



CITY OF MABLETON, GEORGIA
5656 Mableton Parkway , Mableton , GA 30126
July 2, 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**
 - a. May 28, 2026 Work Session**
 - b. June 4, 2026 Regular Meeting**
- 4. ORGANIZATIONAL AND PROCEDURAL ITEMS**
- 5. UNFINISHED BUSINESS**
 - a. TLUP2026-001 - Arturo Herndandez requests a temporary land use permit to park a total of six (6) cars on a residential property in Land Lot 506, 18th district; 71 Hillcrest Drive (PIN 18050600160). Recommendation for dismissal with prejudice due to lack of applicant public notice requirements.**
- 6. NEW BUSINESS**
 - a. RZ- 2026-004 - David Pearson Communities, Inc. Old Alabama Rd requests a rezoning from R-20 and R-20/OSC to RA-5 for the development of a single family detached subdivision in Land Lots 145, 201, and 258 of the 18th District; Approximately 23.119 acres located along Old Alabama Rd, Cardell Rd and Maxham Rd.**
 - b. RZ-2026-005 -SDP Acquisitions, LLC requests a rezoning from Light Industrial (LI) to Heavy Industrial (HI) for the development of an approximate 10,800 square ft building for the storage of trucks or equipment and outdoor storage/equipment yard in Land Lots 866 and 872 of the 18th District; 630 Riverside Pkwy (PIN 18086600010).**
- 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.

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

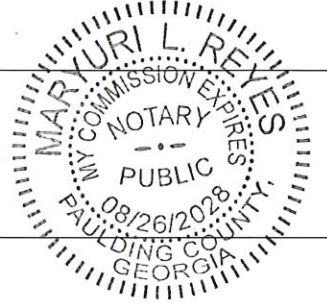
Applicant Arturo Hernandez Phone # 323-209-7740 E-mail arubalcaba0423@gmail.com
Address 71 Hillcrest Dr Se Austell Ga 30168
(representative's name, printed)

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

Signed, sealed and delivered in presence of:

[Signature]
(Notary Public)

My commission expires: _____



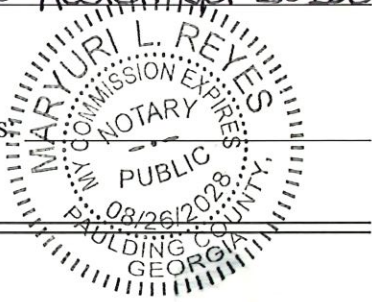
Titleholder Ruth Sanchez Phone # 678-9934301 E-mail ruthalo.13@gmail.com

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 R-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: _____

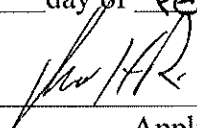
Does any member of the Mayor and Council or Planning Commission have a financial interest (direct owners' interests of the total assets or capital stock where such ownership interest is ten percent (10%) or more) of corporation, partnership, limited partnership, firm, enterprise, franchise, association,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

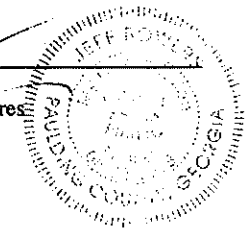
Kenneth Haley (Seal)
KENNETH HALEY

Makenzie Hearn
Witness

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

Notary Public
My commission expires

[Attach Notary Seal]



J.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	Taxes Due
2025	18050600160	10/15/2025	Pay: N/A or	\$0.00
			Total Due	Balance
			Interest \$0.00	\$0.00
			Penalty \$0.00	\$0.00
			Fees \$0.00	\$0.00
			Amount Paid	\$1,906.50



