



CITY OF MABLETON, GEORGIA
5656 Mableton Parkway , Mableton , GA 30126
June 4, 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**
- 5. UNFINISHED BUSINESS**
- 6. NEW BUSINESS**
 - a. 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 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

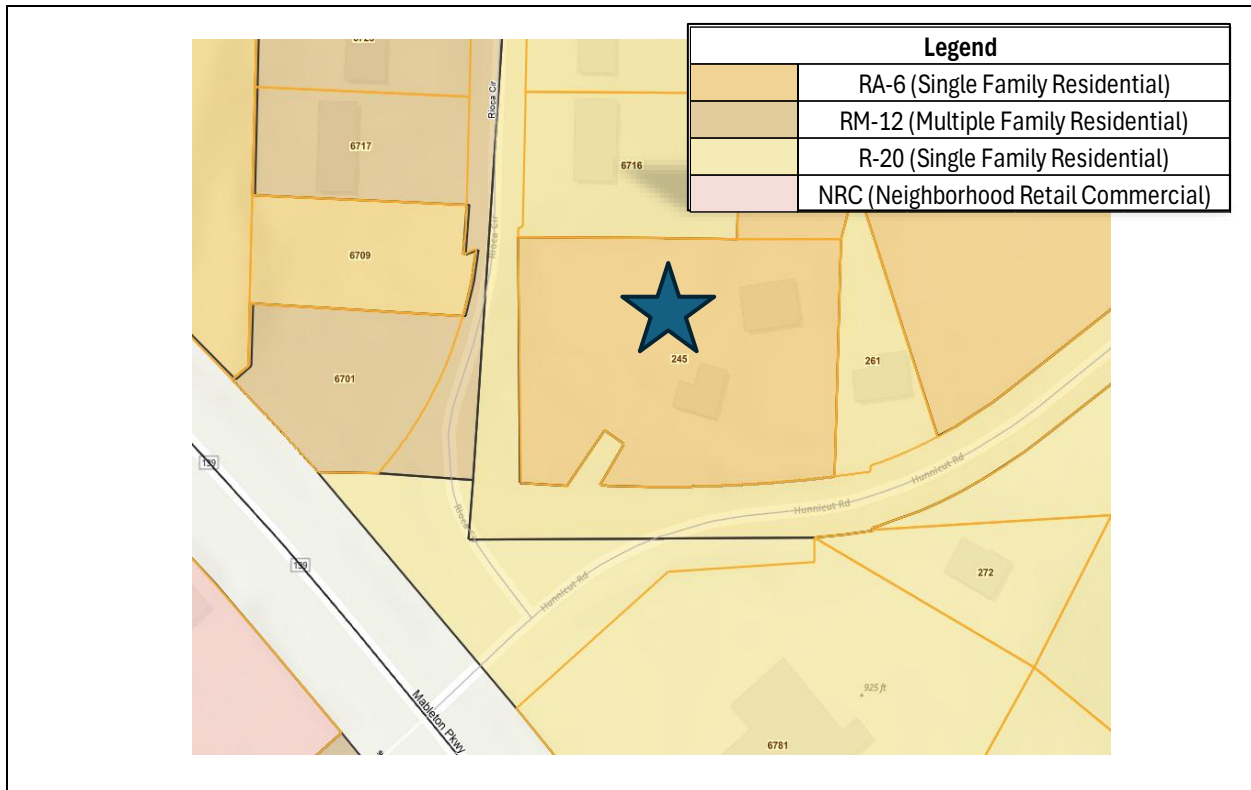
The applicant, Kevin Ortega Negrón, is requesting a temporary land use permit to operate a home-based pet sitting service known as Pawssion Pet Care LLC at 245 Hunnicutt Rd SE. The subject property is a 1.2-acre parcel located within a Single-Family Residential District. The proposed business offers 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.



