in their review that South Gordon Road has insufficient right-of-way. Additional right-of-way dedication will be required should

this application be approved. Driveway sight distance requirements will also need to be reviewed as part of the land disturbance permitting process. Moreover, due to the small scale of the project, which does not include a large subdivision or the construction of more than 50,000 square feet of new residential space, the proposal is exempt from mandatory traffic study requirements, further indicating that any impact on transportation facilities is not anticipated to be excessive.

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. Furthermore, due to the provisional buffering and landscape requirements mandated for the development, any potential adverse effects on adjoining properties would be mitigated.

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 zoned residential and the proposed zoning district and development is aligned with the City of Mableton Future Land Use Map (FLUM) designation of **Medium Density Residential (MDR)**. However, this support is conditioned upon limiting the site to two dwelling units. While the 0.96-acre parcel is appropriate for a duplex, it is not suitable for a third residence. Approval is recommended only with a recorded stipulation that the accessory structure shall not be used for human habitation, thereby ensuring the development remains compatible with the City's land use framework and neighborhood expectations.

DEPARTMENT COMMENTS

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, vpd = vehicles per day

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

Comments and observations

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.

Cobb County School District

No Comments.

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.

Based on the applicant's request and the need for mitigation, the following revised stipulations are recommended to the Planning Commission for approval.

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. The units must be designed to have the appearance of a single-family structure, with a minimum of a one car garage for each unit.
4. Total density must remain within the RD (residential duplex) district guidelines. This site is specifically limited to one duplex structure (two dwelling units).
5. No HADU (Habitable Dwelling Unit) to be permitted on the subject property. Any accessory structure permitted on this site will be subject to staff review.
6. Maximum impervious surface shall not exceed 40 percent.
7. Adherence to all requirements from Cobb County Water/Sewer, Stormwater, Fire, and DOT recommendations as outlined in this report.
8. The site must comply with all code requirements for erosion and sediment control. Furthermore, if a land disturbance permit is not issued within six months of this

approval, the site shall be stabilized and planted to satisfy the minimum tree requirements.

9. Additional right-of-way shall be donated within 12 months of zoning approval for a minimum of 40' from the centerline. The site is limited to one driveway.
10. The land disturbance plan for this site, must include the revegetation plan for the area previously cleared and graded without a permit.

Rezoning Statement – Case REZ-2026-02

Honorable Chair, Esteemed Members of the Planning Commission, City Staff, and Residents of Mableton,

My name is Quinton Wiggles. I am a long-standing member of the Mableton community, a committed small business owner, and a resident whose vision for my property is grounded in family, stability, and responsible development.

As outlined in the staff report for Case REZ-2026-02, I am requesting to rezone this property from R-20 Single-Family Residential to RD Residential Duplex to allow for modest and thoughtfully planned residential development.

I have proudly called Mableton home since 2006. My connection to this community is not distant or speculative—it is personal, lived, and deeply rooted. My business is located directly across from the subject property, which reflects my daily presence and long-term investment in this area. I am not an absentee developer—I am a neighbor seeking to improve my surroundings with care, intention, and accountability.

At the heart of this request is a simple and sincere goal: to develop high-quality homes that are attainable for ownership. I do not engage in short-term rental activity or speculative investment practices. My vision is centered on stability and generational value. One unit of the duplex is intended for sale, contributing to homeownership opportunities, while the other will be reserved for my eldest child—reinforcing family-centered living within this community.

Additionally, I am proposing a habitable accessory structure to serve as a personal resting space during extended work periods. This is not intended to intensify use, but rather to support a practical lifestyle aligned with my daily responsibilities.

Beyond the structures themselves, I am committed to sustainable living. I plan to dedicate a portion of the rear yard to small-scale gardening, inspired by a personal health journey that has strengthened my appreciation for wellness and organic living.

I approach this process with full respect for the City's regulatory framework. I understand that the current plans are conceptual, and I welcome continued collaboration with City staff and reviewing agencies to ensure the final design meets all applicable standards.

In an effort to engage the community, I hosted a Neighborhood Zoning Information Meeting on March 23rd at an event center on South Gordon Road. While attendance was limited, I remain open and committed to receiving feedback and addressing concerns.

Furthermore, I am willing to accept reasonable and well-founded conditions that ensure compatibility with the surrounding neighborhood and uphold the intent of the City's development policies.

Above all, I respectfully ask for fairness and thoughtful consideration. I believe this request aligns with what is permitted by right within the City's code, and I hope my intentions, circumstances, and commitment to this community are carefully weighed.

I am not seeking to overdevelop or disrupt the character of the neighborhood. I am simply seeking the opportunity to build responsibly, live intentionally, and contribute positively to the future of Mableton.

With humility, I place my trust in the wisdom and discretion of this esteemed Commission.

Thank you, and God bless you all.

A handwritten signature in black ink, appearing to read "J. D. Whipple". The signature is fluid and cursive, with the first name "J. D." and the last name "Whipple" clearly distinguishable.



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

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

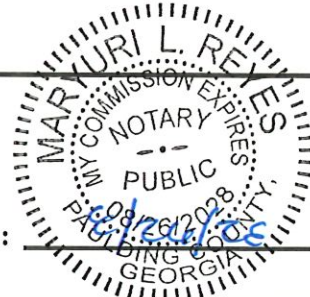
Address _____
(representative's name, printed)

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

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: _____



Titleholder Quinton Wiggles Phone# 770899-3832 E-mail quint750@bellsouth.net
(titleholder's name, printed)

Signature [Signature] Address 640 South Gordon Rd
(attach additional signature, if needed) MABLETON, GA 30124

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: 8/26/28



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

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

Location 640 South Gordon Rd Mableton, GA 30124
(street address, if applicable; nearest intersection, etc.)

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

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

[Signature]
(applicant's signature)

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

(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): ~~3100~~ 3574
- b) Proposed building architecture: TRADITIONAL Duplex House Plan
With ADOU 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 REPORT¹ BY APPLICANT²

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

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

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

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

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

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

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

Attachment C2

CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

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

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

NO

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

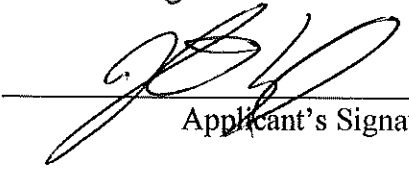
Please apply the following information that will be considered as the required disclosure:

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

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

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

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


Applicant's Signature

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

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

Attachment H

STATEMENT OF AGREEABLE ZONING CONDITIONS

Rezoning Statement – Case REZ-2026-02

Honorable Chair, Esteemed Members of the Planning Commission, City Staff, and Residents of Mableton,

My name is Quinton Wiggles. I am a long-standing member of the Mableton community, a committed small business owner, and a resident whose vision for my property is grounded in family, stability, and responsible development.

As outlined in the staff report for Case REZ-2026-02, I am requesting to rezone this property from R-20 Single-Family Residential to RD Residential Duplex to allow for modest and thoughtfully planned residential development.

I have proudly called Mableton home since 2006. My connection to this community is not distant or speculative—it is personal, lived, and deeply rooted. My business is located directly across from the subject property, which reflects my daily presence and long-term investment in this area. I am not an absentee developer—I am a neighbor seeking to improve my surroundings with care, intention, and accountability.

At the heart of this request is a simple and sincere goal: to develop high-quality homes that are attainable for ownership. I do not engage in short-term rental activity or speculative investment practices. My vision is centered on stability and generational value. One unit of the duplex is intended for sale, contributing to homeownership opportunities, while the other will be reserved for my eldest child—reinforcing family-centered living within this community.

Additionally, I am proposing a habitable accessory structure to serve as a personal resting space during extended work periods. This is not intended to intensify use, but rather to support a practical lifestyle aligned with my daily responsibilities.

Beyond the structures themselves, I am committed to sustainable living. I plan to dedicate a portion of the rear yard to small-scale gardening, inspired by a personal health journey that has strengthened my appreciation for wellness and organic living.

I approach this process with full respect for the City's regulatory framework. I understand that the current plans are conceptual, and I welcome continued collaboration with City staff and reviewing agencies to ensure the final design meets all applicable standards.

In an effort to engage the community, I hosted a Neighborhood Zoning Information Meeting on March 23rd at an event center on South Gordon Road. While attendance was limited, I remain open and committed to receiving feedback and addressing concerns.

Furthermore, I am willing to accept reasonable and well-founded conditions that ensure compatibility with the surrounding neighborhood and uphold the intent of the City's development policies.

Above all, I respectfully ask for fairness and thoughtful consideration. I believe this request aligns with what is permitted by right within the City's code, and I hope my intentions, circumstances, and commitment to this community are carefully weighed.

I am not seeking to overdevelop or disrupt the character of the neighborhood. I am simply seeking the opportunity to build responsibly, live intentionally, and contribute positively to the future of Mableton.

With humility, I place my trust in the wisdom and discretion of this esteemed Commission.

Thank you, and God bless you all.

A handwritten signature in black ink, appearing to read "J. D. Whipple". The signature is fluid and cursive, with the first name "J. D." and the last name "Whipple" clearly distinguishable.

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

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.

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.

24-1366

Return Recorded Document to: *Duffani 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, hereinafter 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 known 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

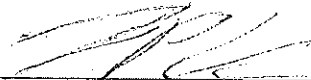
This Deed is given subject to all easements and restrictions of record.

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.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written. 24-1366

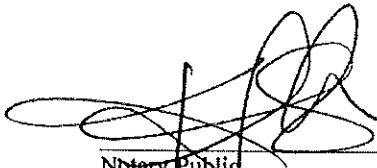
Signed, sealed and delivered in presence of:



Witness



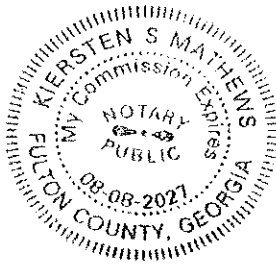
Luis Infante-Alatorre (SEAL)



Notary Public



Mirlam Guadalupe Moncada Garcia (SEAL)



Unofficial Copy

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

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

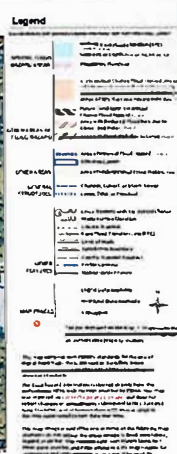


CALL BEFORE YOU DIG
IT'S THE LAW

OWNER	BUILDER	ENGINEER
QUINTON WIGGLES 647 South Gordon Road, N.W. Mableton, Georgia 30126 (770) 899-3832 E-Mail: quint7508@bellatl.net	QUINTON WIGGLES 647 South Gordon Road, N.W. Mableton, Georgia 30126 (770) 899-3832 E-Mail: quint7508@bellatl.net	GILBERT E. QUANONES, P.E., P.L.S., CEM 1093 Hinnering Lane Johns Creek, Georgia 30097 (678) 778-5489 E-Mail: gilbert@georgiatechpro.com

COBB COUNTY FIRM PANEL 18067C0212H EFFECTIVE 3/4/2019

National Flood Hazard Layer FIRMette



VICINITY MAP



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	

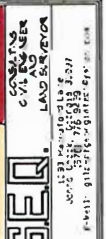
DESIGN PROFESSIONAL CERTIFICATE

I certify under penalty of law that this plan was prepared after a site visit to the site and the information herein is based on my authorized agent, under my supervision.

DATE: 02/09/2025
SIGNATURE: [Signature]

SITE AREA: 4,245 SQ. FT.
LIMITS OF DISTURBANCE: 21,662 SQ. FT.
IMPERVIOUS AREA: 5,688.35 SQ. FT.

