



CITY OF MABLETON, GEORGIA
5656 Mableton Parkway , Mableton , GA 30126
May 28, 2026 at 4:00 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 WORK SESSION MEETING AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. ORGANIZATIONAL AND PROCEDURAL ITEMS**
- 4. UNFINISHED BUSINESS**
- 5. NEW BUSINESS**
 - a. TLUP2025-004 - 245 Hunnicut Rd - Request for temporary land use permit for a dog sitting business.**
 - b. TLUP2026-001 - 71 Hillcrest Drive - Request to park a total of six (6) cars on a residential property. - *Application will be moved to the July Hearing due to a lack of advertising***
- 6. 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.



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





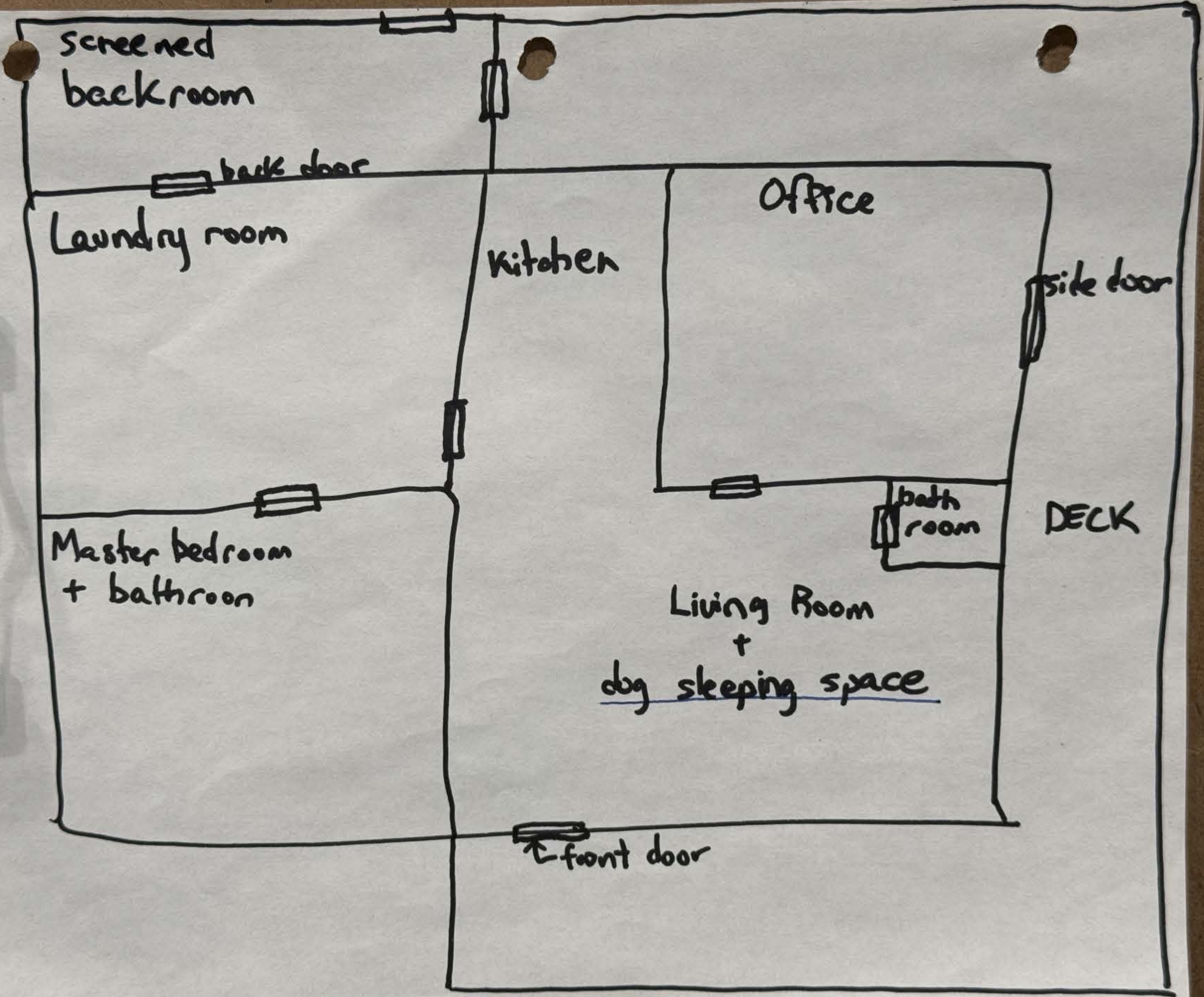
FUTURE LAND USE MAP





AERIAL MAP







PLANNING COMMISSION STAFF REPORT – Temporary Land Use Permit
Public Hearing Date: June 4, 2026