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





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



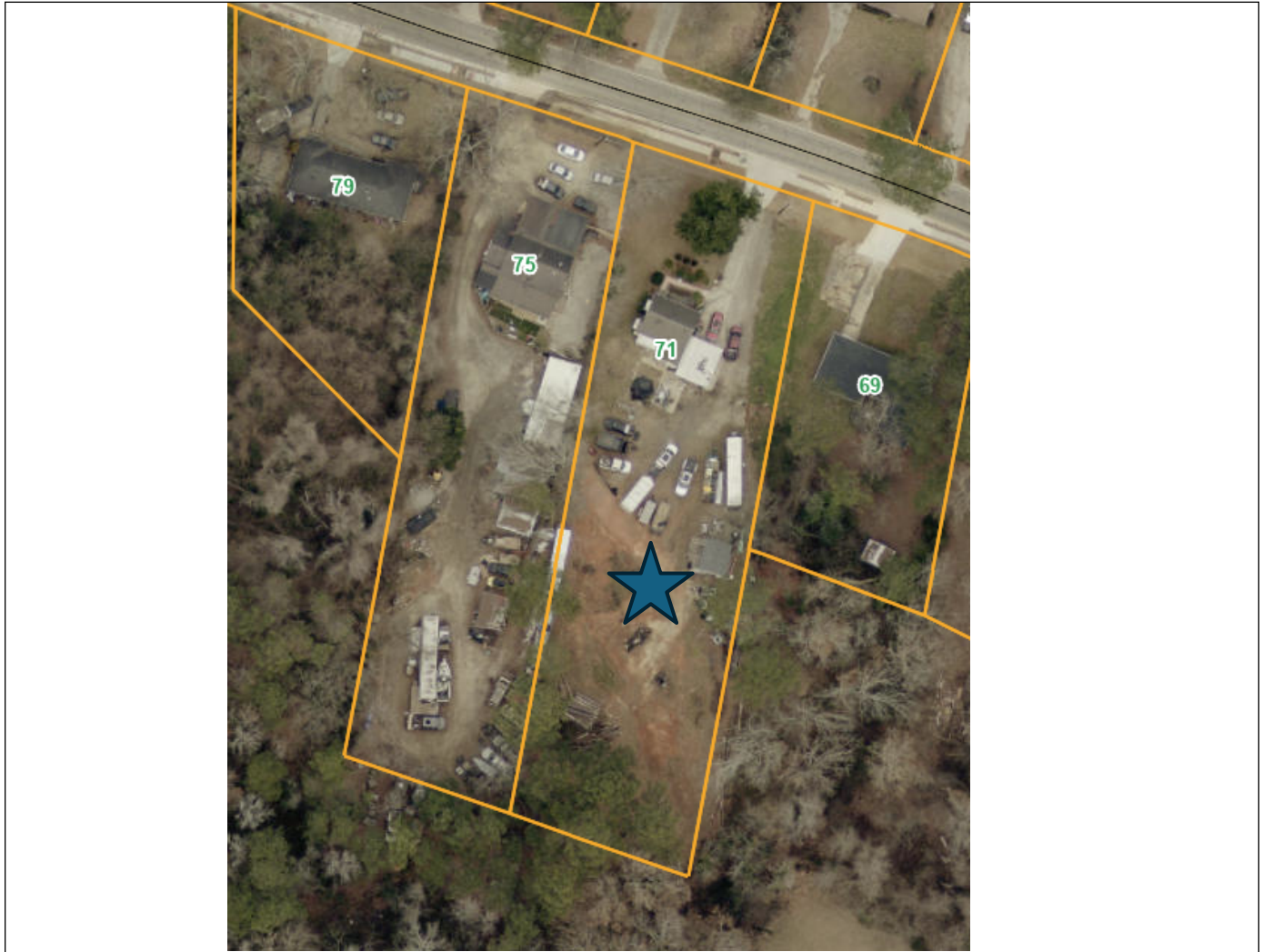


FUTURE LAND USE MAP





AERIAL MAP





CITY OF MABLETON PLANNING COMMISSION SUMMARY REPORT

The applicant is requesting a Rezoning from a R-20 Single Family Residential zoned district to RA-6 Single Family Detached Residential district (**REZ-2026-005**) for a property located Off Old Alabama / Cardell Road in Mableton, Georgia.

Summary Report – REZ-26-005

1. Applicant & Property Information

- Case Number: REZ-26-005.
- Proposed development consists of 90 single-family residential lots/homes.
- The project fronts Old Alabama Road, Cardell Road, and Maxham Road.

2. Property History

- Traffic Submittal 1 was received on May 16, 2025, revised on June 2, 2025, and accepted on June 4, 2025.
- Traffic Submittal 2 (dated June 12, 2025) was submitted to Cobb DOT on July 7, 2025.
- Cobb DOT issued comments on July 28, 2025, and a final revised traffic study was received.
- An updated site plan dated August 1, 2025, was reviewed by Cobb DOT. The traffic study requirement was determined to be satisfied.

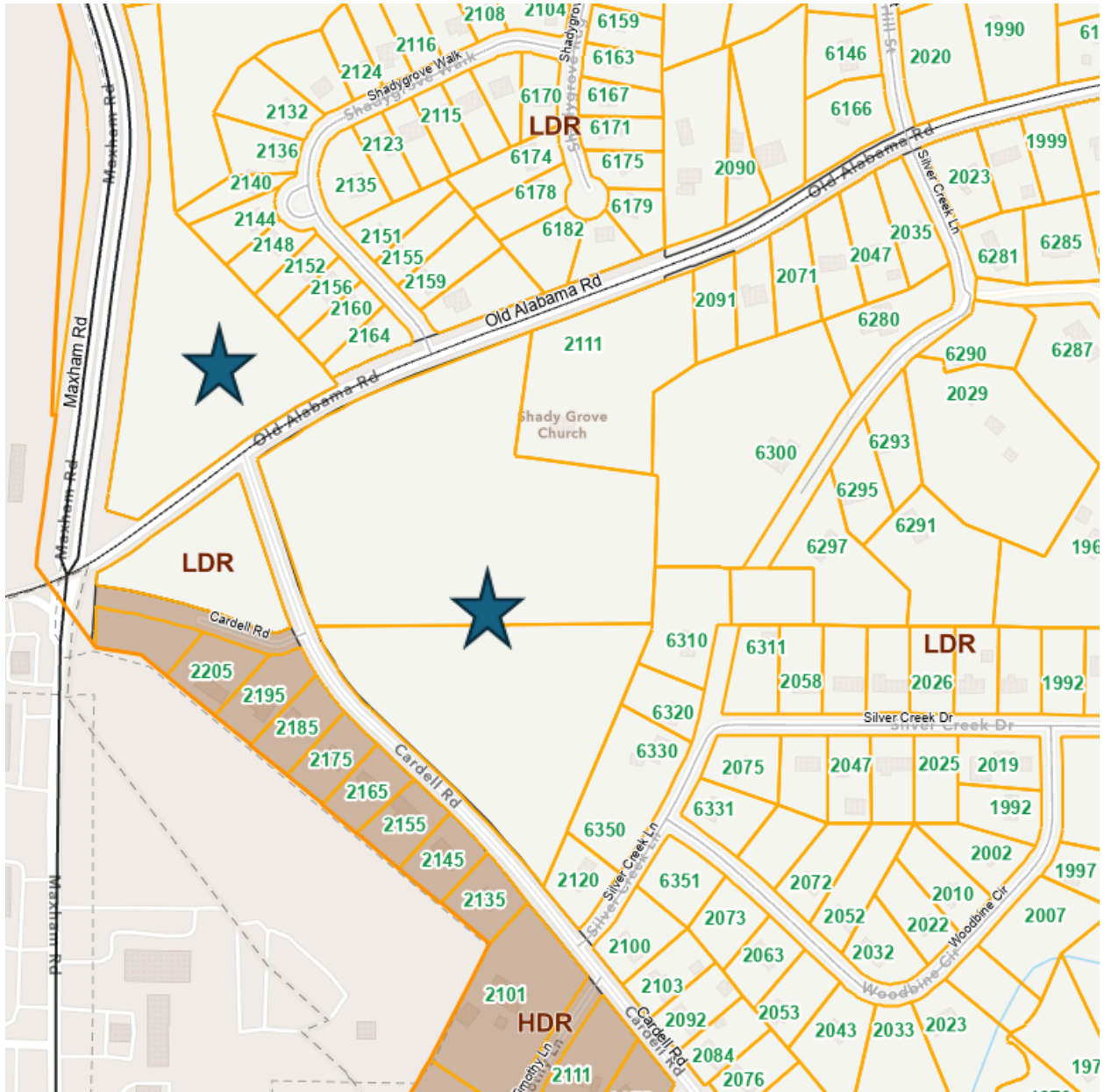
3. Request Details

- Development proposal includes approximately 90 single-family homes with an estimated 849 weekday daily vehicle trips.
- Cobb DOT identified roadway improvements and conditions, including:
 - Right-of-way dedication along Old Alabama Road and Cardell Road.
 - Installation of curb, gutter, and sidewalks.
 - Turn lane, deceleration lane, driveway spacing, crosswalk, and sight-distance improvements.
 - Compliance with applicable Cobb County Development Standards.