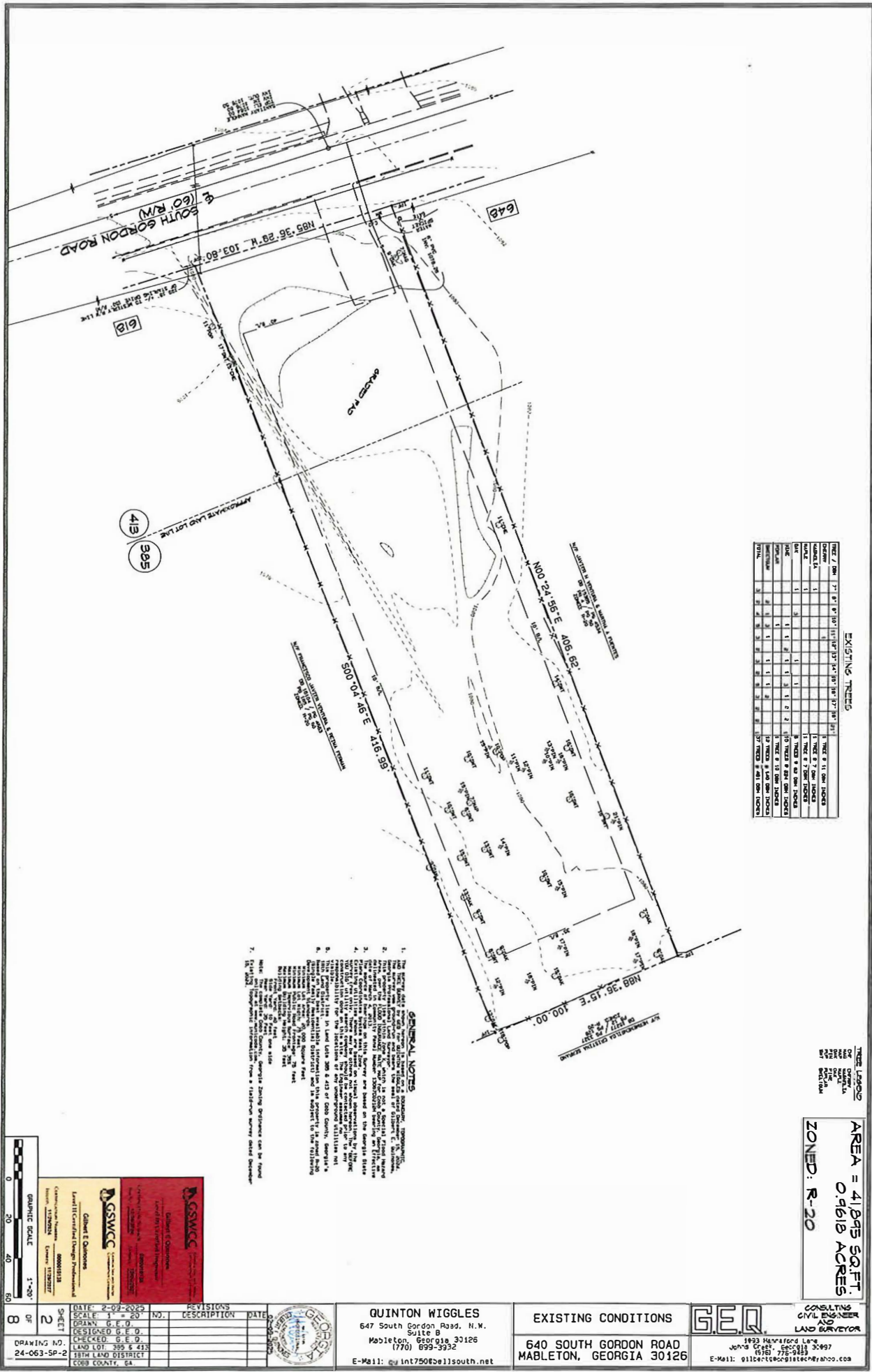
PERCENTAGE IMPERVIOUS COVERAGE: 13.57%



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: quint7508@bellatl.net

REVISION	DATE	DESCRIPTION
1	02/09/2025	ISSUED FOR PERMIT
2	02/09/2025	ISSUED FOR PERMIT
3	02/09/2025	ISSUED FOR PERMIT
4	02/09/2025	ISSUED FOR PERMIT
5	02/09/2025	ISSUED FOR PERMIT
6	02/09/2025	ISSUED FOR PERMIT
7	02/09/2025	ISSUED FOR PERMIT
8	02/09/2025	ISSUED FOR PERMIT



EXISTING TREES									
Tree #	DBH	Height	Species	Location	Notes	Tree #	DBH	Height	Species
1	12"	15'	Live Oak	Parcel 1	11' 00" 11.00' 11.00'	11	12"	15'	Live Oak
2	12"	15'	Live Oak	Parcel 1	11' 00" 11.00' 11.00'	12	12"	15'	Live Oak
3	12"	15'	Live Oak	Parcel 1	11' 00" 11.00' 11.00'	13	12"	15'	Live Oak
4	12"	15'	Live Oak	Parcel 1	11' 00" 11.00' 11.00'	14	12"	15'	Live Oak
5	12"	15'	Live Oak	Parcel 1	11' 00" 11.00' 11.00'	15	12"	15'	Live Oak
6	12"	15'	Live Oak	Parcel 1	11' 00" 11.00' 11.00'	16	12"	15'	Live Oak
7	12"	15'	Live Oak	Parcel 1	11' 00" 11.00' 11.00'	17	12"	15'	Live Oak
8	12"	15'	Live Oak	Parcel 1	11' 00" 11.00' 11.00'	18	12"	15'	Live Oak
9	12"	15'	Live Oak	Parcel 1	11' 00" 11.00' 11.00'	19	12"	15'	Live Oak
10	12"	15'	Live Oak	Parcel 1	11' 00" 11.00' 11.00'	20	12"	15'	Live Oak

GENERAL NOTES

- The survey was conducted in accordance with the Georgia Surveying and Mapping Act of 1997, as amended.
- The survey was conducted by a Licensed Professional Surveyor, Quinton Wiggles, and the results are shown on this map.
- The survey was conducted on the basis of the best available information, and the results are shown on this map.
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AREA = 41,895 SQ. FT.
0.9618 ACRES
ZONED: R-20

GRAPHIC SCALE 1"=20'

DATE: 2-22-2023
SCALE: 1"=20'
DRAWN: G.E.O.
CHECKED: G.E.O.
LAND LOT: 395 & 413
TENTH LAND DISTRICT
COBB COUNTY, GA

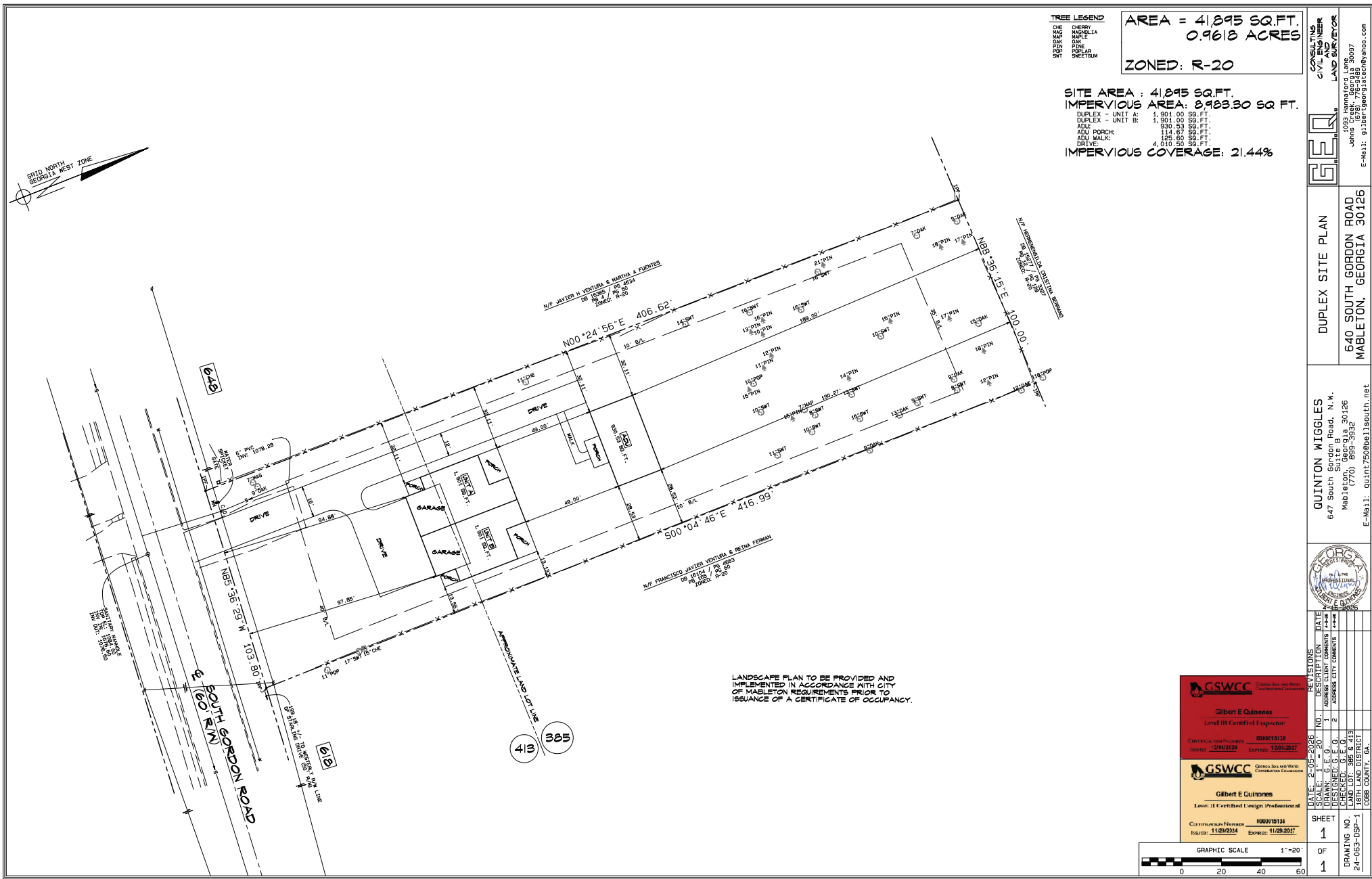
CSMCC
Cobb Surveying & Mapping, LLC
10000 Highway 138, Suite 100
Marietta, GA 30067
Phone: 770-575-1111
Fax: 770-575-1112
Email: info@csmmc.com



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

EXISTING CONDITIONS
640 SOUTH GORDON ROAD
MABLETON, GEORGIA 30126

GEQ
10000 Highway 138, Suite 100
Marietta, Georgia 30067
Phone: 770-575-1111
Fax: 770-575-1112
Email: info@geq.com



TREE LEGEND
 CHERRY
 MAGNOLIA
 MAPLE
 OAK
 PINE
 PINE
 PINE
 SWEETGUM

**AREA = 41,895 SQ.FT.
 0.9618 ACRES**

ZONED: R-20

**SITE AREA : 41,895 SQ.FT.
 IMPERVIOUS AREA: 8,983.30 SQ. FT.**

IMPERVIOUS COVERAGE: 21.44%

**DUPLEX - UNIT A: 1,901.00 SQ. FT.
 DUPLEX - UNIT B: 1,901.00 SQ. FT.
 ADU: 880.33 SQ. FT.
 ADU PORCH: 114.67 SQ. FT.
 ADU WALK: 125.60 SQ. FT.
 DRIVE: 4,010.60 SQ. FT.**

QUINTON WIGGLES
 647 South Gordon Road, N.W.
 Mableton, Georgia 30126
 (770) 899-3932
 E-Mail: quint750@pe1south.net

REVISIONS

NO.	DATE	DESCRIPTION
1	2-10-2020	ADDITIONAL CITY COMMENTS
2	2-10-2020	ADDITIONAL CITY COMMENTS

DATE: 2-10-2020
DESIGNED: G.E.O.
CHECKED: G.E.O.
18TH LAND DISTRICT
COBB COUNTY, GA.

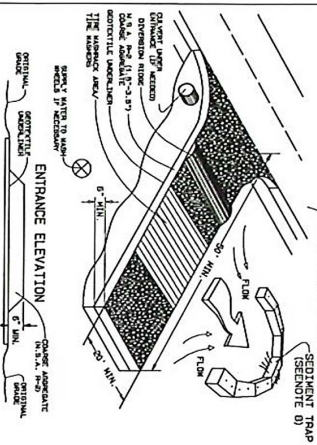
Gilbert E. Quinones
 Licensed Professional Engineer
 License No. 112813
 Issued: 11/28/2017

GRAPHIC SCALE 1"=20'

0 20 40 60

LANDSCAPE PLAN TO BE PROVIDED AND
 IMPLEMENTED IN ACCORDANCE WITH CITY
 OF MABLETON REQUIREMENTS PRIOR TO
 ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

CRUSHED STONE CONSTRUCTION EXIT EXIT DIAGRAM HARD EXIT PUBLIC ROAD



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CONSTRUCTION EXIT

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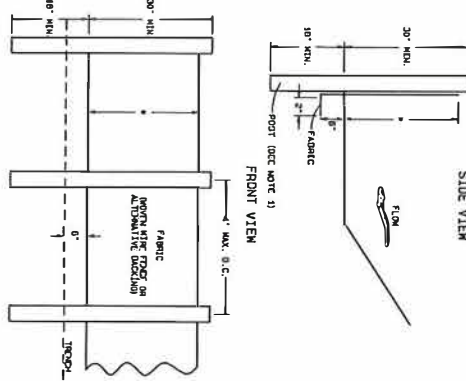
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SILT FENCE - TYPE SENSITIVE



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SEDIMENT BARRIER

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TYPE	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
TYPE	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

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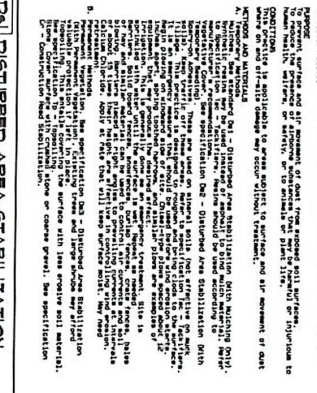
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DUST CONTROL ON DISTURBED AREAS



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DISTURBED AREA STABILIZATION

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GSWCC

Geotechnical Services, Inc.