Case Number: TLUP-2025-004

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



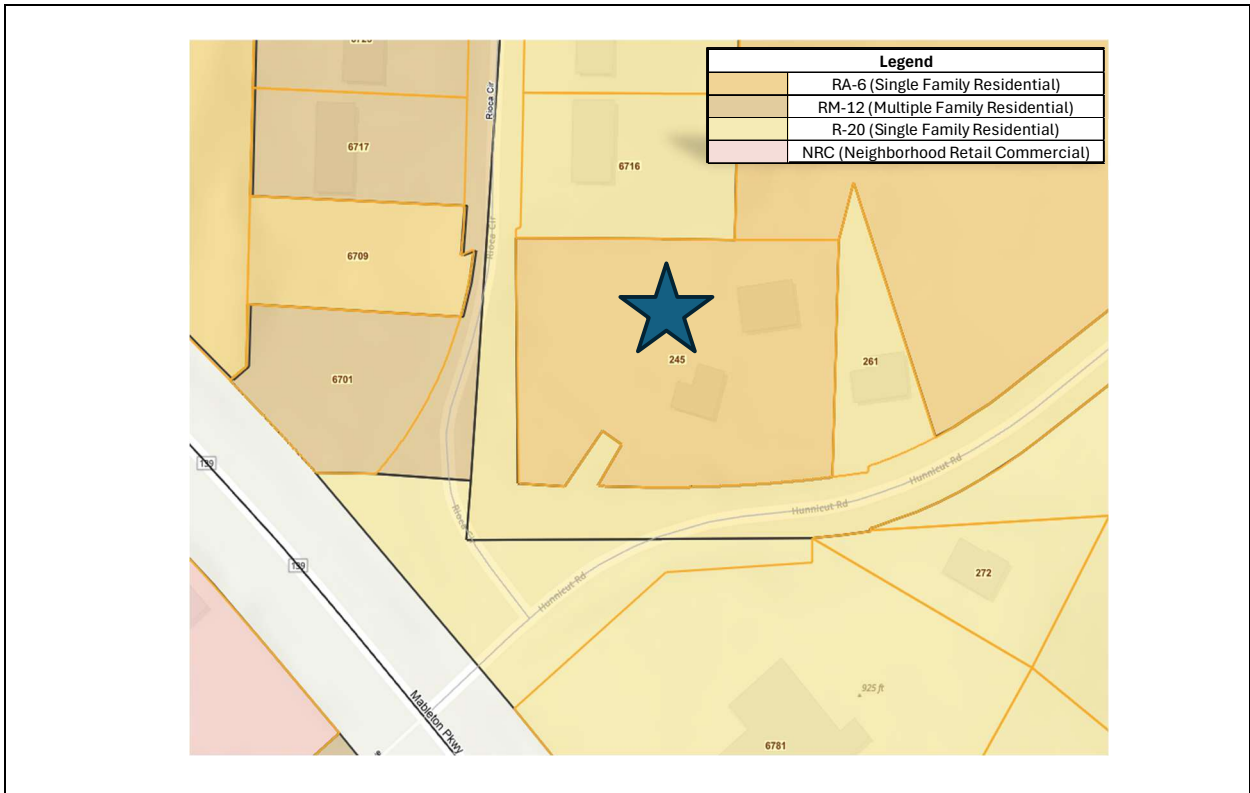
PURPOSE OF REQUEST

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 and features a primary dwelling unit connected to a garage by a breezeway. 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. All client visits for pickups and drop-offs are strictly by appointment only.

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 a notice of violation for outdoor storage, the applicant engaged with the Community Development Department to seek formal approval and has since indicated that no outdoor storage will be utilized for the pet sitting operation.