4. Status & Hearings

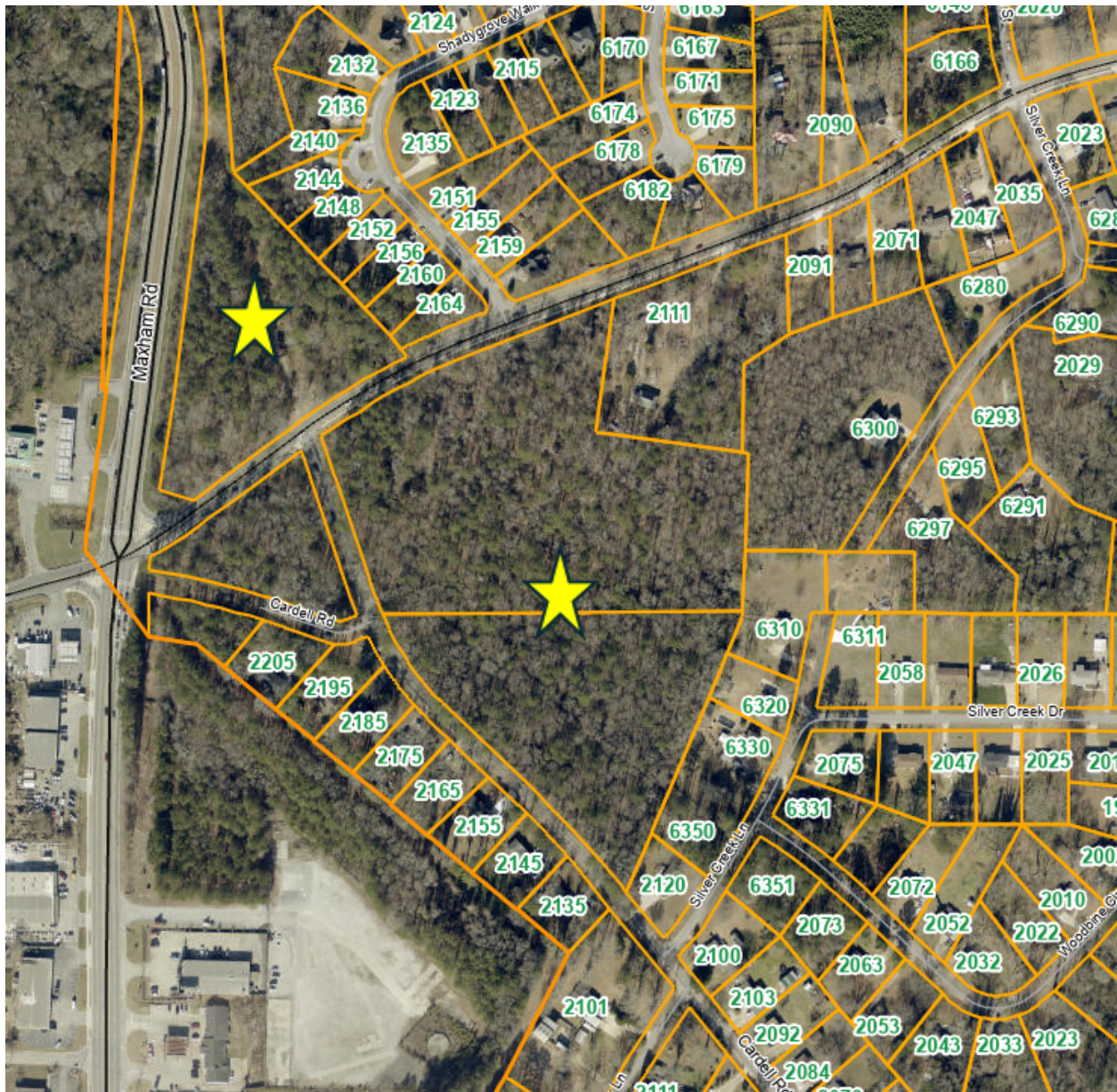
- Planning Commission (PC) Hearing: Scheduled for Thursday, July 2, 2026.
- Mayor & Council (M&C) Hearing: Scheduled for Wednesday, August 26, 2026.
- Cobb DOT has completed its transportation review and recommends approval subject to the listed transportation-related stipulations and requirements.

FUTURE LAND USE MAP



Star: Location of Subject Property

AERIAL MAP



Star: Location of Subject Property

TOTAL PROPOSED RESIDENTIAL UNITS - 90
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 TOTAL TRACT ACREAGE - 23.119 ACS
 CURRENT ZONING: R-20 OSC
 PROPOSED ZONING: RA-5 (PROPOSED DETACHED)
 OVERALL SITE DENSITY - 3.89 UNITS PER ACRE
 EXTRA PARKING SUPPLIED -46 SPACES