10000 Highway 100, Suite 100

Atlanta, Georgia 30328

Phone: 404.255.1000

Fax: 404.255.1001

www.gswcc.com

GSWCC

Geotechnical Services, Inc.

10000 Highway 100, Suite 100

Atlanta, Georgia 30328

Phone: 404.255.1000

Fax: 404.255.1001

www.gswcc.com

DATE: 2-09-2025

SCALE: AS NOTED

CHECKED: G.E.D.

DESIGNED: G.E.D.

LAND LOT: 100

CONTRACT: 24-063-SP-5

QUINTON WIGGLES

647 South Gordon Road, N.W.

Atlanta, Georgia 30326

(770) 899-3932

E-Mail: quint750@bellsouth.net

CONSTRUCTION DETAILS

(1 OF 4)

640 SOUTH GORDON ROAD

MABLETON, GEORGIA 30126

CONSULTING CIVIL ENGINEER AND LAND SURVEYOR

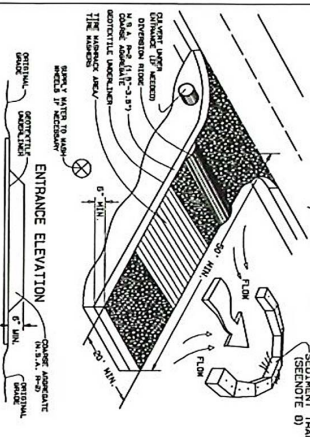
10000 Highway 100, Suite 100

Atlanta, Georgia 30328

E-Mail: g10100@geotek.com

CRUSHED STONE CONSTRUCTION EXIT

EXIT DIAGRAM
HARD EXIT PUBLIC ROAD



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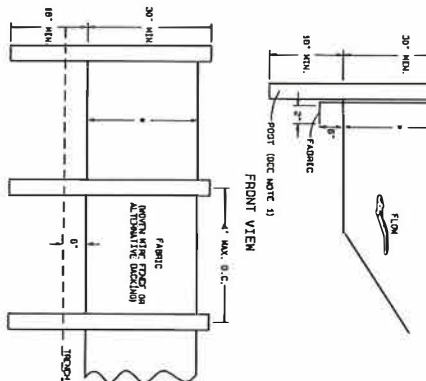
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SILT FENCE - TYPE SENSITIVE

SIDE VIEW



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SEDIMENT BARRIER

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TYPE	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

DUST CONTROL ON DISTURBED AREAS

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DUST CONTROL ON DISTURBED AREAS

DUST CONTROL ON DISTURBED AREAS

DUST CONTROL ON DISTURBED AREAS

DATE: 2-09-2025
SCALE: AS NOTED
DESIGNED: G.D.
CHECKED: G.D.
LAND LOT: 100
CROSS COUNT: 54

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

CONSTRUCTION DETAILS
(1 OF 4)
640 SOUTH GORDON ROAD
MABLETON, GEORGIA 30126

CONSULTING
CIVIL ENGINEER
AND
LAND SURVEYOR
1000 Haverford Lane
Johns Creek, Georgia 30097
E-Mail: g11bert@geog11bert.com

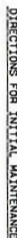
SODDED WATERWAYS



A permanent vegetative cover using seeds on highly erodible or critically eroded lands

[illegible]

SOD MAINTENANCE AND INSTALLATION



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

[illegible]

0.1 Percentages required for soil surface application

WILEY
Publishers since 1807

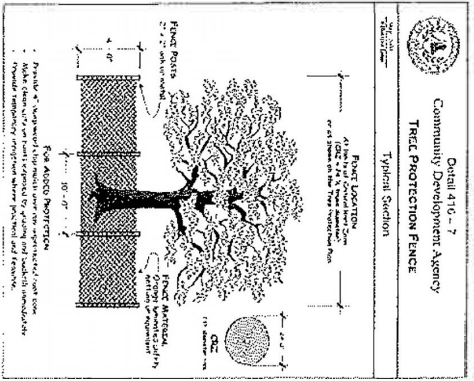
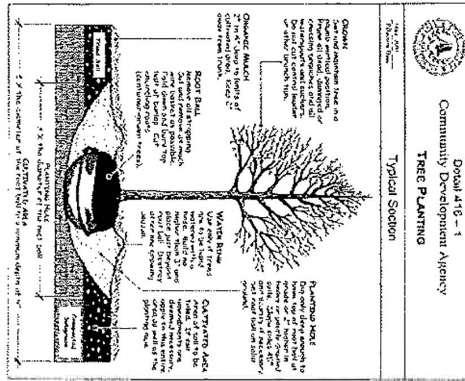
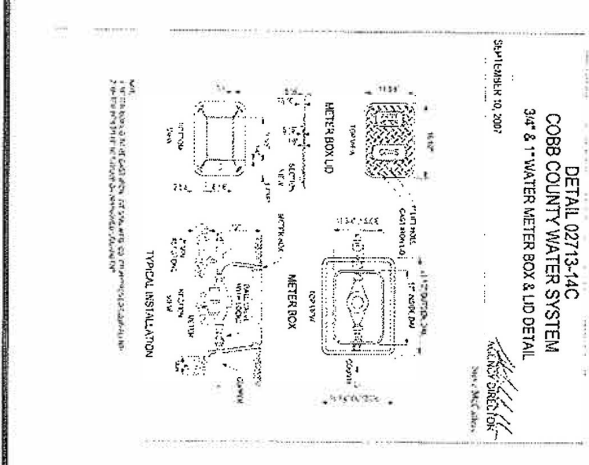
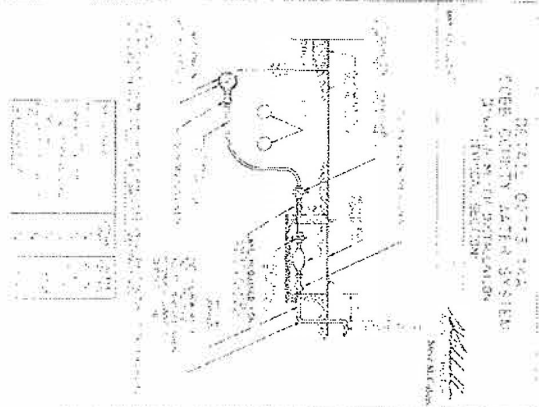
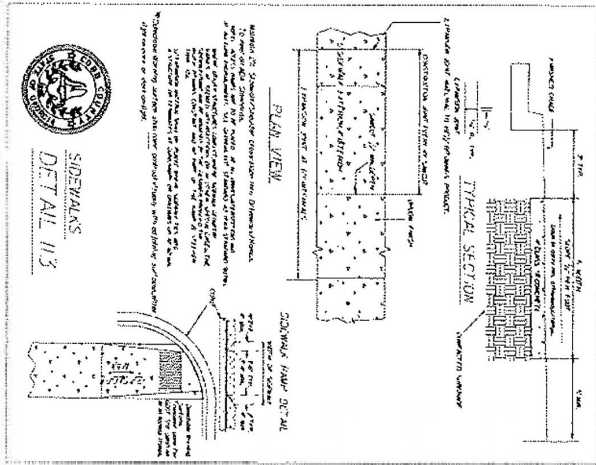
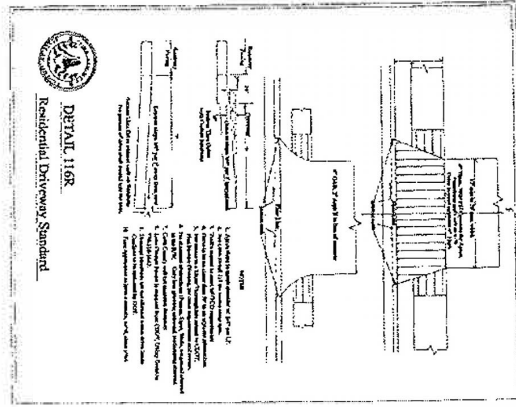
[illegible][illegible]

*Reduce standing water by 50% when gridded.

[illegible]

VEGETATIVE PRACTICES		VEGETATIVE PRACTICES			
COMMON PRACTICES	STREET NAMES	DESCRIPTION			
1	mulch		1	mulch	Applying a layer of organic or inorganic material to the soil surface to conserve moisture, suppress weeds, and improve soil fertility.
2	cover crop		2	cover crop	Planting a secondary crop, often legumes, to improve soil health, prevent erosion, and suppress weeds.
3	no-till		3	no-till	Planting crops without disturbing the soil through tillage, helping to maintain soil structure and reduce erosion.
4	strip till		4	strip till	Planting crops in narrow strips of tilled soil, reducing erosion and fuel costs compared to full tillage.
5	intercropping		5	intercropping	Planting two or more different crops in the same field to maximize land use and potentially improve pest management.
6	rotation		6	rotation	Planting different crops in a sequence on the same land to break pest cycles and improve soil health.
7	conservation tillage		7	conservation tillage	Using a combination of reduced tillage and cover crops to conserve soil and water while maintaining productivity.
8	agroforestry		8	agroforestry	Integrating trees and shrubs into crop or pasture systems to provide multiple benefits like shade, windbreaks, and timber.
9	terracing		9	terracing	Constructing steps or terraces on a slope to prevent soil erosion and conserve water for crops.







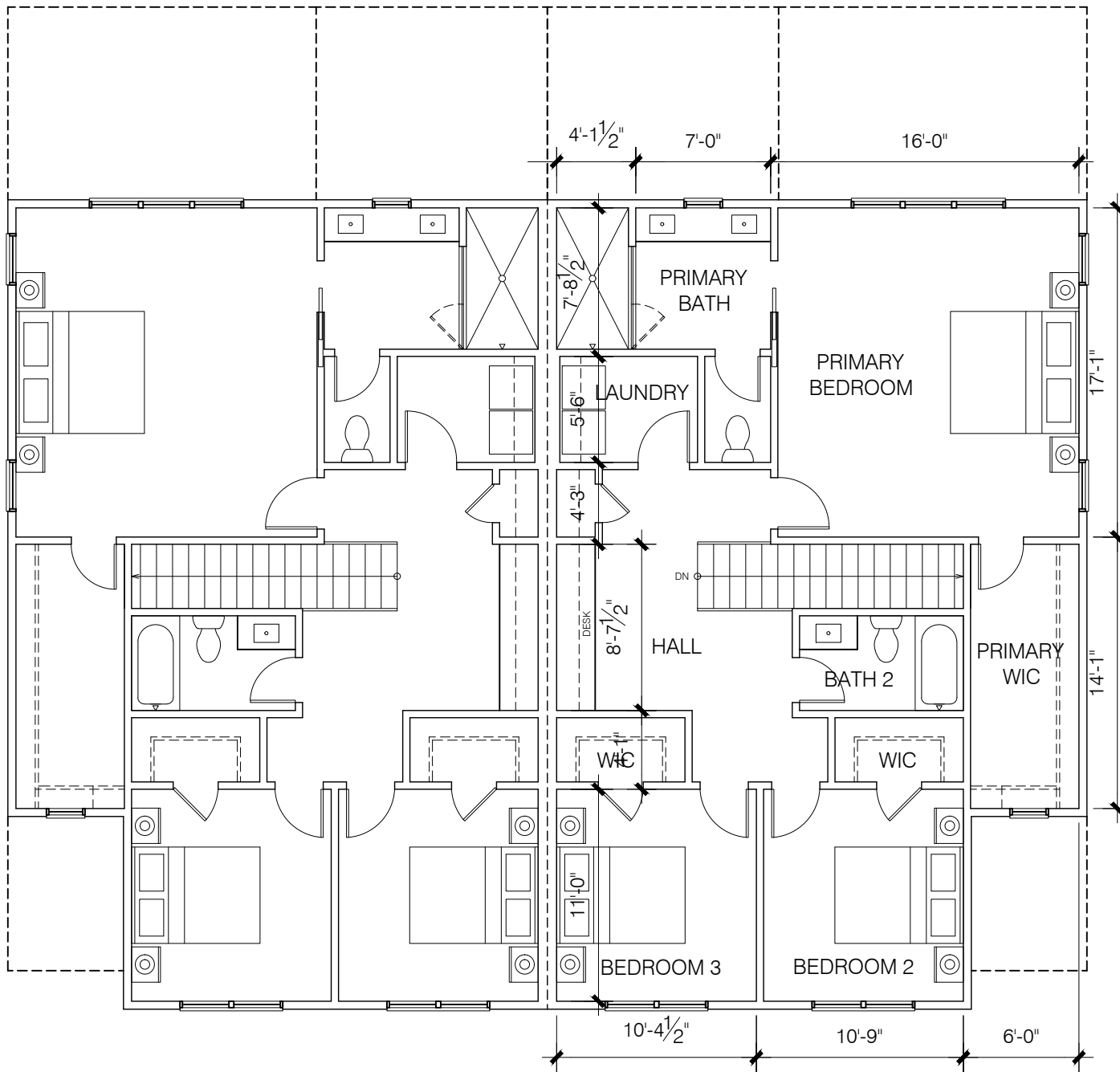
FRONT VIEW



REAR VIEW



FRONT VIEW (HADU)