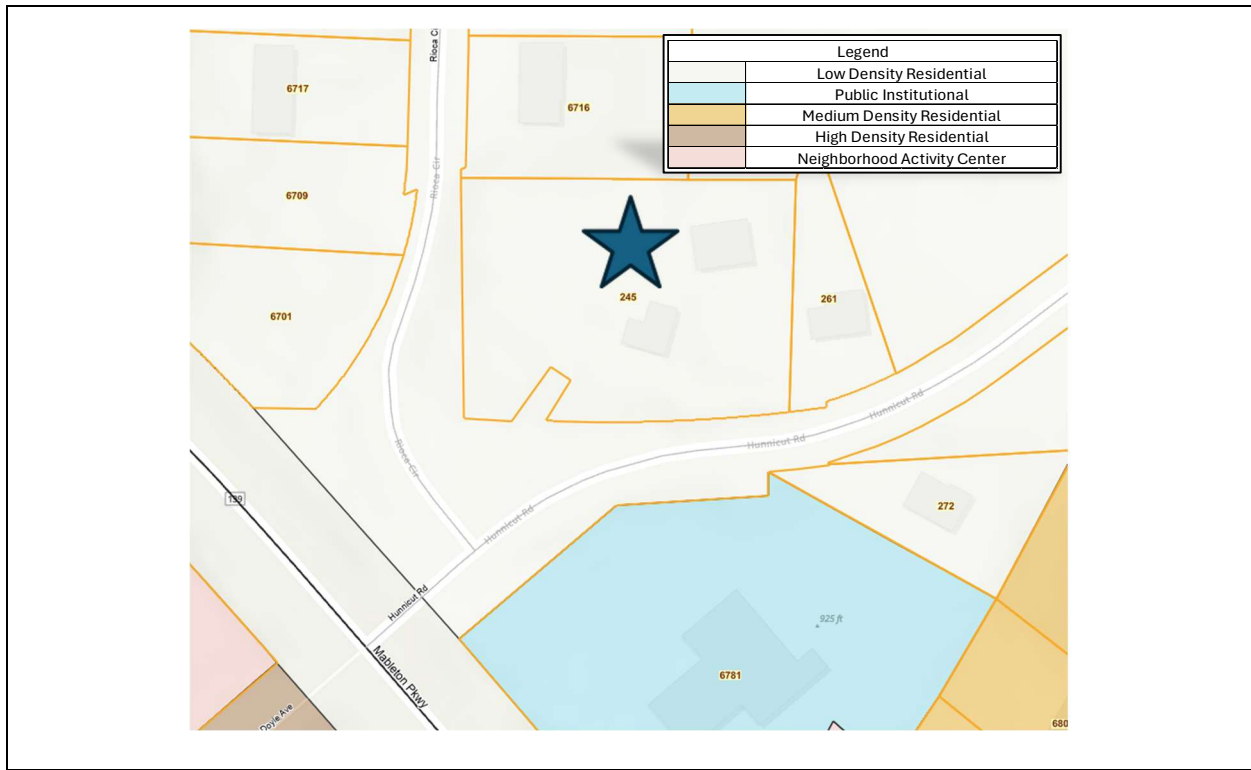
ZONING MAP



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

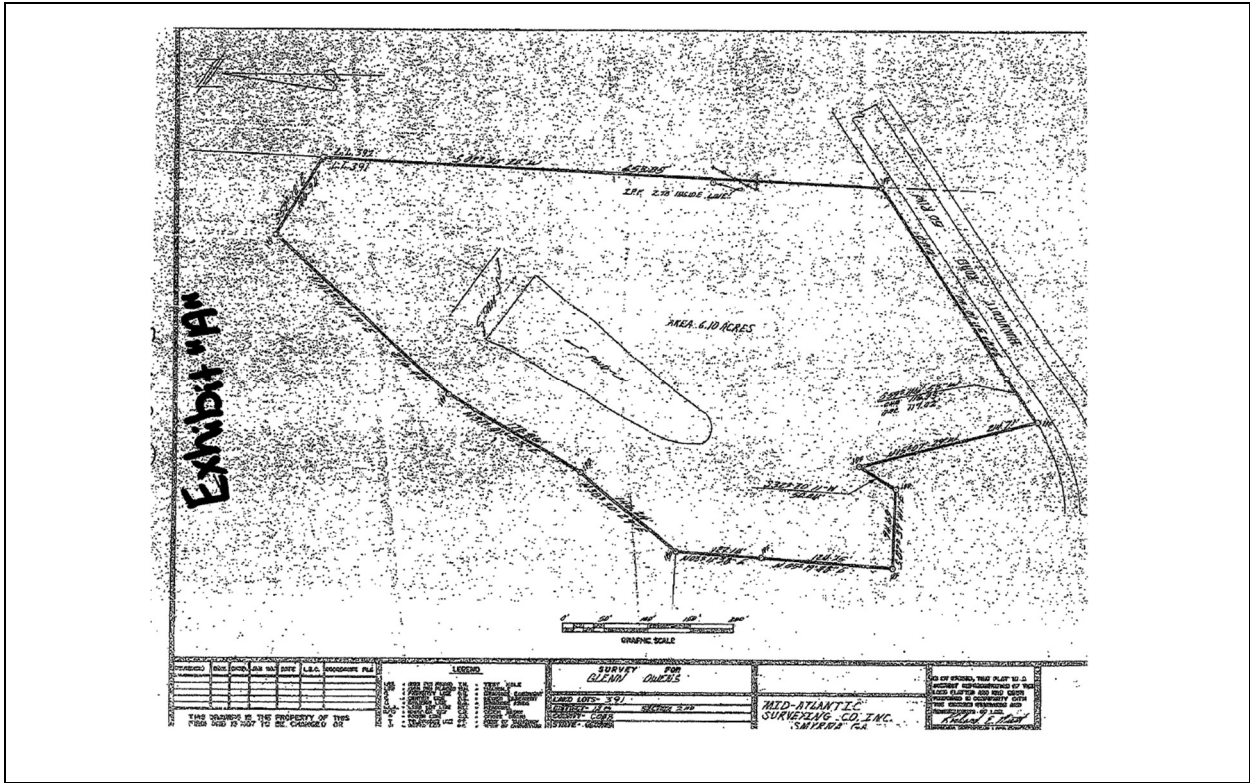
AERIAL MAP



Star = Location of Subject Property



SITE PLAN





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 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 request is not compatible business use to the neighborhood as the proposed business use would allow boarding kennels within a single-family residence and is not a permitted use for 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 as 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.

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 recommend **DENIAL** of the temporary land use permit for TLUP-2025-004.

Received 7/25
Fee Amt \$215.00

Application for Temporary Land Use Permit Mableton, Georgia

Application No. LUP-25-002

PC Hearing Date: 10/9

M&C Hearing Date: 10/22

Applicant Kevin Ortega Negrón Phone # 470-585-0543 E-mail Kevin@pawssiondoghouse.com

(representative's name, printed) Address 245 Hunnicutt Rd SE
Mableton GA 30126

(representative's signature) Phone # 470-585-0543 E-mail Kevin@pawssiondoghouse.com

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 Negrón 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
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, attache 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) _____

WORKING 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) 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: 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.

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.

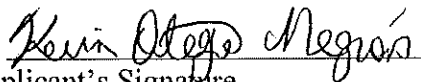
Please apply the following information that will be considered as the required disclosure:

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

hereafter referred to as "Grantor") and

PAWSSION PET CARE LLC

hereafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, 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 presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

SEE ATTACHED EXHIBIT A

TOGETHER 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 enjoyment of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or otherwise.

DEED TO SECURE DEBT
[Second Lien Position Loan]

CITY 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;

BEGINNING 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 HUNDRED 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