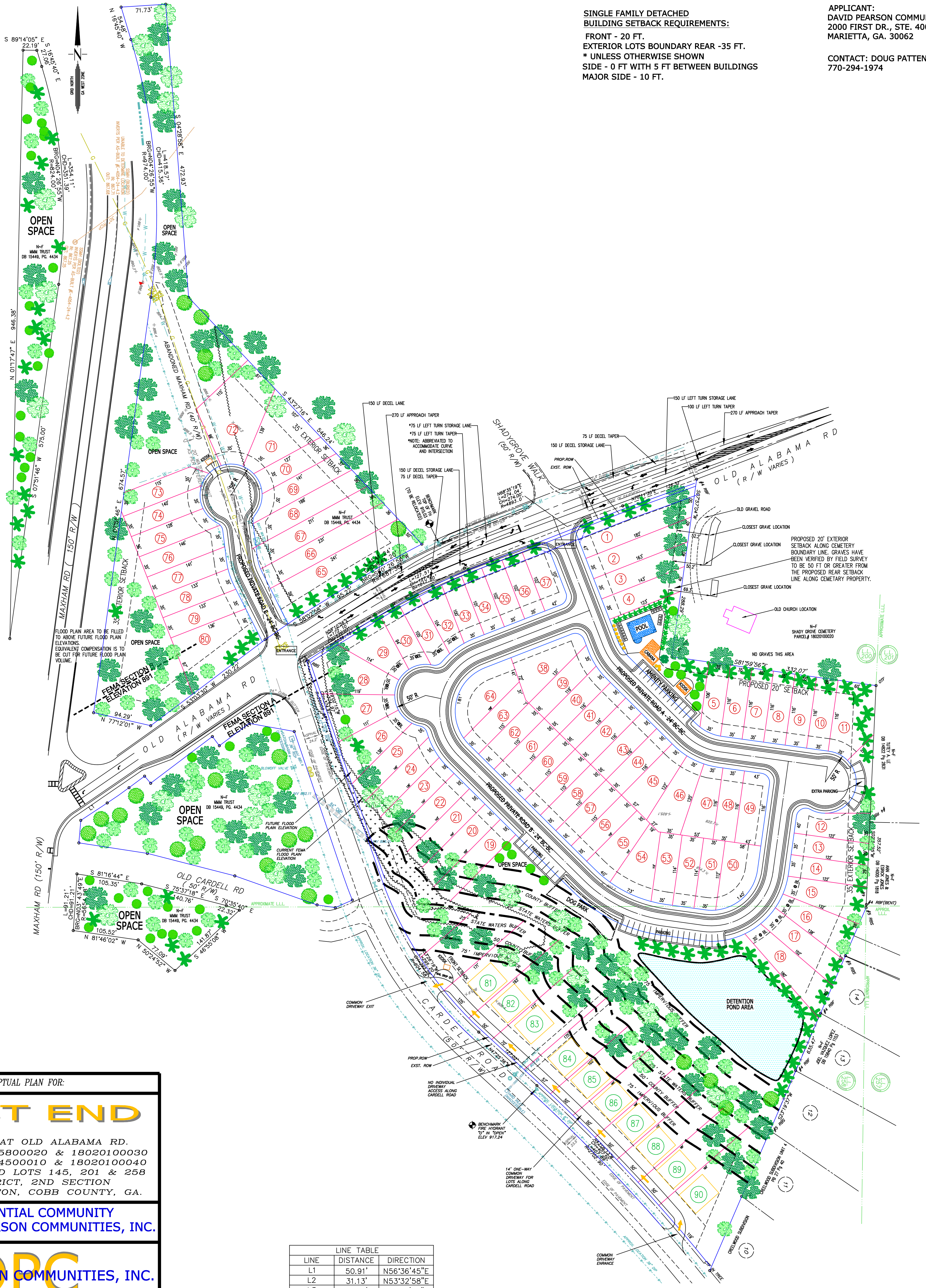


LOCATION MAP - NTS

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

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

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



CONCEPTUAL PLAN FOR:

WEST END

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

A RESIDENTIAL COMMUNITY
 BY DAVID PEARSON COMMUNITIES, INC.

DAVID PEARSON COMMUNITIES, INC.

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

DRAWN BY:	DP	DATE:	3-23-26
CHECKED BY:	DP	DRAWING NO.:	CONCEPT
JOB NO.:	CARDELL	SHEET	1

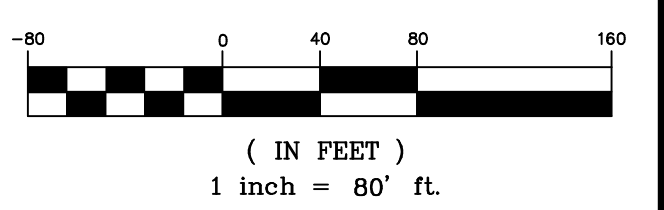
DESIGN CONSULTANT



LINE TABLE			
LINE	DISTANCE	DIRECTION	
L1	50.91'	N56°36'45"E	
L2	31.13'	N53°32'58"E	
L3	14.96'	S40°35'42"E	
L4	124.55'	N52°55'51"E	
L5	18.59'	S37°24'31"E	
L6	59.96'	N53°14'01"E	
L7	73.70'	S79°51'58"E	
L8	246.05'	S18°47'32"E	
L9	29.93'	S66°00'47"W	
L10	29.66'	N81°23'55"W	
L11	140.43'	N70°35'40"W	
L12	145.42'	N75°37'18"W	
L13	111.56'	N81°16'44"W	

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C # 1	5654.58'	36.36'	18.18'	36.36'	N04°53'04"W

GRAPHIC SCALE



Application for Rezoning Mableton, Georgia

Application No. _____

PC Hearing Date: _____

M&C Hearing Date: _____

Applicant David Pearson Communities, Inc. Phone# (770) 321-5032

(applicant's name printed)

Address Suite 400, 2000 First Drive, Marietta, GA 30062 E-mail doug@davidpearsoncommunities.com

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

(representative's name printed)

BY: [Signature] Phone# (770) 429-1499 E-mail jkm@mijs.com

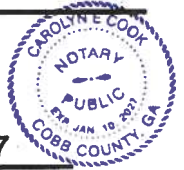
(representative's signature) Georgia Bar No. 519728

Signed, sealed and delivered in presence of:

[Signature: Carolyn E. Cook]

My commission expires: January 10, 2027

Notary Public



Titleholder David Pearson and Mary Margaret Manning, Trustee of The MMM Trust, dated December 27, 2013 Phone# _____ E-mail _____

(titleholder's name, printed)

See Exhibit "1" Attached Collectively for Titleholders' Signatures and

Signature Contact Information Address _____
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Zoning Request From R-20, R-20/OSC to RA-5
(present zoning) (proposed zoning)

For the Purpose of Single-Family Detached Residential Community Size of Tract 23.119± Acre(s)
(subdivision, restaurant, warehouse, apt., etc.)