New Duplex Residence

640 South Gordon Rd.

Mableton, GA 30126

For: Quinton Wiggles

04-16-2026



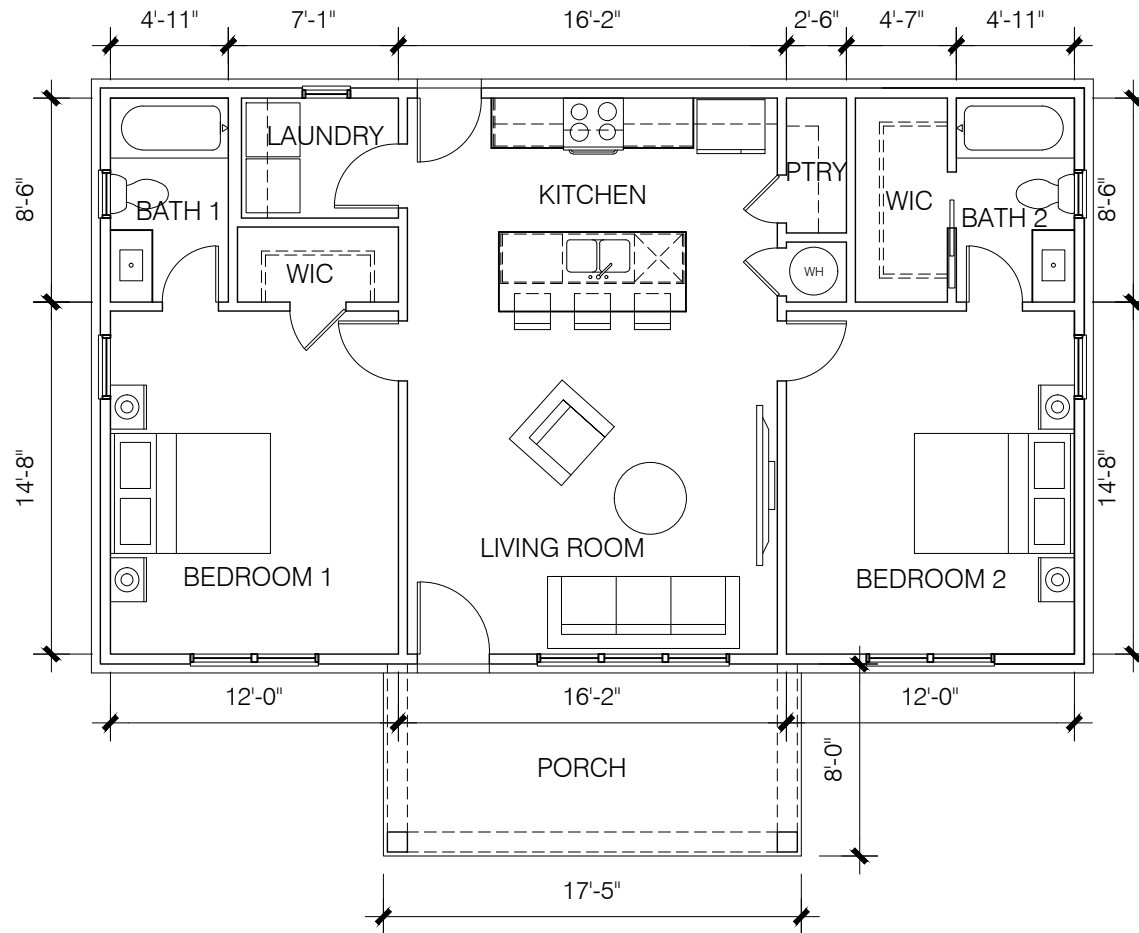
2

floor plan - 2nd floor

SCALE: 1/8" = 1'-0"



GOTSCH STUDIO
ARCHITECTURE & DESIGN



New Duplex Residence

640 South Gordon Rd.

Mableton, GA 30126

For: Quinton Wiggles

04-16-2026

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.

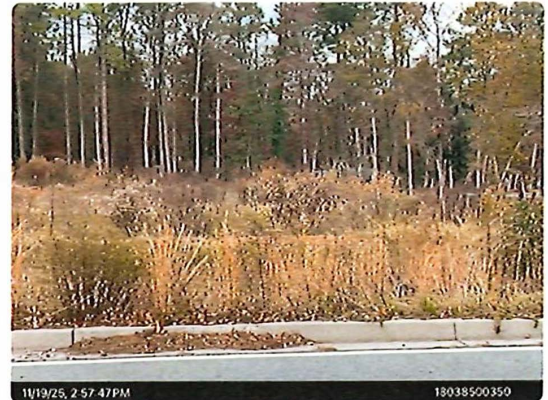
- **Exterior Elevations**

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

Cobb County, GA

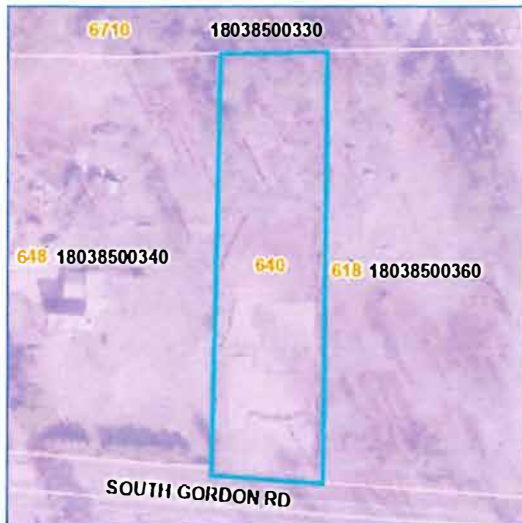
Composite Summary

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

[WIGGLESQUINTON](#)
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

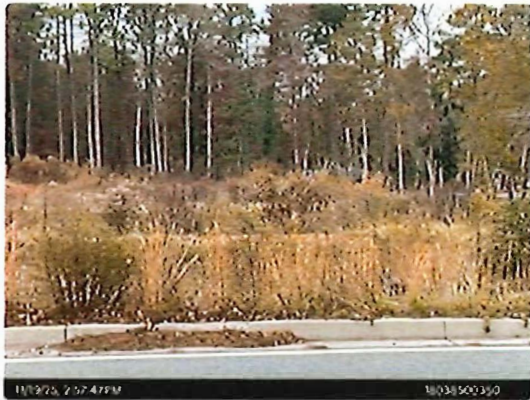
Date	Number	Amount	Purpose	Status
03/26/2024	2024-1689	\$296,981	HOUSE, NEW	I - Incomplete

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

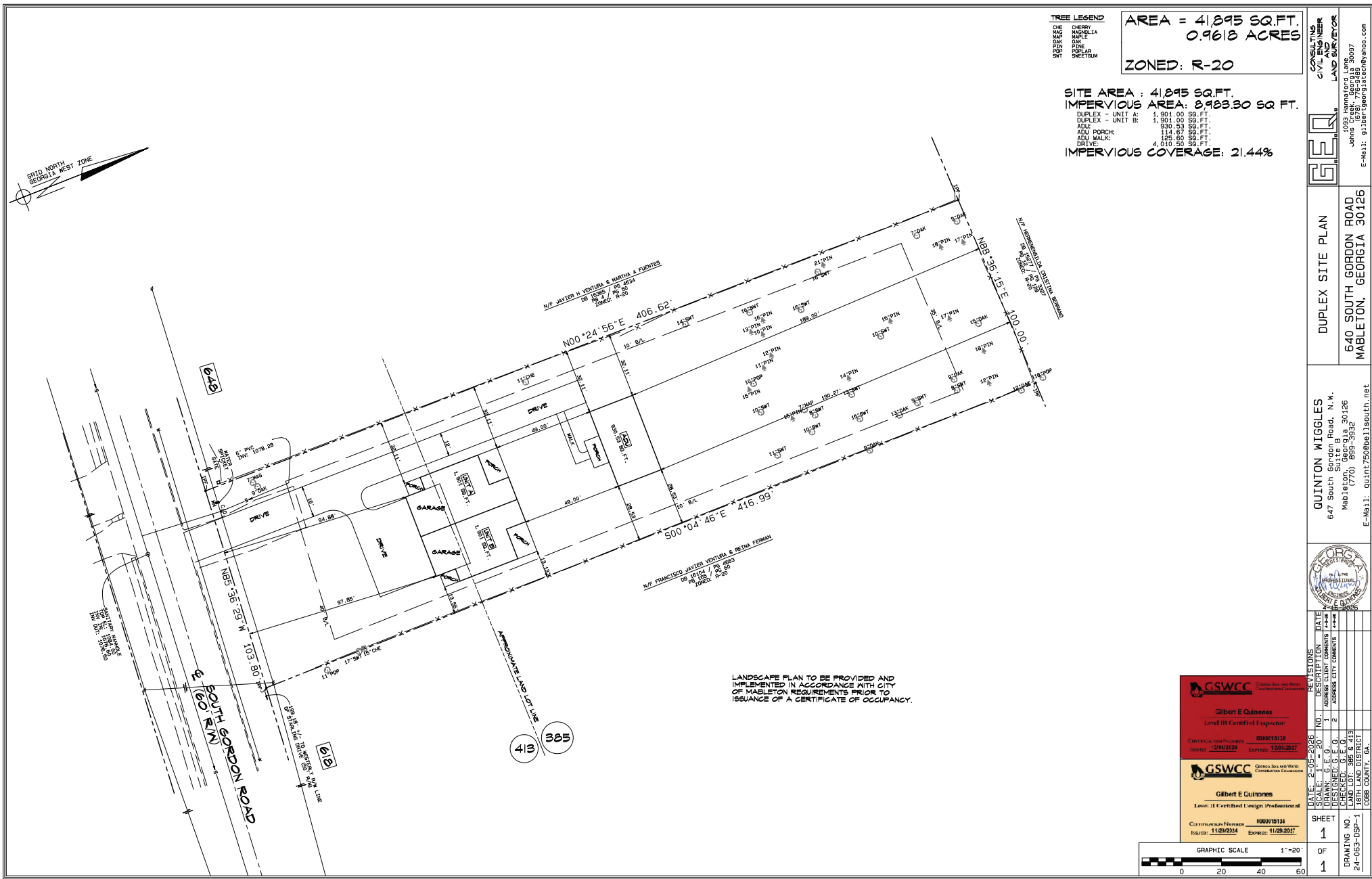


No data available for the following modules: 2025 Undeliverable Notices, Upcoming Visits, Summary - Personal Property, Current Year Business Forms, Appraised Values - Personal Property, Residential Improvement Information, Commercial Improvement Information, Accessory Information, Appeals, Sketches,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



TREE LEGEND
 C=CHE
 M=MA
 O=O
 P=PI
 S=SH
 W=WE

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

**SITE AREA : 41,895 SQ.FT.
 IMPERVIOUS AREA: 8,983.30 SQ. FT.
 IMPERVIOUS COVERAGE: 21.44%**

DUPLEX SITE PLAN

QUINTON WIGGLES
 647 South Gordon Road, N.W.
 Mableton, Georgia 30126
 (770) 899-3932
 E-Mail: quint750@pe1south.net

CONSULTING CIVIL ENGINEER LAND SURVEYOR
 1093 Hammond Lane, Suite 3097
 Jonesboro, GA 30606
 (770) 762-2488
 E-Mail: g1bert@georgiatechsurvey.com

LANDSCAPE PLAN TO BE PROVIDED AND IMPLEMENTED IN ACCORDANCE WITH CITY OF MABLETON REQUIREMENTS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

Gilbert E. Quinones
 Lead DC Certified Inspector

DATE: 2-05-2026
 DRAWN: G.E.Q.
 DESIGNED: G.E.Q.
 CHECKED: G.E.Q.
 18TH LAND DISTRICT
 COBB COUNTY, GA.

Gilbert E. Quinones
 Lead DC Certified Design Professional

Commission Number: 0000915134
 Issued: 11/28/2024 Expires: 11/28/2027

REVISIONS

NO.	DATE	DESCRIPTION
1	2-05-2026	ADDITIONAL CITY COMMENTS
2	2-05-2026	ADDITIONAL CITY COMMENTS

GRAPHIC SCALE 1"=20'

0 20 40 60

SHEET 1 OF 1

DRAWING NO. 24-063-DSP-1



CITY OF MABLETON PLANNING COMMISSION

SUMMARY REPORT

The applicant is requesting a Temporary Land Use Permit (TLUP2026-001) for a property located in Mableton, Georgia.

Applicant & Property Information

- Applicant: Arturo Hernandez.
- Property Owner: Ruth Sanchez (also known as Ruth Sanchez-Chavez).
- Address: 71 Hillcrest Dr SE, Austell, GA 30168
- Acreage: 0.94
- Land Description: Land Lot 506, 18th Land District.
- Current Zoning: R-20 (Single Family Residential District)

Property History

- Ruth Sanchez-Chavez purchased the property via a Warranty Deed on October 6, 2016, from Kenneth Haley and Robert Greyer. Current tax records show that the 2025 taxes for Parcel ID 18050600160 were paid in full as of September 3, 2025.