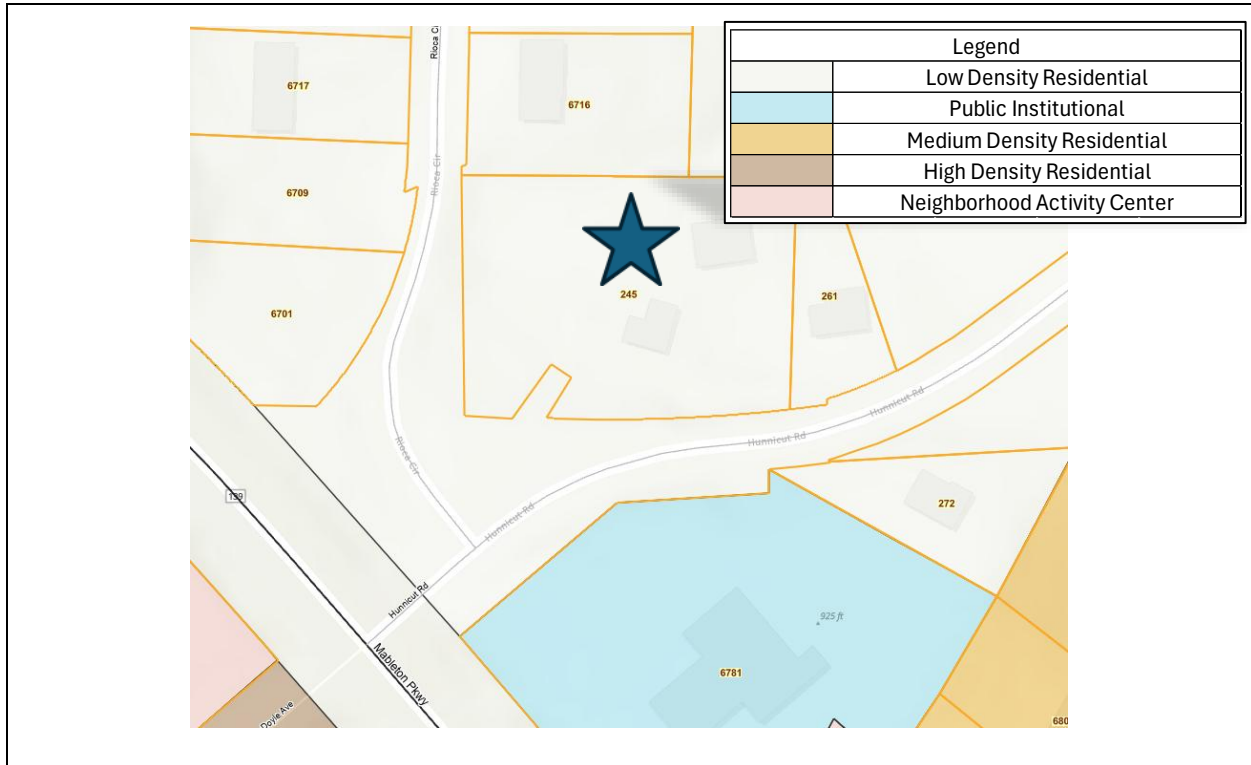
ZONING MAP



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

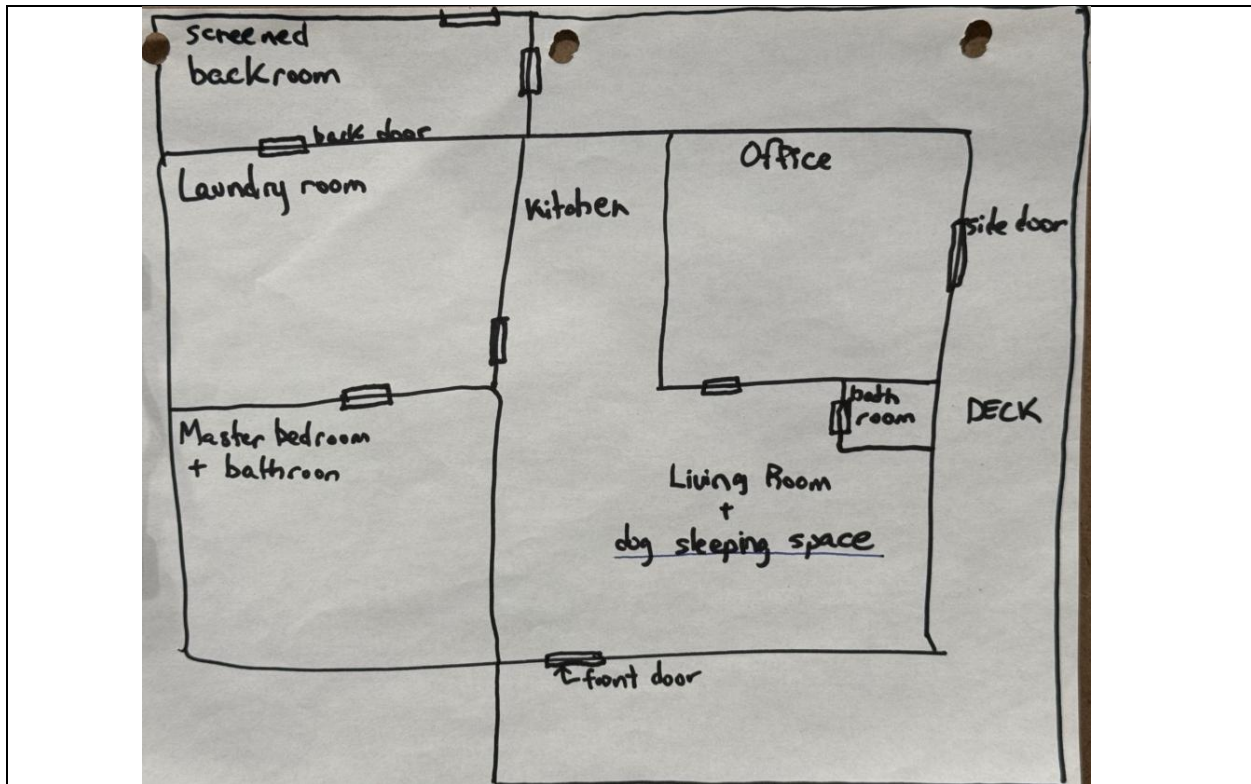
AERIAL MAP



Star = Location of Subject Property



INTERIOR PLAN