Location Intersection of the northerly and southerly sides of Old Alabama Road with the easterly side of Maxham Road; intersection of the easterly and westerly sides of Cardell Road with Old Alabama Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 145, 201, 258 District(s) 18th

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there ~~are~~ are no such assets. If any exist, provide documentation with this application. to the best of our knowledge, information, and belief.
David Pearson Communities, Inc.
BY: [Signature]
(applicant's signature)

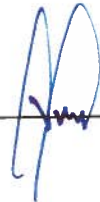
We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there ~~is~~ is not such a cemetery. If any exist, provide documentation with this application. to the best of our knowledge, information, and belief.
David Pearson Communities, Inc.
BY: [Signature]
David Pearson, President

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

Application No.: _____
Hearing Dates: _____

Applicant: David Pearson Communities, Inc.
Titleholders: David Pearson


Tax Parcel Nos.: 18020100030; 18025800020

David Pearson 

Address: Suite 400, 2000 First Drive
Marietta, Georgia 30062

Telephone No.: (770) 321-5032
E-mail: david@davidpearsoncommunities.com

Signed, sealed, and delivered in the presence of:



Notary Public
Commission Expires: 12-3-21

[Notary Seal]

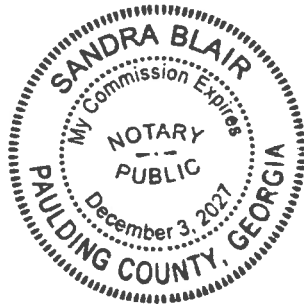


EXHIBIT "1" - ATTACHMENT TO APPLICATION FOR REZONING
City of Mableton, Georgia

Application No.: _____
Hearing Dates: _____

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

Tax Parcel Nos.: 18014500010; 18020100040; 18020100050



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

Address: 1045 Chestnut Hill Circle
Marietta, Georgia 30064

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

Signed, sealed, and delivered in the presence of:

[Signature]
Notary Public

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

Part of the following Tax Parcels:
18025800020
18020100030

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

STATE OF GEORGIA

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

COUNTY OF COBB

Certificate of Trust

Comes now the undersigned and certifies the following:

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

MARY MARGARET MANNING

1045 Chestnut Hill Circle
Marietta, Ga 30064

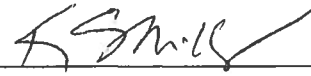
5. The number and identity of trustee(s) required to exercise the powers of trustee are as follows: **MARY MARGARET MANNING** only.
6. The trustee has the power to sell, exchange, grant options, partition or otherwise dispose of real property held in trust from time to time at public or private sale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

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


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

Signed, sealed and delivered
in the presence of:

 [SEAL]
MARY MARGARET MANNING, TRUSTEE



Witness



Notary Public

My commission expires
(NOTARY SEAL)



Attachment B

Application No. _____

Summary of Intent for Rezoning

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

- a) **Proposed unit square-footage(s):** Minimum 1,800 square feet and greater
 - b) **Proposed building architecture:** Traditional, Craftsman
 - c) **List all requested variances:** Variances requested are identified in the submitted stipulation letter
- _____

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

- a) **Proposed use(s):** Not Applicable
 - b) **Proposed building architecture:** Not Applicable
 - c) **Proposed hours/days of operation:** Not Applicable
 - d) **List all requested variances:** Not Applicable
- _____

Attachment C1

Application No.: _____

PROPERTY/FINANCIAL DISCLOSURE REPORT¹ BY APPLICANT²

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

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

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

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

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

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

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

I certify that the foregoing information is true and correct, this 10th day of April, 2026.

David Pearson Communities, Inc.

BY: _____

Applicant's Signature

David Pearson, President

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

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

Attachment C2

CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

Application No.: _____

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

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

No.

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

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

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

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

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

I certify that the foregoing information is true and correct, this 10th day of April, 2026.

DAVID PEARSON COMMUNITIES, INC.

BY: _____

 Applicant's Signature

David Pearson, President

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

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

Attachment C1

Application No.: _____

PROPERTY/FINANCIAL DISCLOSURE REPORT¹ BY APPLICANT²

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

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

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

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

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

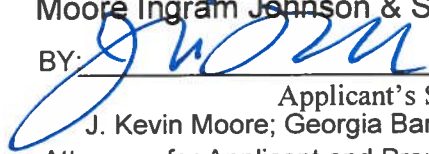
Does any member of the Mayor and Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? No, to the best of our knowledge, information, and belief.

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

I certify that the foregoing information is true and correct, this 10th day of April, 2026.

Moore Ingram Johnson & Steele, LLP

BY: _____



Applicant's Signature
J. Kevin Moore; Georgia Bar No. 519728
Attorneys for Applicant and Property Owners

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

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

Attachment C2

CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

Application No.: _____

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

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

No.

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

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

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

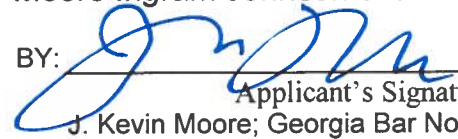
The dollar amount of each campaign contribution made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application and the date of each such contribution: Not Applicable.

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

I certify that the foregoing information is true and correct, this 10th day of April, 2026.

Moore Ingram-Johnson & Steele, LLP

BY: _____


Applicant's Signature
J. Kevin Moore; Georgia Bar No. 519728
Attorneys for Applicant and Property Owners

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

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

ATTACHMENT "D"

2024103207 Deed Book 16250 Page 5136
Filed and Recorded: 12/13/2024 1:01:45 PM
Real Estate Transfer Tax: \$640.00
Connie Taylor
Clerk of Superior Court
Cobb County, Georgia
ParticipantIDs: 4045311118, 7067927936

[Space Above This Line For Recording Data]

RETURN TO:
MOORE INGRAM JOHNSON & STEELE, LLP
EMERSON OVERLOOK
326 ROSWELL STREET
MARIETTA, GEORGIA 30060
24R351.1

**LIMITED
WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF COBB

THIS INDENTURE, made the 13th day of December, in the year Two Thousand Twenty-Four, between

BRENT STEPP CONSTRUCTION COMPANY, INC.,
a Georgia corporation

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

DAVID PEARSON

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

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

All that tract or parcel of land lying and being in Land Lots 201 and 218 of the 18th District, 2nd Section, City of Austell, Cobb County, Georgia and being more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee forever in FEE SIMPLE; subject only to those matters (hereinafter referred to as "Permitted Title Exceptions") set out in the attached Exhibit "B", attached hereto and by this reference made a part hereof.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons CLAIMING BY, THROUGH, OR UNDER GRANTOR, BUT NOT OTHERWISE.

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

Signed, sealed and delivered in the presence of:

BRENT STEPP CONSTRUCTION COMPANY, INC.
a Georgia corporation

[Handwritten Signature]

Unofficial Witness

By: *[Handwritten Signature]* _____
Brent Stepp, President



[Handwritten Signature: Heath C. Erbe/H]

Notary Public
MY COMMISSION EXPIRES:



EXHIBIT "A"

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

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

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

EXHIBIT "B"

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

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

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

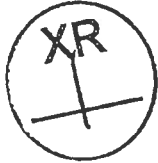
Rebecca Keaton

Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

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

Rebecca Keaton

Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.