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

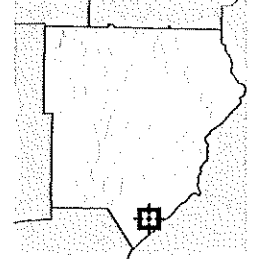
N/A

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



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



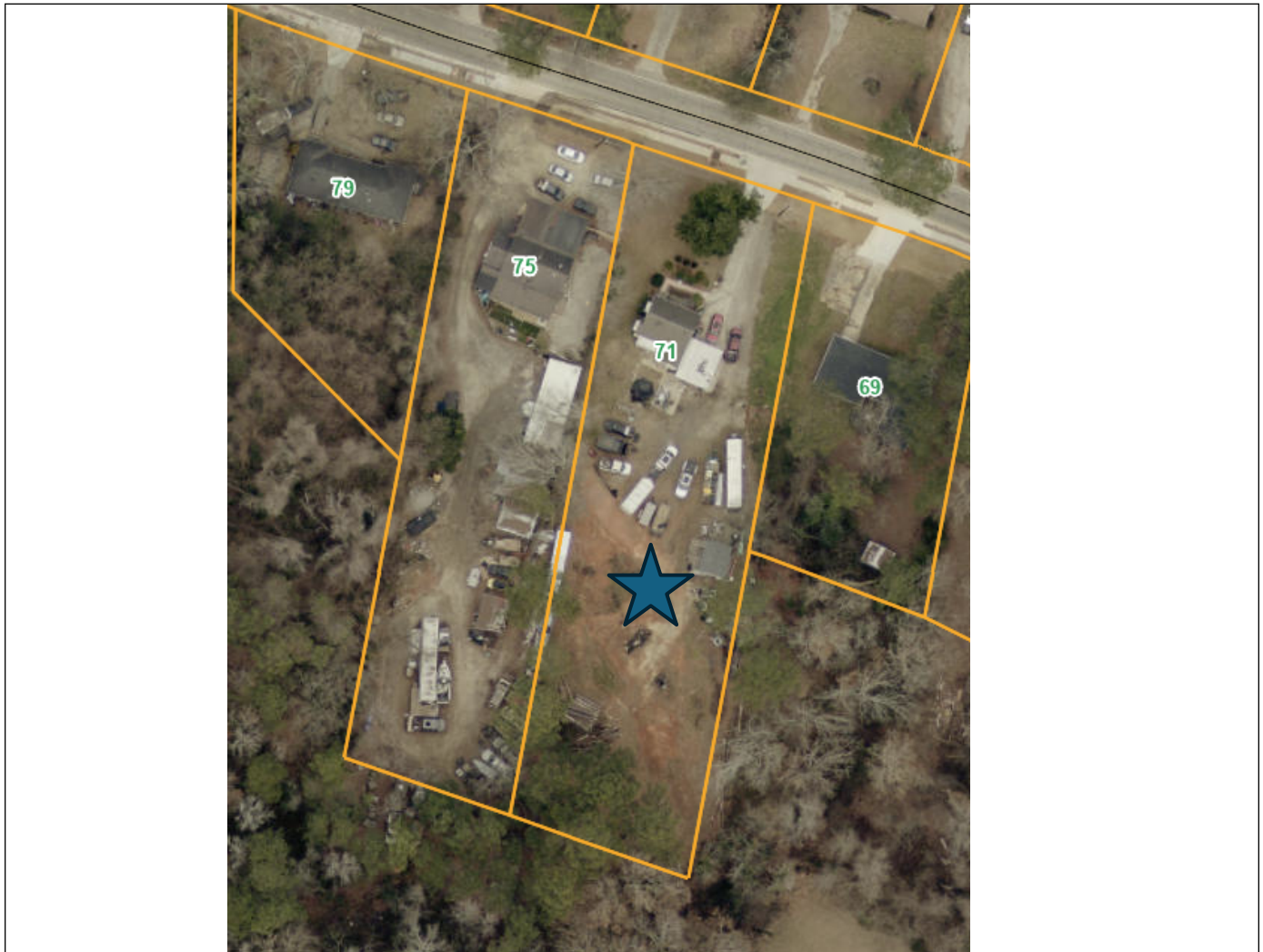


FUTURE LAND USE MAP





AERIAL MAP



ATTACHMENT A

Application for Temporary Land Use Permit Mableton, Georgia

Application No. LUP26-001
PC Hearing Date: 5/7/26
M&C Hearing Date: 5/27/26

Applicant Arturo Hernandez Phone # 323-209-7740 E-mail arubalcaba0423@gmail.com
Address 71 Hillcrest Dr Se Austell Ga 30168
(representative's name, printed)

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

Signed, sealed and delivered in presence of:

[Signature]
(Notary Public)

My commission expires: _____



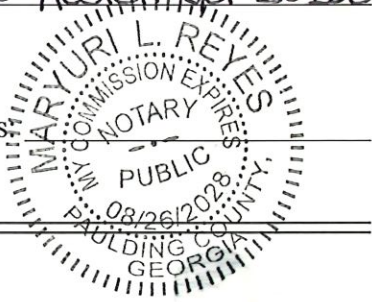
Titleholder Ruth Sanchez Phone # 678-9934301 E-mail ruthalo.13@gmail.com

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

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: _____



Present Zoning B-20 (Cobb Co. District)

Type of Permit

Temporary Land Use ; 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.)

Applicant Signature _____ Date: _____

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

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: _____

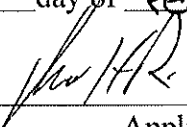
Does any member of the Mayor and Council or Planning Commission have a financial interest (direct owners' interests of the total assets or capital stock where such ownership interest is ten percent (10%) or more) or corporation, partnership, limited partnership, firm, enterprise, franchise, association,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

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.

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
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:

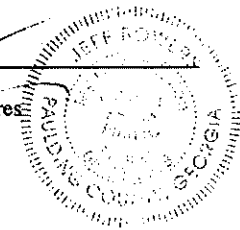
Kenneth Haley (Seal)
KENNETH HALEY

Makenzie Heald
Witness

Robert Greyer by Kenneth Haley (Seal)
ROBERT GREYER BY KENNETH HALEY
AS HIS AIF

Notary Public
My commission expires

[Attach Notary Seal]



Deed Book 14893 Pg 2234
Filed and Recorded Nov-04-2011 04:24pm
2011-0140602
Real Estate Transfer Tax 0.00

Jay C. Stephenson
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 30305

120

STATE OF GEORGIA
COUNTY OF FULTON

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

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

Payer:
RUTH SANCHEZ CHAVEZ

SANCHEZ CHAVEZ RUTH

Payment Date: 9/3/2025

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



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