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

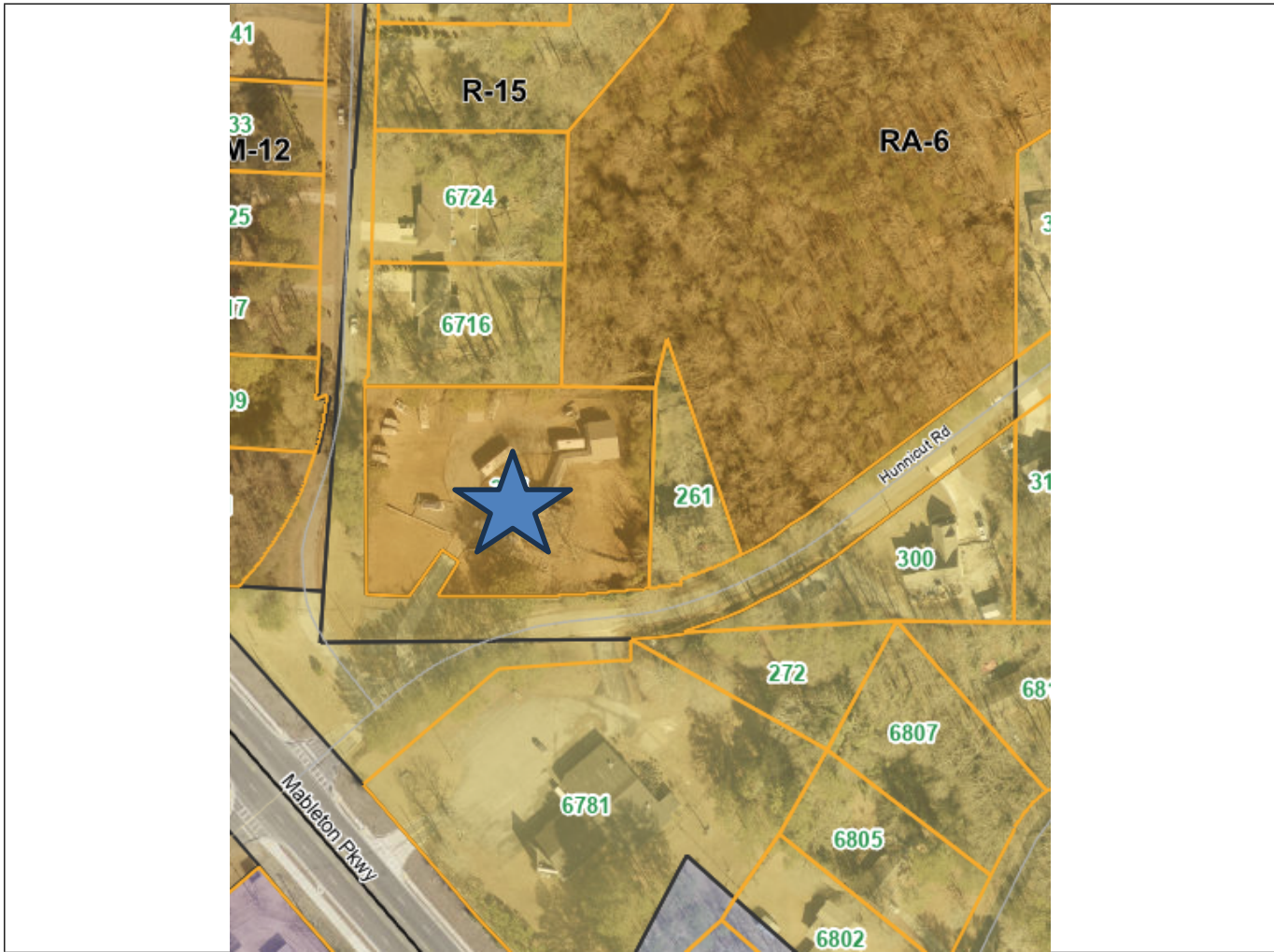
- Staffing: 1 employee (the applicant).
- Operating Days: Monday through Sunday.
- Operating Hours: * *Current*: 8:00 AM – 8:00 PM
 - *Proposed Goal*: 5:00 AM – 6:00 PM
- Client Traffic: Low volume; 0–1 clients per day (averaging 5–7 clients per week).
- Parking: Utilizes the existing driveway and a 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