AFTER RECORDING PLEASE RETURN TO:
Jeffrey N. Gaba, Esq.
Gregory, Doyle, Calhoun & Rogers, LLC
49 Atlanta Street
Marietta, GA 30060

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

STATE OF GEORGIA
COUNTY OF COBB

WARRANTY DEED

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

WITNESSETH:

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

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

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

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

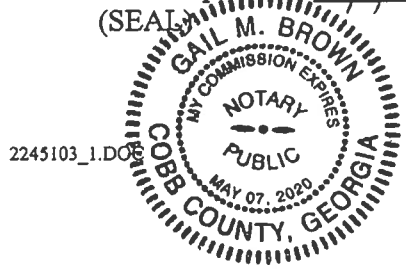
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

Mary Margaret Manning
MARY MARGARET MANNING

Anna Witters
Unofficial Witness

Gail M. Brown
Notary Public
Commission Expiration: *5/7/20*



2245103_1.DOC

TRACT I:

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

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

SAID TRACT CONTAINING 4.87 ACRES, MORE OR LESS.

TRACT III:

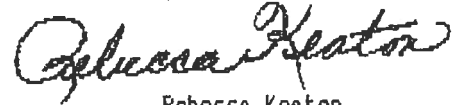
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 201 OF THE 18TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY SHOWN ON THAT PLAT OF SURVEY DATED JUNE 19, 2008 FOR MARY MARGARET MANNING BY JOHN C. GASKINS, RLS NO. 2060, AND CHRISTOPHER A. EVANS, RLS NO. 2748, GASKINS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

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

SAID TRACT CONTAINING 0.94 ACRES, MORE OR LESS.

FOR QCD SEE
DE Book 16093 Page 4341

Deed Book 15449 Pg 4439
Filed and Recorded Jun-08-2017 03:31pm
2017-0064065
Real Estate Transfer Tax \$0.00
0332017013304



Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

AFTER RECORDING PLEASE RETURN TO:
Jeffrey N. Gaba, Esq.
Gregory, Doyle, Calhoun & Rogers, LLC
49 Atlanta Street
Marietta, GA 30060

STATE OF GEORGIA
COUNTY OF COBB

WARRANTY DEED

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

WITNESSETH:

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

All that tract or parcel of land lying and being in Land Lot 201 and 258, of the 18th District, 2nd Section, Cobb County, Georgia and being more particularly described in Exhibit "A" attached hereto and made a part hereof by this reference. TAX PARCELS 18020100040 & 18020100050.

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

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

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

Signed, sealed and delivered in the presence of:

Mary Margaret Manning
MARY MARGARET MANNING

Anne Walter
Unofficial Witness

Gail M. Brown
Notary Public
Commission Expiration: 5/7/20



2245107_1.DOC

TRACT IV:

Deed Book 15449 Ps 4441

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

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

SAID TRACT CONTAINING 0.51 ACRES, MORE OR LESS.

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

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

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

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

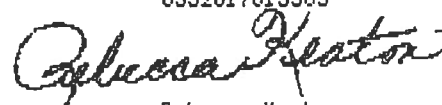
TRACT II:

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

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

SAID TRACT CONTAINING 1.63 ACRES, MORE OR LESS.

Deed Book 15449 Pg 4434
Filed and Recorded Jun-08-2017 03:31pm
2017-0064064
Real Estate Transfer Tax \$0.00
0332017013303



Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

FOR RE-RCD SEE
DE Book 15489 Page 4966

AFTER RECORDING PLEASE RETURN TO:
Jeffrey N. Gaba, Esq.
Gregory, Doyle, Calhoun & Rogers, LLC
49 Atlanta Street
Marietta, GA 30060

STATE OF GEORGIA
COUNTY OF COBB

WARRANTY DEED

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

WITNESSETH:

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

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

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

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

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

Signed, sealed and delivered in the presence of:

Mary Margaret Manning
MARY MARGARET MANNING

Anna Wittens
Unofficial Witness

Gail M. Brown
Notary Public
Commission Expiration: *5/7/20*

2245103_1.DOC

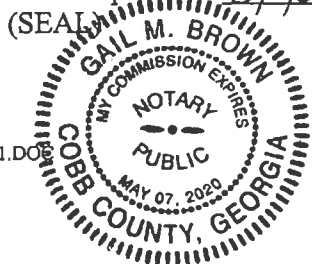


EXHIBIT "A"

TRACT I:

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

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

SAID TRACT CONTAINING 4.87 ACRES, MORE OR LESS.

TRACT II:

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

BEGINNING AT A POINT AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF MAXHAM ROAD (APPARENT 150' R/W) WITH THE SOUTHERLY RIGHT-OF-WAY OF OLD ALABAMA ROAD (VARIABLE R/W) AND THE TRUE POINT OF BEGINNING; RUN

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

SAID TRACT CONTAINING 1.63 ACRES, MORE OR LESS.

TRACT III:

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

BEGINNING AT THE INTERSECTION OF LAND LOTS 144, 145, 201 AND 202 AND THE TRUE POINT OF BEGINNING, RUN THENCE SOUTH 89 DEGREES 14 MINUTES 05 SECONDS EAST A DISTANCE OF 22.19 FEET ALONG THE NORTHERN LOT LINE OF LAND LOT 201 TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF MAXHAM ROAD (APPARENT 150' R/W); THENCE LEAVING THE NORTHERN LOT LINE OF LAND LOT 201, RUN ALONG THE WESTERLY RIGHT-OF-WAY OF MAXHAM ROAD SOUTH 16 DEGREES 45 MINUTES 40 SECONDS EAST A DISTANCE OF 27.06 FEET TO A POINT; RUN THENCE

ALONG THE ARC OF A CURVE TO THE SOUTHEAST HAVING A RADIUS OF 824.00 FEET, A CHORD BEARING OF SOUTH 04 DEGREES 26 MINUTES 55 SECONDS EAST, AND A CHORD DISTANCE OF 351.39 FEET, FOR AN ARC DISTANCE OF 354.11 FEET TO A POINT; RUN THENCE SOUTH 07 DEGREES 51 MINUTES 46 SECONDS WEST A DISTANCE OF 575.00 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY, RUN ALONG THE WESTERN LAND LOT LINE OF LAND LOT 201 NORTH 01 DEGREES 17 MINUTES 47 SECONDS EAST A DISTANCE OF 946.38 FEET TO A POINT AND THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINING 0.94 ACRES, MORE OR LESS.