Request Details

- Purpose: The permit is requested to allow the parking of six (6) passenger vehicles outside a residential property.
- Duration: The applicant is seeking the maximum allowed period of twenty-four (24) months.
- Household Composition: The subject property is currently occupied by a two-person household of related adults.
- Vehicles & Storage: The property has four pickup trucks and two trailers, which are parked in the driveway.
- Site Improvements: The applicant indicated that no site improvements will occur on the property to accommodate the parking.

Status & Hearings

- Code Enforcement: This application is the result of an active Code Enforcement action.
- Planning Commission (PC) Hearing: Scheduled for Thursday, May 7, 2026.
- Mayor & Council (M&C) Hearing: Scheduled for Wednesday, May 27, 2026.



ZONING MAP





FUTURE LAND USE MAP





AERIAL MAP



ATTACHMENT A

**Application for
Temporary Land Use Permit
Mableton, Georgia**

Application No.

PC Hearing Date:

M&C Hearing Date:

LUP26-001
5/7/26
5/27/26

Applicant Arturo Hernandez Phone # 323-209-7740 E-mail arubalcaba0423@gmail.com

(representative's name, printed)

Address 71 Hillcrest Dr Se Austell Ga 30168

(representative's signature)

Phone # _____

E-mail _____

Signed, sealed and delivered in presence of:

My commission expires: _____

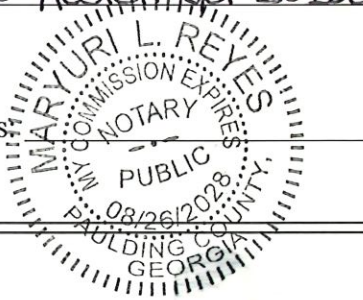


Titleholder Ruth Sanchez Phone # 678-9934381 E-mail ruthalo.13@gmail.com

Signature _____ Address 71 Hillcrest Dr Se Austell Ga 30168
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

My commission expires: _____



Notary Public

Present Zoning R-20 (Cobb Co. District)

Type of Permit

Temporary Land Use X; Poultry on less than two acres ____; Other _____

Renewal - Yes _____ No _____

For the Purpose of Parking 4 more cars in the property (Total: 6)

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

Land Lot(s) 506 District 18th

Size of Tract 0.94 Acre(s)

Will any site improvements (i.e., grading, tree removal, paved parking, detention facilities, additions to house or other permitted structure, etc.) be undertaken on the subject property? ✓ Yes _____ No _____

ATTACHMENT B1

Application for
Temporary Land Use Permit
Mableton, Georgia

Application # _____
PC Hearing Date _____
M&C Hearing Date _____

For Business Use or for a Use Not Permitted

1. Type of business or request? _____
2. Number of employees? _____
3. Days of operation? _____
4. Hours of operation? _____
5. Number of clients, customers or salespersons coming to the property per day? _____ Per week? _____
6. Where do clients, customers and/or employees park? Driveway: _____ Street: _____ Other (explain): _____
7. Signs? No: _____ Yes: _____ If Yes, then how many, size and location: _____
8. Number of vehicles related to this request? (Also state type of vehicle, i.e. dump truck, box truck, passenger cars) _____
9. Deliveries? No: _____ Yes: _____ (If Yes, then how many per day or week, and is the deliver via semi-truck, USPS, Fedex, UPS, etc) _____
10. Does the applicant live at the property? Yes: _____ No: _____
11. Any outdoor storage? No: _____ Yes: _____ (If Yes, state what is kept outside): _____
12. Length of time requested (24 months maximum): _____
13. Is the application a result of a Code Enforcement action? No: _____ Yes: _____ (If Yes, attache a copy of the Notice of Violation and/or tickets to this form.)
14. Any additional information? (Attach additional sheets if needed.) _____

pplicant Signature _____ Date: _____
pplicant Name (printed) _____

ATTACHMENT B2

Application for
Temporary Land Use Permit
Mableton, Georgia

Application # _____
PC Hearing Date _____
M&C Hearing Date _____

For Number of Adults and/or Vehicles

1. Number of unrelated adults in the house? _____
2. Number of related adults in the house? 2
3. Number of vehicles at the house? 4 pick up and 2 trailers
4. Where do the residents park? Driveway: X Street: _____ Garage: _____
5. Does the property owner live in the house? Yes: X No: _____
6. Any outdoor storage? No: _____ Yes: _____ (If Yes, state what is kept outside: _____)
7. Length of time requested (24 months maximum): 24 months
8. Is the application a result of a Code Enforcement action? No: _____ Yes: X (If Yes, attache a copy of the Notice of Violation and/or tickets to this form.)
9. Any additional information? (Attach additional sheets if needed.) _____

pplicant Signature [Signature] Date: 02-09-26
pplicant Name (printed) Arturo Hernandez

ONING STAFF USE ONLY BELOW THIS LINE

oning of property: _____
ize of house per Cobb County Tax Assessor records: _____
lumber of related adults proposed: _____ Number permitted by code: _____
lumber of unrelated adults proposed: _____ Number permitted by code: _____
lumber of vehicles proposed: _____ Number permitted by code: _____
lumber of vehicles proposed to be parked outside: _ Number permitted by code: _____

PROPERTY/FINANCIAL DISCLOSURE REPORT¹ BY APPLICANT²

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

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

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

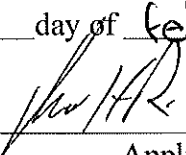
Does any member of the Mayor and Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is ten percent (10%) or more) or corporation, partnership, limited partnership, firm, enterprise, franchise, association, 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 09 day of February, 2026.


Applicant's Signature

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

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

ATTACHMENT C2

CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

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

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

No

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

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

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

No

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:

No

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:

No

I certify that the foregoing information is true and correct, this 09 day of February, 2026



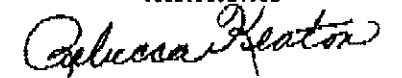
Applicant's Signature

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

Please return to:
THE BOWERS LAW FIRM, LLC
110 EVANS MILL DRIVE, SUITE 601
DALLAS, GA 30157
File # 165074

Deed Book 15385 Pg 673
Filed and Recorded Oct-19-2016 10:45am
2016-0126620
Real Estate Transfer Tax \$35.00
0332016024532


Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

STATE OF GEORGIA
COUNTY OF PAULDING

WARRANTY DEED

THIS INDENTURE made this 6th day of October, 2016, between

KENNETH HALEY and ROBERT GREYER ,

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

RUTH SANCHEZ-CHAVEZ ,

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 DOLLARS and other good and valuable consideration (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

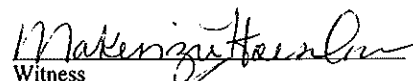
All that tract or parcel of land lying and being in Land Lot 506 of the 18th District, 2nd Section, Cobb County, Georgia, being more particularly described as follows: Beginning at a point on the South side of Hillcrest Drive, which point 955.8 feet from the intersection of the South side of Hillcrest Drive and the Center line of Old River Road (now abandoned); thence Southwesterly a distance of 400 feet to a point; thence Northwesterly a distance of 110 feet to a point; thence Northwesterly a distance of 400 feet to a point on the South side of said Hillcrest Drive; thence Southeasterly and along the South side of said Hillcrest Drive a distance of 110 feet to the Point of Beginning. Subject to any right of way deeds or other easements.

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

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

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

Signed, sealed and delivered in the presence of:

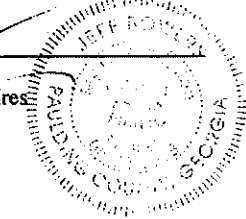

Witness


KENNETH HALEY (Seal)


ROBERT GREYER BY KENNETH HALEY (Seal)
AS HIS AIF

Notary Public
My commission expires

[Attach Notary Seal]




Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

mail
McCurdy & Candler, LLC
Six Piedmont Center, Suite 700
3525 Piedmont Road, NE
Atlanta, GA 30308

RETURN TO:
MCCURDY AND CANDLER, L.L.C.
P.O. BOX 57
DECATUR, GA 30031
File # 11-04001 *FUC 71 Hillcrest Dr. SE*

12^o
STATE OF GEORGIA
COUNTY OF FULTON

SPECIAL WARRANTY DEED

THIS INDENTURE is made this October 26, 2011, by and between Fannie Mae A/K/A Federal National Mortgage Association, organized and existing under the laws of the United States of America (hereinafter referred to as "Grantor"), and Robert Greyer and Kenneth Haley as tenants in common (hereinafter referred to as "Grantee") the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits.

WITNESSETH, for and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, the receipt, adequacy and sufficiency whereof are hereby acknowledged by Grantor, Grantor has granted, bargained, sold, aliened, conveyed and confirmed unto the Grantee, all of Grantor's right, title and interest in and to the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 506 of the 18th District, 2nd Section, Cobb County, Georgia, being more particularly described as follows: Beginning at a point on the South side of Hillcrest Drive, which point 955.8 Feet from the intersection of the South side of Hillcrest Drive and the Center line of Old River Road (now abandoned); thence Southwesterly a distance of 400 Feet to a point; thence Northwesterly a distance of 110 Feet to a point; thence Northwesterly a distance of 400 Feet to a point on the South side of said Hillcrest Drive; thence Southeasterly and along the South side of said Hillcrest Drive a distance of 110 Feet to the Point of Beginning. Subject to any right of way deeds or other easements.

TO HAVE AND TO HOLD, 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 said Grantee forever in FEE SIMPLE, subject only to the matters set forth herein.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price greater than \$18,000.00 for a period of 3 month(s) from the date of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$18,000.00 for a period of 3 month(s) from the date of this deed. These restrictions shall run with the land and are not personal to Grantee. This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust

2/2/26, 9:16 AM

Cobb County - G A

Printed: 2/2/2026

Cobb County Online Tax Receipt

Thank you for your payment!



CARLA JACKSON
HEATHER WALKER
Phone: 770-528-8600
Fax: 770-528-8679

TAX COMMISSIONER
CHIEF DEPUTY

Payer:
RUTH SANCHEZ CHAVEZ

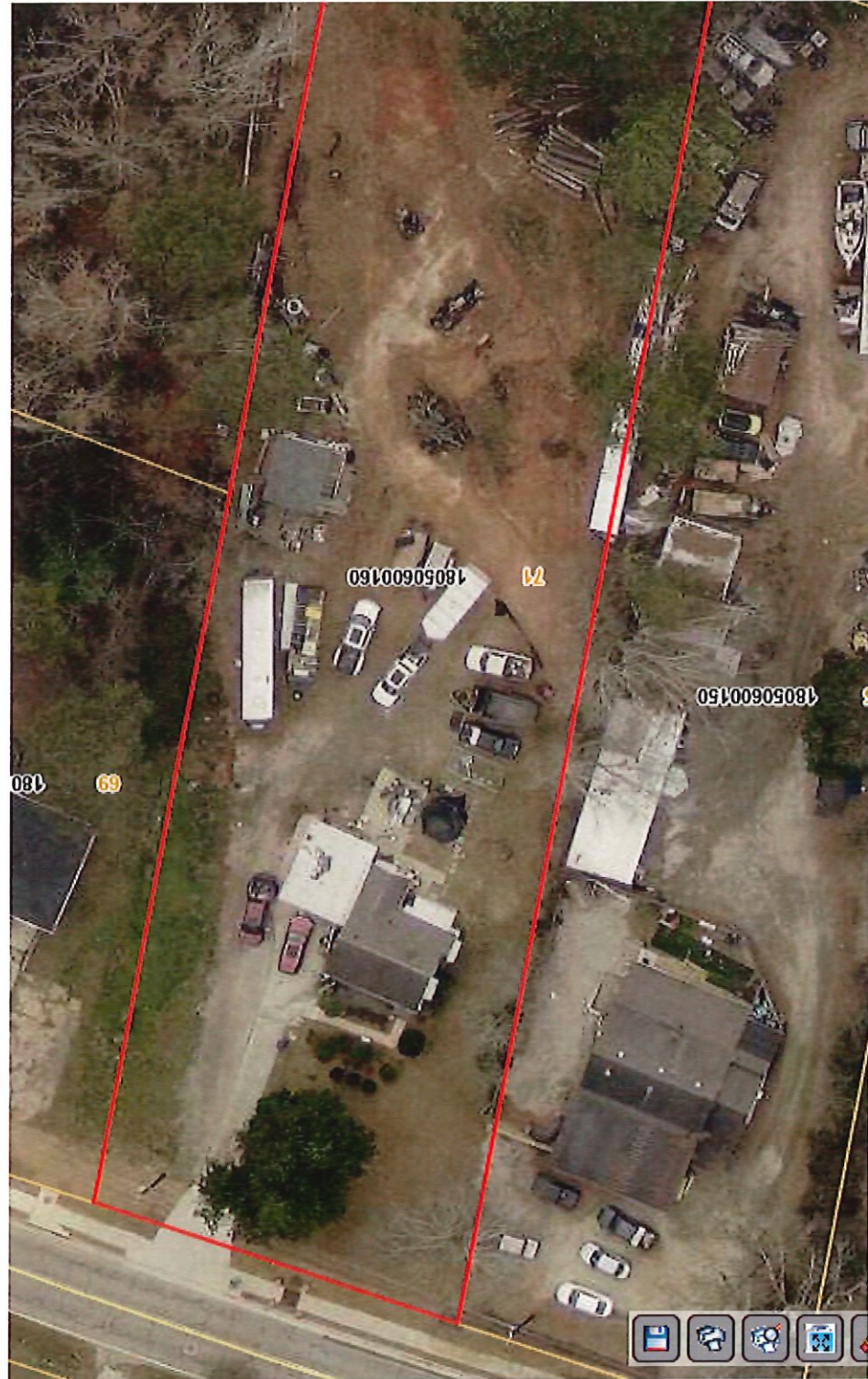
SANCHEZ CHAVEZ RUTH

Payment Date: 9/3/2025

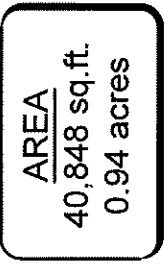
Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2025	18050600160	10/15/2025	Pay: N/A or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid
\$0.00	\$0.00	\$0.00	\$0.00	\$1,906.50
				Balance
				\$0.00



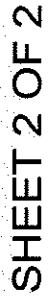
Scan this code with your
mobile phone to view this
bill!