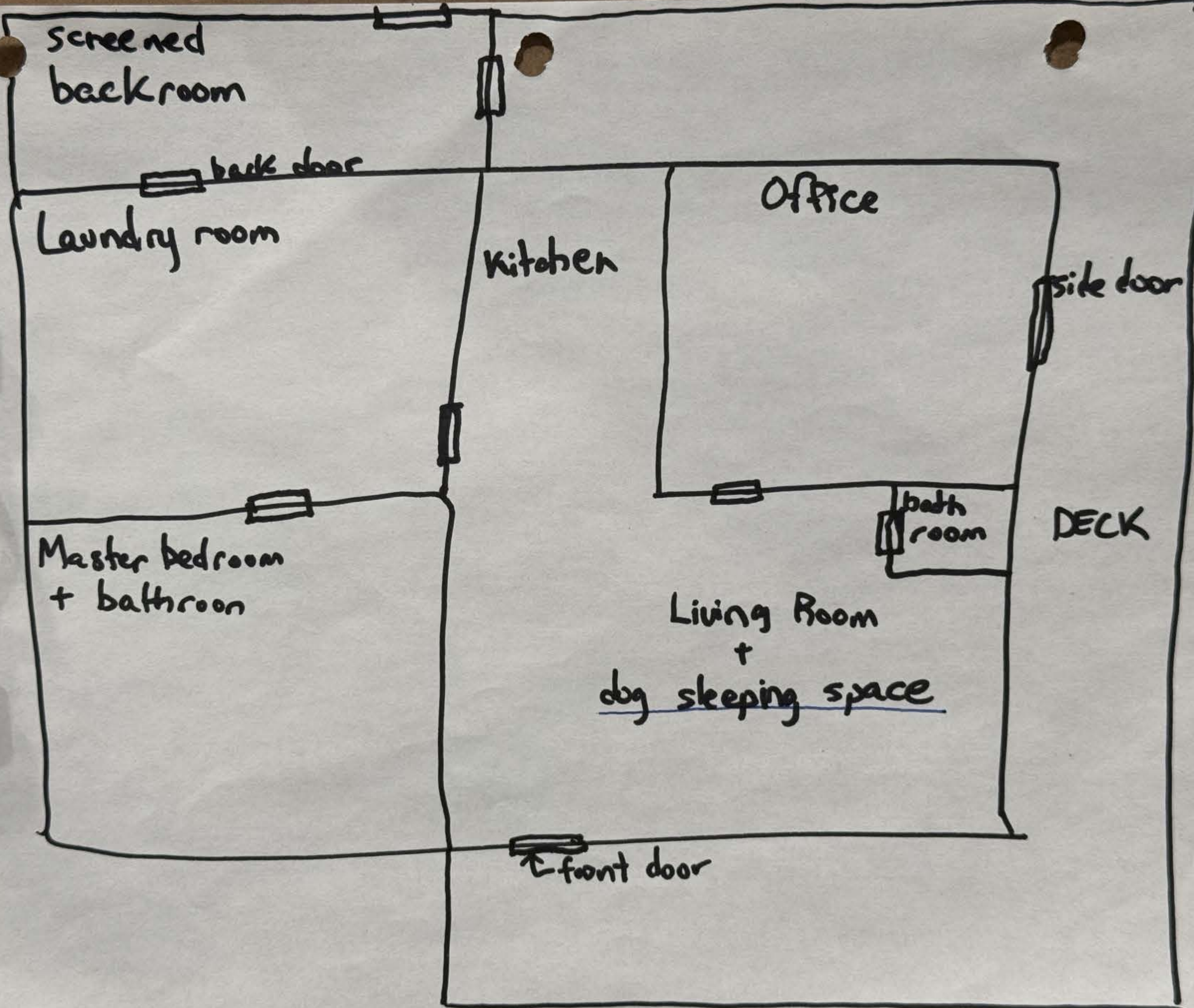
FUTURE LAND USE MAP





AERIAL MAP







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

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