TRACT IV:

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

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

SAID TRACT CONTAINING 0.51 ACRES, MORE OR LESS.

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

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

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

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

ATTACHMENT "E"

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

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

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

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

ATTACHMENT "E"

Legal Descriptions

**Parcel Nos. 18014500010, 18020100040, and 18020100050
Zoned R-20**

TRACT I (18014500010 (easterly portion)):

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

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

Said tract containing 4.87 acres, more or less.

TRACT II (18014500010 (westerly portion)):

All that tract or parcel of land lying and being in Land lot 201 of the 18th District, 2nd Section, Cobb County, Georgia and being more Particularly shown on that plat of survey dated June 19, 2008 for Mary Margaret Manning by John C. Gaskins, RLS No., 2060, and Christopher A. Evans, RLS No. 2748, Gaskins Surveying, and being more particularly described as follows;

Beginning at the intersection of Land Lots 144, 145, 201 and 202 and the True Point of Beginning, run thence South 89 degrees, 14 minutes 05 seconds East a distance of 22.19 feet along the northern lot line of Land Lot 201 to a point on the westerly right-of-way of Maxham Road (apparent 150' R/W); thence leaving the northern lot line of Land Lot 201, run along the westerly right of way of Maxham Road South 16 degrees 45 minutes 40 seconds East a distance of 27.06 feet to a point; run thence along the arc of a curve to the southeast having a radius of 824.00 feet, a chord bearing of South 04 degrees 26 minutes 55 seconds East, and a chord distance of 351.39 feet, for an arc distance of 354.11 feet to a point; run thence South 07 degrees 51 minutes 46 seconds West a distance of 575.00 feet to a point; thence leaving said right-of-way, run along the Western Land Lot Line of said Land Lot 201 North 01 degrees 17 minutes 47 seconds East a distance of 946.38 feet to a point and the True Point of Beginning.

Said tract containing 0.94 acres, more or less.

TRACT III(18020100040):

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

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

minutes 04 seconds East, and a chord distance of 36.35 feet, for an arc distance of 36.35 feet to a point and the Point of Beginning.

Said tract containing 1.63 acres, more or less.

TRACT IV (18020100050):

All that tract or parcel of land lying and being in Land Lots 201 and 258 of the 18th District, 2nd Section, Cobb County, Georgia and being more particularly shown on that plat of survey dated June 19, 2008 for Mary Margaret Manning by John C. Gaskins, RLS No. 2060, and Christopher A. Evans, RLS No. 2784, Gaskins Surveying and being more particularly described as follows:

Beginning at a point located at the intersection of the easterly right-of-way of Maxham Road (apparent 150' R/W) with the southerly right-of-way of Old Cardell Road (apparent 50' R/W) and the point of beginning; run thence along the southerly right-of-way of Old Cardell Road South 81 degrees 16 minutes 44 seconds East a distance of 105.35 feet to a Point; run thence South 75 degrees 37 minutes 18 seconds East a distance of 140.76 feet to a point; run thence South 70 degrees 35 minutes 40 seconds East a distance of 22.32 feet to a point; thence leaving said right-of-way run South 46 degrees 55 minutes 08 seconds West a distance of 141.87 feet to a #4 rebar found; run thence North 50 degrees 24 minutes 52 seconds West a distance of 77.09 feet to a #4 rebar found; run thence North 81 degrees 46 minutes 02 seconds West a distance of 105.52 feet to a #4 rebar found on the easterly right of way of Maxham Road; run thence along Maxham Road along the arc of a curve to the northeast having a radius of 5654.58 feet, a chord bearing of North 03 degrees 43 minutes 49 seconds East, and a chord distance of 91.21 feet, for an arc distance of 91.21 feet to a point and the Point of Beginning.

Said tract containing 0.51 acres, more or less.



Printed: 4/9/2026

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:
David Pearson

PEARSON DAVID

Payment Date: 10/13/2025

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2025	18020100030	10/15/2025	Pay: N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$6,594.62	\$0.00



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

ATTACHMENT "F"

Printed: 4/9/2026



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:
David Pearson

PEARSON DAVID

Payment Date: 10/13/2025

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2025	18025800020	10/15/2025	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$4,442.61	\$0.00	



Scan this code with your mobile phone to view this bill

Printed: 4/9/2026



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:
MARY MANNING

MMM TRUST

Payment Date: 10/13/2025

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2025	18014500010	10/15/2025	Pay: N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$1,947.97	\$0.00



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Printed: 4/9/2026



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:
MARY MANNING

MMM TRUST

Payment Date: 10/13/2025

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2025	18020100040	10/15/2025	Pay: N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$1,648.71	\$0.00



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ATTACHMENT "F"

Printed: 4/9/2026



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:
MARY MANNING

MMM TRUST

Payment Date: 10/13/2025

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2025	18020100050	10/15/2025	Pay: N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$819.78	\$0.00