LEGEND



LEGEND	
	POWER POLE
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	JUNCTION BOX
	SANITARY SEWER MANHOLE
	DROP INLET
	RW MONUMENT
	SINGLE WING CATCH BASIN
	DOUBLE WING CATCH BASIN
	CURB INLET
	HEADWALL
	FLARED END SECTION
	GAS METER
	GAS VALVE
	ELECTRIC TRANSFORMER
	TELEPHONE PEDESTAL
	LIGHT POST
	1/2 IRON PIN SET (IPS)
	IRON PIN FOUND (IPF)
	CONC. MONUMENT SET (CMS)
	CONC. MONUMENT FOUND (CMF)
	CALCULATED POINT
	EXISTING FENCE
	N

UNITED LAND
SURVEYING

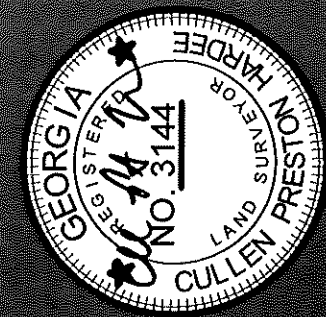
PHONE: 678-293-5232
1258 CONCORD ROAD SUITE #103
SMYRNA, GEORGIA 30080

**RESIDENTIAL & COMMERCIAL
CERTIFICATE OF AUTHORIZATION
NO. LSF001321**

ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR :

SCALE: 1" = 50'	LAND LOT: 506	DISTRICT.: 18TH	SECTION.: 2ND
DATE: 3/11/2020	SUBDIVISION: N/A		
FIELD DATE: 2/27/2020	COUNTY: COBB	GEORGIA	

Know what's below.
Call before you dig.
UTILITIES PROTECTION CENTER
1 (800) 282-7411 THROUGHOUT GEORGIA
OR DIAL 811





PLANNING COMMISSION STAFF REPORT – Temporary Land Use Permit
Public Hearing Date: May 7, 2026

Case Number: TLUP2025-004

Current Zoning: RA-4 (Single Family Residential) District

Proposed Request: Applicant is requesting a temporary land use permit to operate a dog pet sitting service.

Staff Report Compiled By: Latemia Richards, Planner I

Staff Recommendation: Denial

APPLICANT & PROPERTY INFORMATION

Name: Kevin Ortega Negrón

Property Address: 245 Hunnicutt Road

City/State: Mableton, GA 30126

Acreage: 1.2

District: 3; Councilwoman Keisha Jeffcoat

Parcel Identification: 18039100080

Future Land Use: Low Density Residential



PURPOSE OF REQUEST

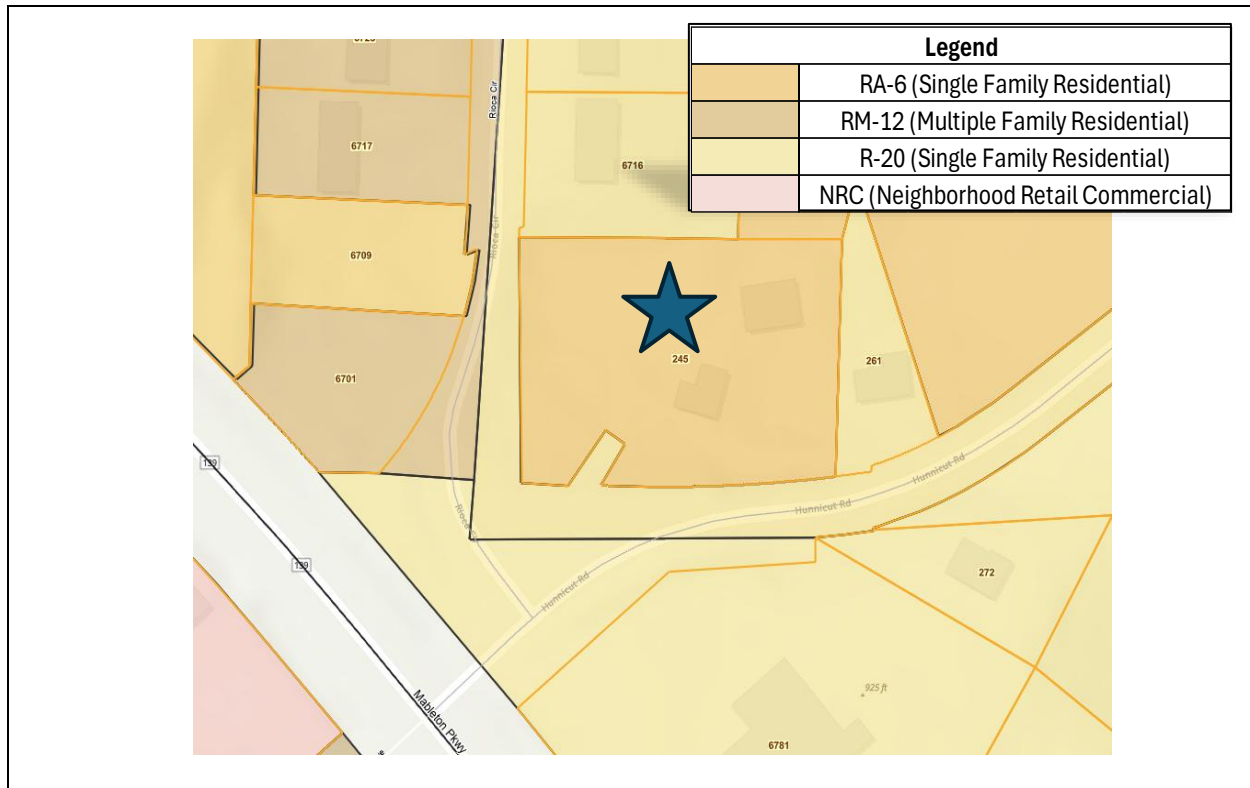
The applicant, Kevin Ortega Negrón, is requesting a temporary land use permit to operate a home-based pet sitting service known as Pawssion Pet Care LLC at 245 Hunnicutt Rd SE. The subject property is a 1.2-acre parcel located within a Single-Family Residential District. The proposed business offers premium, supervised pet sitting focused on holistic care, enrichment activities, and wellness, with operating hours for appointments scheduled from 8:00 a.m. to 6:00 p.m., Monday through Sunday. In addition to daytime activities, the business services include overnight stays, providing a safe and structured environment for dogs to rest. The applicant has stated that dogs are permitted to roam the property (including the outdoor area) without restrictions throughout the day. All client visits for pickups and drop-offs are strictly by appointment only.

The property features one (1) residential structure and three (3) accessory structures: the primary residence, detached carport, breezeway, and garage. The primary residence is connected to a garage through a covered breezeway. The garage and detached carport are being used for both personal and business-related storage. According to the Tax Assessor's records, the primary residence and detached carport were permitted in 1945, the garage was permitted in 2021, and the property was purchased in 2022 under the name Pawssion Pet Care LLC. The property has a prior zoning history involving case petition 2021Z-69 for a single-family subdivision.

This application was initiated following a neighborhood complaint to Code Enforcement on Friday, May 16, 2025, which cited potential unlicensed business operations and the outdoor storage of multiple trucks and trailers. Following the issuance of a notice of violation, the applicant engaged with the Community Development Department to seek approval for his proposed business. Dog boarding in Georgia requires a Pet Dealer or Kennel license through the Georgia Department of Agriculture; however, the applicant did not provide a copy of a state-issued license for staff review. A business license from Cobb County or the City of Mableton was not issued for the proposed business. Currently, the applicant has not addressed the complaints regarding outdoor storage or obtained a business license.



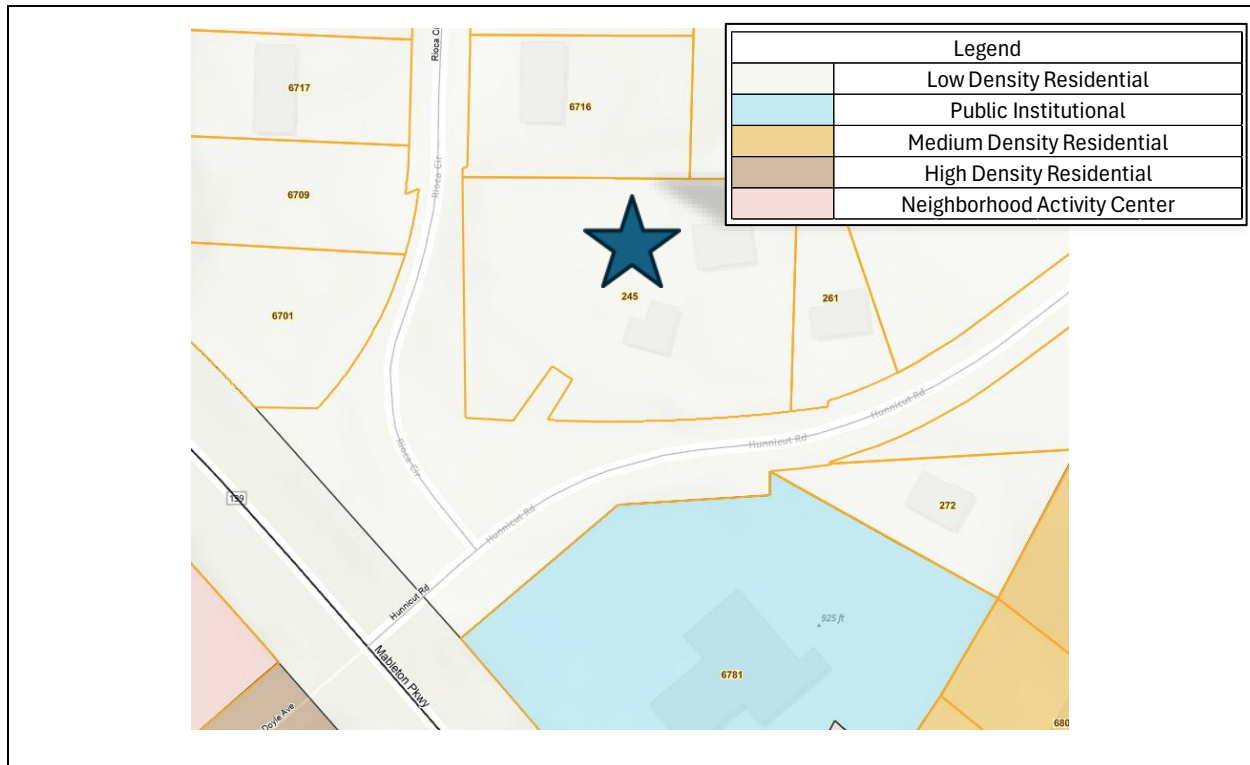
ZONING MAP



Star = Location of Subject Property



FUTURE LAND USE MAP

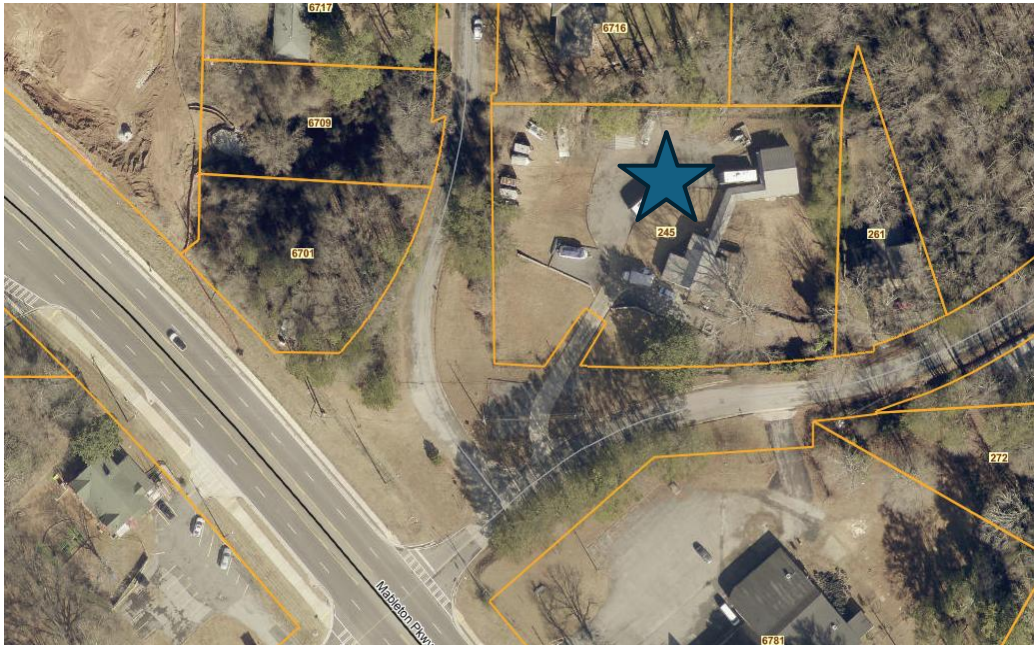


Star = Location of Subject Property



City of Mableton
Community Development | Planning and Zoning Division
6116 Mableton Parkway, Suite 144
Mableton, GA 30126
(404) 854-4904
www.mableton.gov