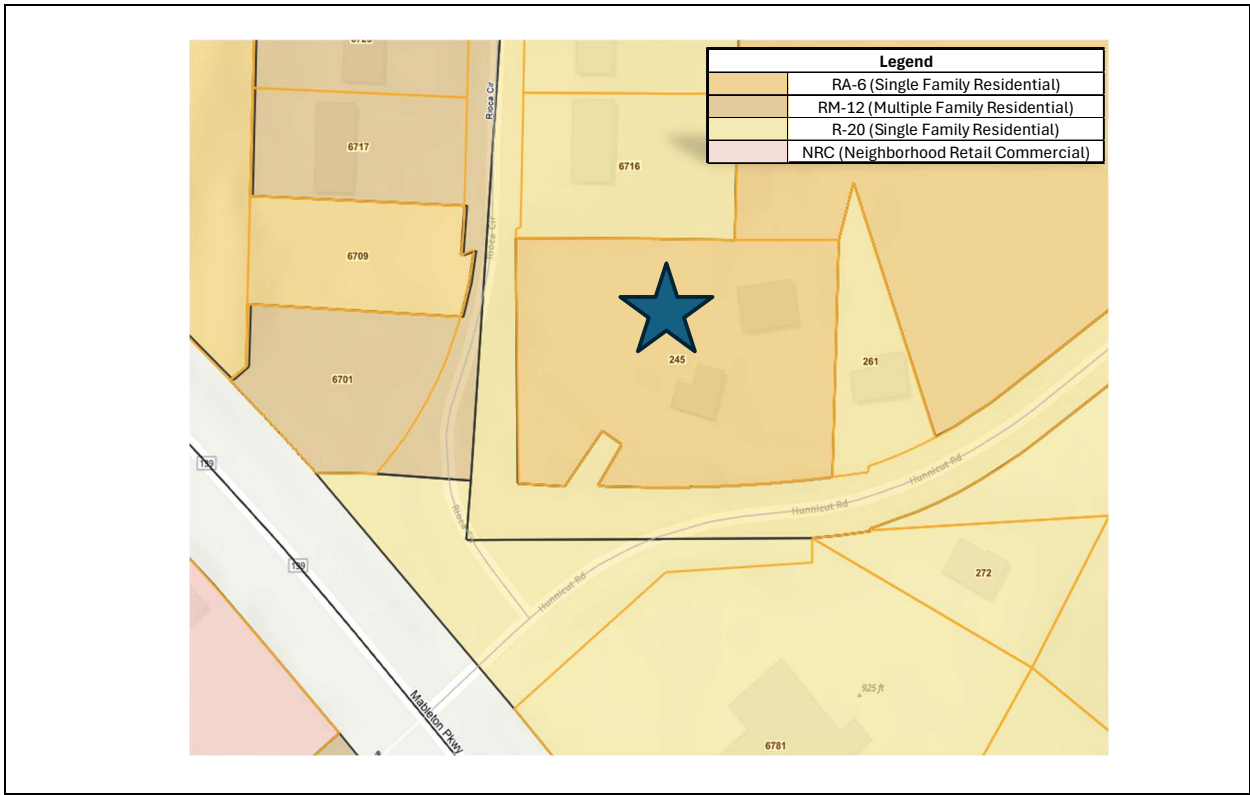
PURPOSE OF REQUEST

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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.