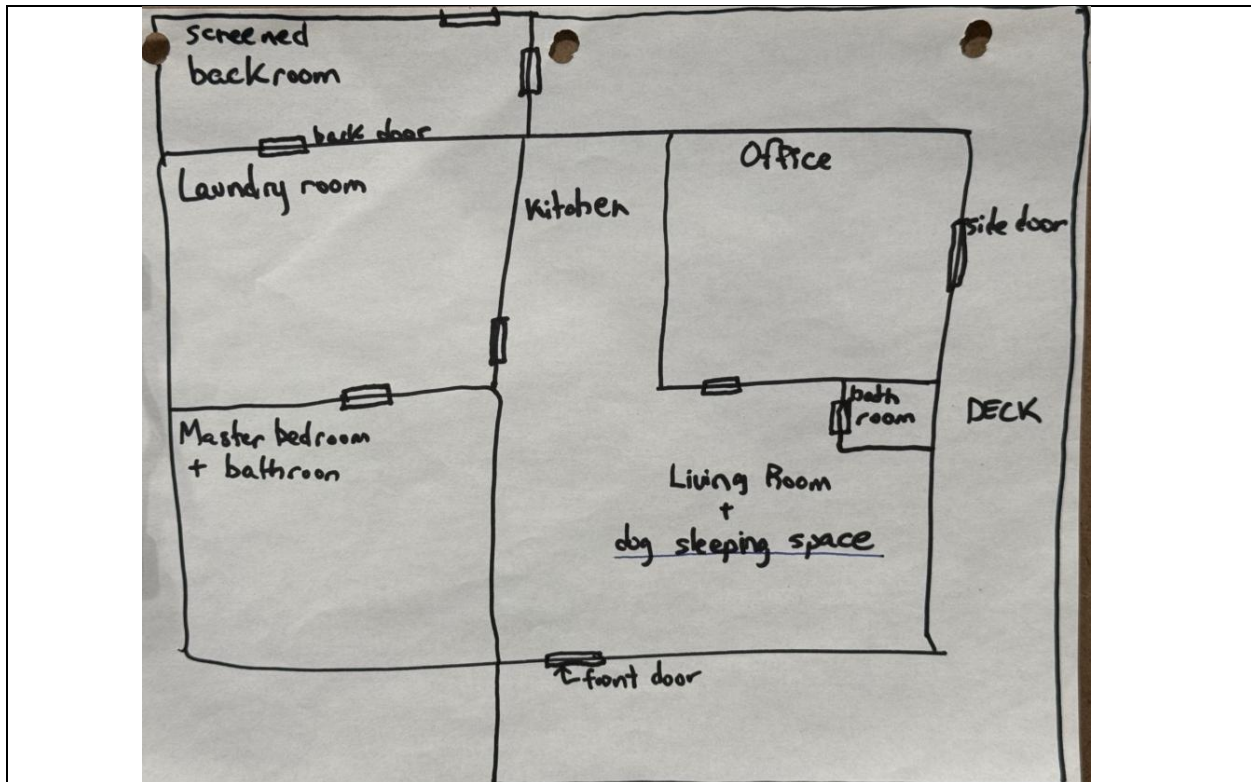
AERIAL MAP



Star = Location of Subject Property



INTERIOR PLAN





City of Mableton
Community Development | Planning and Zoning Division
6116 Mableton Parkway, Suite 144
Mableton, GA 30126
(404) 854-4904
www.mableton.gov

SITE PHOTOS





STAFF ANALYSIS

The Mayor and Council may grant temporary land use permits for uses that are uniquely located and are considered compatible with adjoining zoning districts and nearby uses for designated period of time for uses, exceptions or professions in areas, along roadways and within districts where the zoning regulation would otherwise prohibit such operations. The Mayor and City Council may grant temporary land use permits for limited periods of time for occupations or businesses compatible with the neighborhood from which such business or occupation is operated and where no nuisance as defined in state law or other significant adverse effect would result in the area or district zoned.

There are twelve criteria that must be considered for a Temporary Land Use Permit (TLUP). The Mayor and City Council shall consider, at minimum, the following in its determination of whether to grant a temporary land use permit:

1. Safety, health, welfare, and moral concerns involving the surrounding neighborhood.

The request involves dog pet sitting services on a residential property. The subject site is zoned RA-6 (Single Family Residential) District and is adjacent to single family residences to the north, south, and east. To the west, a vacant and undeveloped parcel is zoned RM-12 (Multiple Family Residential) District.

ADJACENT ZONING AND CURRENT LAND USE			
Direction	Address	Current Zoning	Existing Land Use
North	6716 Rioca Circle	R-15 (Single Family Residential)	Single Family Residential Home
South	6781 Mableton Pkwy	R-20 (Single Family Residential)	Single Family Residential Home
East	261 Hunnicut Rd	R-15 (Single Family Residential)	Single Family Residential Home
West	6701 Roica Circle	RM-12 (Multiple Family Residential)	Vacant; undeveloped

2. Parking and traffic considerations.

The applicant states that all services are by appointment only and on average, there are 5 to 7 clients per week coming to the property for pickups and drop-offs.



3. Number of nonrelated employees.

The applicant stated that he will be the only employee for his pet sitting service.

4. Number of commercial and business vehicles.

There are no heavy commercial trucks associated with the request. The applicant uses a personal vehicle, a 2010 Honda Element, for business-related purposes.

5. The general presumption of the Mayor and City Council that residential neighborhoods should not allow noncompatible business uses.

The Temporary Land Use Permit (TLUP) process for this property was initiated following a neighborhood complaint to Code Enforcement on Friday, May 16, 2025. The complaint cited a business possibly operating without a business license and outdoor storage of multiple trucks and trailers. Applicant was issued a notice of violation for outdoor storage and operating without a business license. The applicant later visited the Community Development Department to determine if a dog petting service on a residential property is allowed.

6. Compatibility of the business use to the neighborhood.

The proposal is not a compatible business use to the neighborhood as the proposed business use would allow boarding kennels within a single-family residence. This use is not permitted in single family zoning districts.

7. Hours of operation.

The applicant has indicated that the pet sitting service on the property will occur between the hours of 8:00 a.m. to 6:00 p.m., Monday through Sunday.

8. Existing business uses in the vicinity.

There is an existing church and administrative home office for basement remodeling in the immediate vicinity of the subject property. The surrounding neighborhood consists of single-family residential homes.



9. Effect on property values of surrounding property.

The request may not negatively impact property values if the service is conducted within a structured, home-based environment. The applicant is not proposing any new site improvements, grading, or additions to the house that would alter the residential appearance of the property. Staff notes that the current condition of the property, which includes unauthorized outdoor storage, is detrimental to the surrounding properties.

10. Circumstances surrounding neighborhood complaints.

The proposed request will have at least six (6) to ten (10) dogs on the subject property at a time, and some dogs may stay for extended periods, which may create a noise nuisance to adjacent property owners.

11. Intensity of the proposed business use.

The intensity of the proposed business use may be low intensity; however, based on the volume of dogs and the duration of their stays, the intensity of the proposed business use will increase.

12. Location of use within the neighborhood.

The proposed request is within a single-family residence and surrounded by single and multiple family residential uses.

STAFF RECOMMENDATION

The planning and zoning staff recommends **DENIAL** of the temporary land use permit for TLUP-2025-004.



CITY OF MABLETON PLANNING COMMISSION

SUMMARY REPORT

The applicant is requesting a Temporary Land Use Permit (TLUP2025-002) for a property located in Mableton, Georgia.

Application Overview

- Application Number: TLUP25-002
- Applicant: Kevin Ortega Negrón
- Property Owner: Pawssion Pet Care LLC
 - *(Note: 2022 Warranty Deed on file confirms transfer to LLC; City records should be updated from previous owner Dorothy Owens.)*
- Property Address: 245 Hunnicutt Rd SE, Mableton, GA 30126
- Parcel ID: 18039100080
- Acreage: 1.2 Acres
- Land Lot / District: Land Lot 391, 18th District
- Current Zoning: R-20 (Single-Family Residential District)

Request Summary

The applicant is requesting a Temporary Land Use Permit (LUP) to operate a home-based pet sitting business (Pawssion Pet Care LLC). The business provides premium, appointment-only pet care including supervised play and holistic enrichment.

- Duration Requested: 24 Months
- Site Improvements: None. No physical additions or land disturbances are proposed.
- Code Enforcement: This application is submitted in response to an active Code Enforcement action initiated on May 19.

Operational Details

- Staffing: 1 employee (the applicant).
- Operating Days: Monday through Sunday.
- Operating Hours: * *Current*: 8:00 AM – 8:00 PM
 - *Proposed Goal*: 5:00 AM – 6:00 PM
- Client Traffic: Low volume; 0–1 clients per day (averaging 5–7 clients per week).
- Parking: Utilizes the existing driveway and a large gravel parking area located by the mailbox outside the fenced yard.
- Vehicles: One personal business-related vehicle (2010 Honda Element).

Public Hearing Schedule

- Planning Commission: May 7
 - Mayor & Council: May 27
-



ZONING MAP





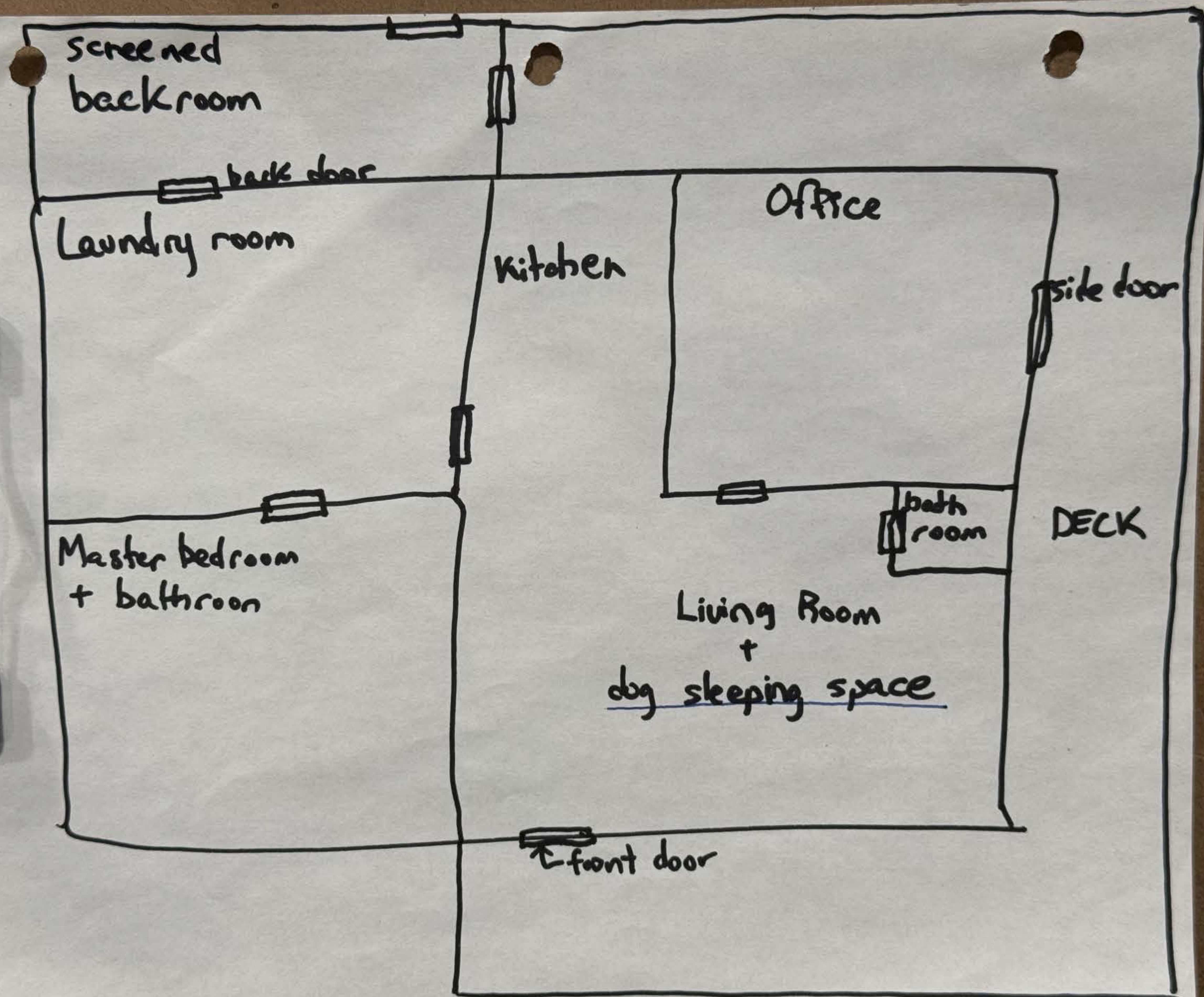
FUTURE LAND USE MAP





AERIAL MAP





ATTACHMENT A

Application for Temporary Land Use Permit Mableton, Georgia

Received 7/25
Fee Amt \$215.00
Application No. UP-25-002
PC Hearing Date: 10/9
M&C Hearing Date: 10/22