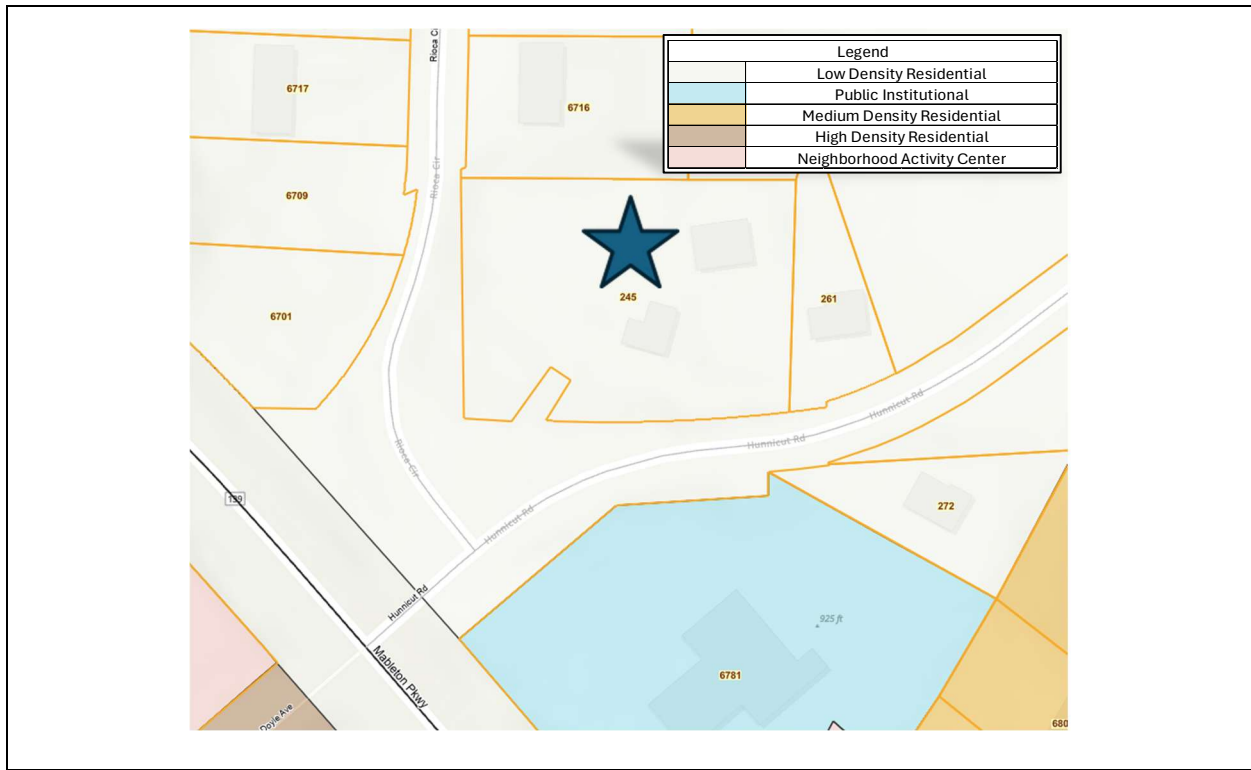
ZONING MAP



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FUTURE LAND USE MAP



Star = Location of Subject Property



AERIAL MAP



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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
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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:

Notary Public _____ My commission expires: _____

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, 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) _____

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) 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

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 this instrument, 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, whether in fee simple 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 the 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 under the Grantor, but not 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 LAWSSION PET CARE, LLC, a Georgia Limited Liability Company, as party(ies) of the first part (hereinafter referred to as "Grantor"), and BENNETT 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

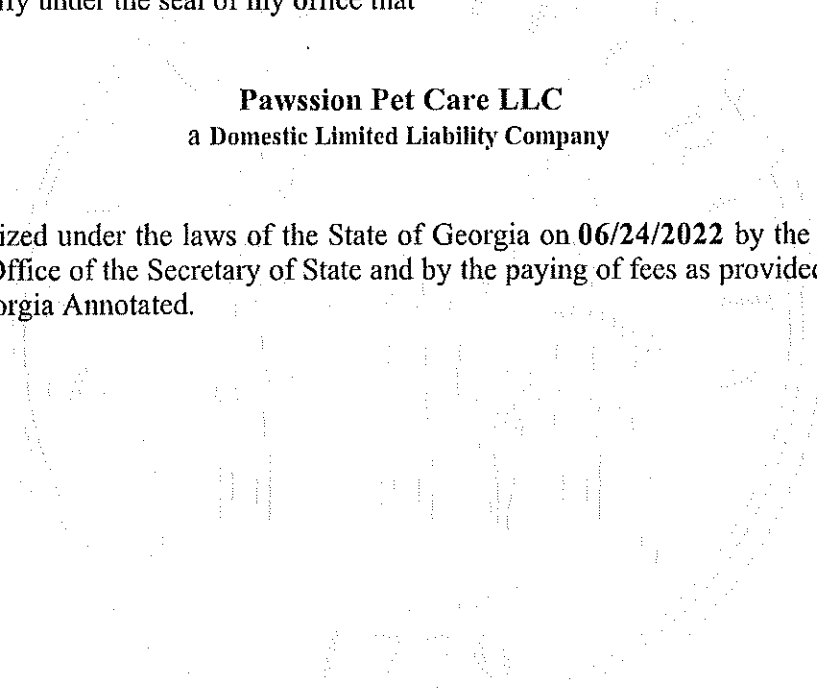
Secretary of State
Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

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

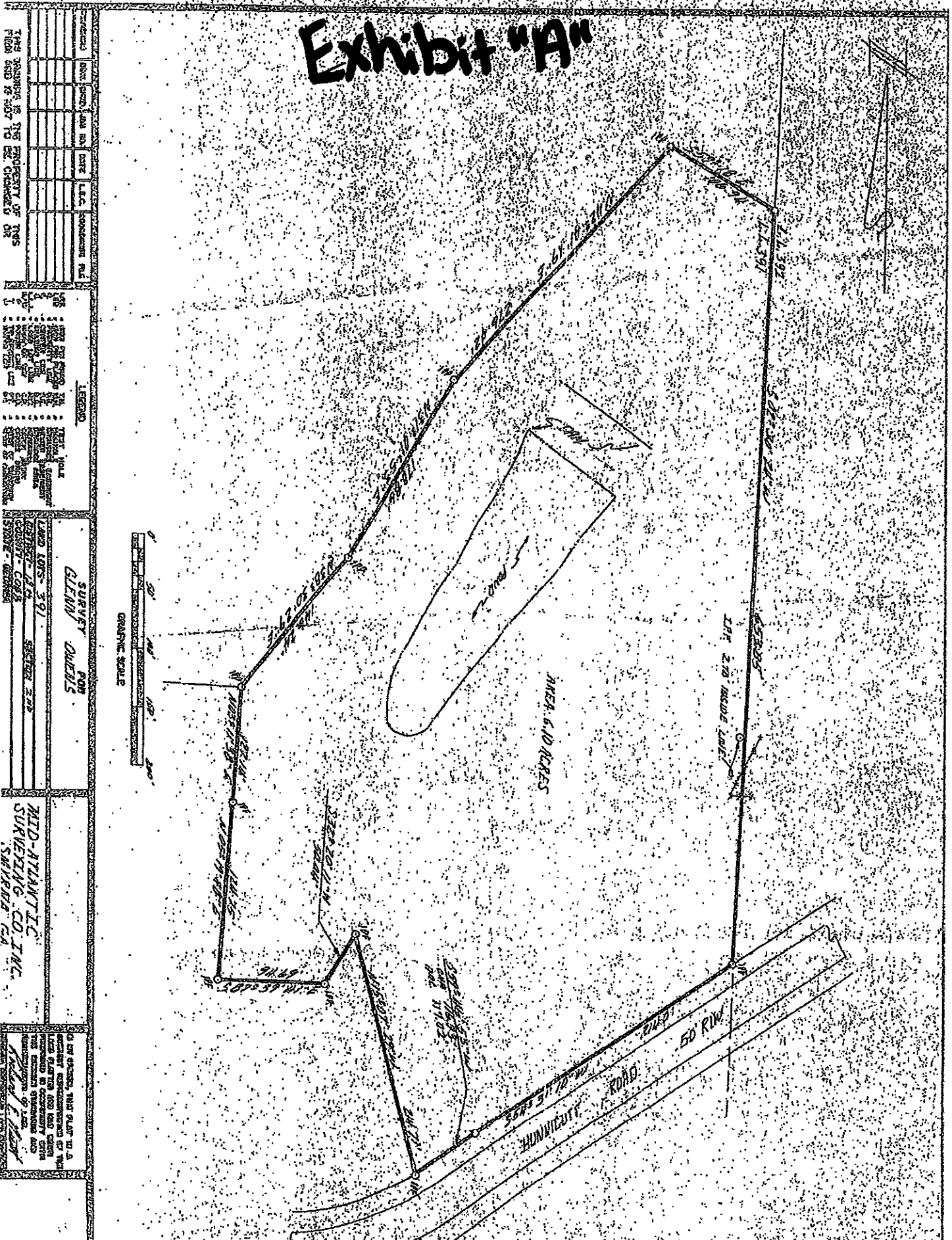
OPTIONAL PROVISIONS

N/A

AUTHORIZER INFORMATION

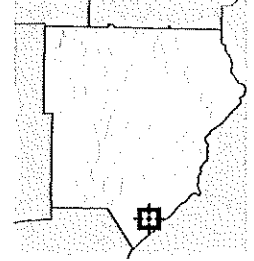
AUTHORIZER SIGNATURE Kevin Ortega Negrón
AUTHORIZER TITLE Member

Exhibit "A"





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

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