Applicant Kevin Ortega Negron Phone # 470-585-0543 E-mail Kevin@pawssiondoghouse.com
(representative's name, printed) Address 245 Hunnicutt Rd SE
Mableton GA 30126
Phone # 470-585-0543 E-mail Kevin@pawssiondoghouse.com
(representative's signature)

Signed, sealed and delivered in presence of:

Nyree Simpson
(Notary Public)



My commission expires: January 27, 2026

Titleholder Pawssion Pet Care LLC Phone # 470-585-0543 E-mail Kevin@pawssiondoghouse.com
Signature Kevin Ortega Negron Address 245 Hunnicutt Rd SE Mableton, GA 30126
(attach additional signature, if needed)
Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning _____

Type of Permit

Temporary Land Use ☒; Poultry on less than two acres _____; Other _____

Renewal - Yes _____ No ☒ first application
providing premium pet sitting services for dogs in a safe, structured,

For the Purpose of home-based environment. Services include supervised play, rest areas,
and enrichment activities with a focus on holistic care and wellness. All services by

Location 245 Hunnicutt Rd SE Mableton GA 30126 appointment only.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) _____ District _____

Size of Tract 1.2 Acre(s)

Will any site improvements (i.e., grading, tree removal, paved parking, detention facilities, additions to house or other permitted structure, etc.) be undertaken on the subject property? Yes _____ No ☒

ATTACHMENT B1

**Application for
Temporary Land Use Permit
Mableton, Georgia**

Application # _____

PC Hearing Date _____

M&C Hearing Date _____

For Business Use or for a Use Not Permitted

1. Type of business or request? home-based pet sitting
2. Number of employees? 1 (Kevin)
3. Days of operation? mon. through sun.
4. Hours of operation? 8a - 8p (Goal: 8a - 6p)
5. Number of clients, customers or salespersons coming to the property per day? 0-1 Per week? 5-7 many days out of every month we don't expect anyone
some months are lighter/busier than others
6. Where do clients, customers and/or employees park? Driveway: _____ Street: _____ Other
(explain): We have a large gravel parking lot outside our yard by the mailbox
7. Signs? No: ☒ Yes: _____ If Yes, then how many, size and location:

8. Number of vehicles related to this request? (Also state type of vehicle, i.e. dump truck, box truck, passenger cars) Personal Vehicle (2010 Honda Element)
9. Deliveries? No: ☒ Yes: _____ (If Yes, then how many per day or week, and is the deliver via semi-truck, USPS, Fedex, UPS, etc) _____
10. Does the applicant live at the property? Yes: ☒ No: _____
11. Any outdoor storage? No: ☒ Yes: _____ (If Yes, state what is kept outside):

12. Length of time requested (24 months maximum): 24 mos.
13. Is the application a result of a Code Enforcement action? No: _____ Yes: ☒ (If Yes, attach a copy of the Notice of Violation and/or tickets to this form.) @ Kevin's screenshots, 05/19/25
14. Any additional information? (Attach additional sheets if needed.)

Applicant Signature Kevin Ortega Negrón Date: 07/10/25

Applicant Name (printed) Kevin Ortega Negrón

ATTACHMENT B2

**Application for
Temporary Land Use Permit
Mableton, Georgia**

Application # _____

PC Hearing Date _____

M&C Hearing Date _____

For Number of Adults and/or Vehicles

1. Number of unrelated adults in the house? _____
2. Number of related adults in the house? _____
3. Number of vehicles at the house? _____
4. Where do the residents park? Driveway: _____ Street: _____ Garage: _____
5. Does the property owner live in the house? Yes: _____ No: _____
6. Any outdoor storage? No: _____ Yes: _____ (If Yes, state what is kept outside: _____
_____)
7. Length of time requested (24 months maximum): _____
8. Is the application a result of a Code Enforcement action? No: _____ Yes: _____ (If Yes, attach a copy of the Notice of Violation and/or tickets to this form.)
9. Any additional information? (Attach additional sheets if needed.)

Applicant Signature _____ Date: _____

Applicant Name (printed) _____

PLANNING STAFF USE ONLY BELOW THIS LINE

Address of property: _____

Size of house per Cobb County Tax Assessor records: _____

Number of related adults proposed: _____

Number permitted by code: _____

Number of unrelated adults proposed: _____

Number permitted by code: _____

Number of vehicles proposed: _____

Number permitted by code: _____

Number of vehicles proposed to be parked outside: _____ Number permitted by code: _____

PROPERTY/FINANCIAL DISCLOSURE REPORT¹ BY APPLICANT²

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

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

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

Does any member of the Mayor and Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is ten percent (10%) or more) in 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 10 day of July, 2025.

Kevin Ortiz Negron
Applicant's Signature

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

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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.

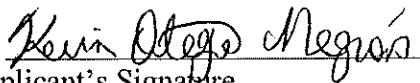
Please apply the following information that will be considered as the required disclosure:

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 10 day of July, 2025
Kevin Ortega Negron


Applicant's Signature

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

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

OF
OF

LIMITED WARRANTY DEED

THIS INDENTURE, made on October 13th, 2022, between

BENNETT HUTCHINSON IV

her referred to as "Grantor") and

PAWSSION PET CARE LLC

her referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal
atives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER
AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of
resents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and
d, and by these presents does grant, bargain, sell and convey unto Grantee,

SEE ATTACHED EXHIBIT A

OTHER WITH all and singular the rights, members and appurtenances thereto, to the same being,
or in anywise appertaining (hereinafter collectively referred to as the "Premises").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and
Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever
e right and title to the Premises unto Grantee against the claims of all person claiming by, through or
antor, but not otherwise.

DEED TO SECURE DEBT
[Second Lien Position Loan]

STATE OF
COUNTY OF

THIS SECURITY DEED is given effective the 13th day of OCTOBER, 2022 by and between
AWSSION PET CARE, LLC, a Georgia Limited Liability Company, as party(ies) of the first
part (hereinafter referred to as "Grantor"), and

JENNETT HUTCHINSON, IV, as party of the second party (hereinafter referred to as
Grantee"), whose address is 100 Fred Vinson Rd., Otto, NC 28763.

WITNESSETH:

FOR CONSIDERATION hereinafter set forth 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
and convey unto Grantee and the heirs, legal representatives, successors and assigns of Grantee all
that tract or parcel of land known by its common street address as 245 HUNNICUTT ROAD
S.E., MABLETON, GA 30126, and being more specifically and completely described in the
Exhibit "A" attached hereto and incorporated herein by reference (hereinafter referred to as the
"Property").

THIS CONVEYANCE is made under the provisions of the existing Code of the State of
Georgia to secure a debt (and interest thereon and other indebtedness as described herein)
evidenced by a promissory note, dated October 13, 2022 and made by Grantor to order of Grantee,
for the initial principal sum of **THREE HUNDRED FORTY-FIVE THOUSAND DOLLARS**
(\$345,000.00) with the maturity date of October 13, 2025 or the occurrence of the sale or transfer
of the Property, whichever comes first. However, at the option of Grantee, Grantee may extend
the maturity date for a period of three (3) months, not to exceed two (2) such extensions. In the
event such extension is granted by Grantee, Grantor will owe an additional 1.000% of the principal
sum of this Security Deed for each month, or part thereof, so extended and the additional amounts
will be considered secured by this Security Deed.

TO HAVE AND TO HOLD said Property, together with any and all of the rights, members
and appurtenances thereof to the same being, belonging or in any way appertaining to the only
proper use, benefit and behalf of Grantee and the heirs, legal representatives, successor and assigns
of Grantee, forever, in Fee Simple.

Should the indebtedness secured hereby be paid according to the tenor and effect the
promissory note and hereof when the same shall become due and payable, and should Grantor
perform all covenants herein contained, then this Security Deed shall be canceled of record and
the Property surrendered, it being intended by the parties hereto that this Security Deed shall
operate as a deed, and not as a mortgage.

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 391 OF THE 18TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNIG AT A POINT ON THE NORTHERLY SIDE OF HUNNICUTT ROAD TWO HUNDRED TWO AND FIVE TENTHS (202.5) FEET EASTERLY, AS MEASURED ALONG THE NORTHERLY SIDE OF HUNNICUTT ROAD; FROM THE NORTHEAST CORNER OF THE INTERSECTION OF HUNNICUTT ROAD AND GORDON ROAD; SAID POINT OF BEGINNING, BEING AT THE EAST SIDE OF A PROPOSED STREET; THENCE EASTERLY ALONG THE NORTHERLY SIDE OF HUNNICUTT ROAD TWO HUNDRED EIGHTY (280) FEET; THENCE NORTH ONE HUNRED NINETY-FOUR (194) FEET; THENCE WEST TWO HUNDRED EIGHTY (280) FEET TO THE EAST SIDE OF THE ABOVE MENTIONED PROPOSED STREET; THENCE RUNNING SOUTH ALONG THE EAST SIDE OF SAID PROPOSED STREET, TWO HUNDRED AND EIGHT TENTHS (200.8) FEET TO THE NORTHERLY SIDE OF HUNNICUTT ROAD AND THE POINT OF BEGINNING.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

Parcel ID # 18039100080

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

CERTIFICATE OF ORGANIZATION

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

Pawssion Pet Care LLC
a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **06/24/2022** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on **06/30/2022**.



Brad Raffensperger

Brad Raffensperger
Secretary of State

ARTICLES OF ORGANIZATION

Electronically Filed

Secretary of State

Filing Date: 6/24/2022 11:09:06 PM

BUSINESS INFORMATION

CONTROL NUMBER	22142398
BUSINESS NAME	Pawssion Pet Care LLC
BUSINESS TYPE	Domestic Limited Liability Company
EFFECTIVE DATE	06/24/2022

PRINCIPAL OFFICE ADDRESS

ADDRESS	2000 Stratsford Pl SE, Marietta, GA, 30067, USA
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REGISTERED AGENT

NAME	ADDRESS	COUNTY
Kevin Ortega Negrón	2000 Stratsford Pl. SE, Marietta, GA, 30067, USA	Cobb

ORGANIZER(S)

NAME	TITLE	ADDRESS
Kevin Ortega Negrón	ORGANIZER	2000 Stratsford Pl. SE, Marietta, GA, 30067, USA

OPTIONAL PROVISIONS

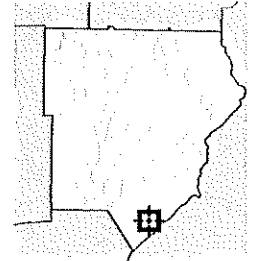
N/A

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE	Kevin Ortega Negrón
AUTHORIZER TITLE	Member



Overview



Legend

- ☐ Cobb Tile Index
- Cities**
 - ☐ Acworth
 - ☐ Austell
 - ☐ Kennesaw
 - ☐ Marietta
 - ☐ Powder Springs
 - ☐ Smyrna
 - ☐ Unincorporated
- ☐ Administrative Facilities
- ☐ Libraries
- ☐ Police Stations
- ☐ Fire Stations
- ☐ County Parks
- ☐ Federal Parks
- ☐ House Number Labels
- ☐ Parcels
- Roads**
 - ARTERIAL
 - INTERSTATE
 - LOCAL
 - MAJOR
 - MINOR
 - PRIVATE
 - RAMP

Parcel ID 18039100080
 Class Code R4 - Residential Small Tracts
 Taxing District (9) UNINCORPORATED
 Acres 1.2

Physical Address 245 HUNNICUTT RD
 Owner OWENS DOROTHY
 245 HUNNICUTT RD
 MABLETON GA 30126

Last 2 Sales			
Date	Price	Reason	Qual
n/a	0	n/a	n/a
n/a	0	n/a	n/a

Date created: 8/26/2020
 Last Data Uploaded: 8/26/2020 6:08:51 AM

Developed by **Schneider**
 GEOSPATIAL