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

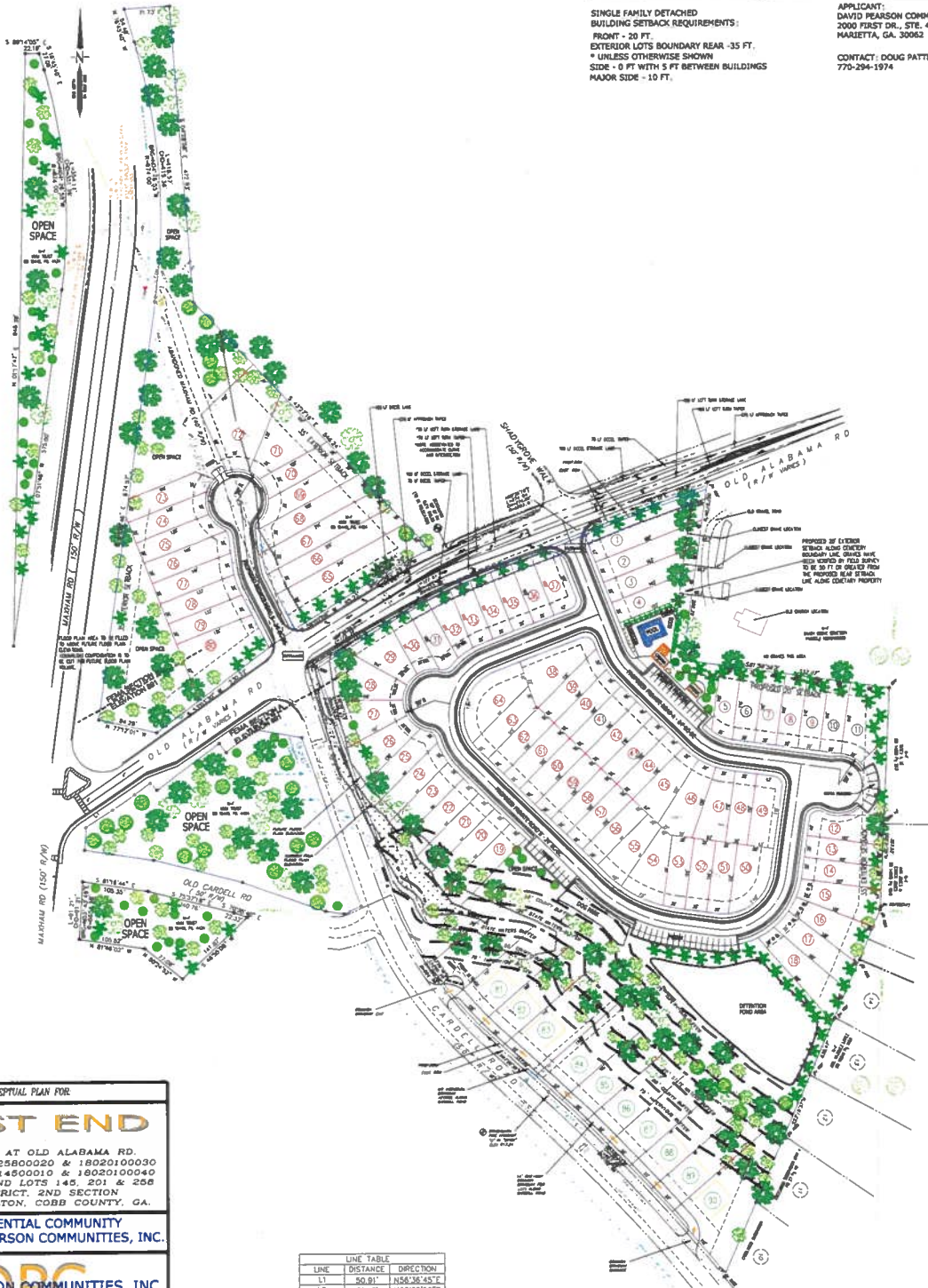
TOTAL PROPOSED RESIDENTIAL UNITS - 90
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 TOTAL TRACT ACREAGE - 23.119 ACS
 CURRENT ZONING: R-20 OSC
 PROPOSED ZONING: RA-5 (PROPOSED DETACHED)
 OVERALL SITE DENSITY - 3.89 UNITS PER ACRE
 EXTRA PARKING SUPPLIED -46 SPACES



LOCATION MAP - NTS

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

APPLICANT:
 DAVID PEARSON COMMUNITIES, INC.
 2000 FIRST DR., STE. 400
 MARIETTA, GA. 30062
 CONTACT: DOUG PATTEN, [dpcc.com](mailto:dpcc@dpcc.com)
 770-294-1974



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

A RESIDENTIAL COMMUNITY
 BY DAVID PEARSON COMMUNITIES, INC.

DPCC
 DAVID PEARSON COMMUNITIES, INC.

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

DRAWN BY:	DP	DATE:	3-23-26
CHECKED BY:	DP	DRAWING NO.:	CONCEPT
JOB NO.:	CARDELL	SHEET:	1
NO.	DATE	REVISION DESCRIPTION	BY
1	3-23-26	REVISED PLAN ADDED ALL PROPERTY	D
2			
3			
4			



LINE TABLE		
LINE	DISTANCE	DIRECTION
L1	50.81'	N28°36'45"E
L2	31.12'	N23°32'26"E
L3	14.88'	S45°25'52"E
L4	124.55'	N52°52'51"E
L5	18.59'	S37°24'31"E
L6	59.96'	N53°42'01"E
L7	72.22'	S72°31'50"E
L8	246.05'	S18°47'32"E
L9	29.83'	S48°00'47"W
L10	78.88'	N81°23'55"W
L11	149.83'	N70°55'49"W
L12	145.42'	N75°37'18"W
L13	111.86'	N81°18'44"W

CURVE TABLE					
CURVE #	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1	5654.081'	36.36'	18.18'	36.36'	N04°53'04"E

ATTACHMENT "G"



MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

MARIETTA, GEORGIA
EMERSON OVERLOOK
326 ROSWELL STREET
SUITE 100
MARIETTA, GEORGIA 30060
TELEPHONE (770) 429-1498

KNOXVILLE, TENNESSEE
408 N. CEDAR BLUFF ROAD
SUITE 500
KNOXVILLE, TENNESSEE 37823
TELEPHONE (865) 692-9039

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

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

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

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

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

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

ATTACHMENT "I"

April 10, 2026

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

RE: Application for Rezoning - Application No. _____
 Applicant: David Pearson Communities, Inc.
 Property Owners: David Pearson; Mary Margaret Manning,
 Trustee of The MMM Trust, dated
 December 27, 2013
 Property: 23.119 acres, more or less, located at the
 intersection of the northerly and southerly
 sides of Old Alabama Road with the easterly
 side of Maxham Road; along a portion of the
 westerly side of Maxham Road; the
 intersection of the easterly and westerly sides
 of Cardell Road with Old Alabama Road, and
 along the northerly and southerly sides of Old
 Cardell Road, Land Lot 145, 201, and 258,
 18th District, 2nd Section, City of Mableton,
 Cobb County, Georgia

Dear Chris:

The undersigned and this firm represent David Pearson Communities, Inc., as Applicant (hereinafter "Applicant"), and the Property Owners, David Pearson and Mary Margaret Manning, Trustee of The MMM Trust, dated December 27, 2013 (hereinafter collectively referred to as "Owners" or "Property Owners"), in the Application for Rezoning being filed contemporaneously with this stipulation letter. The Application for Rezoning seeks rezoning of property located at the intersection of the northerly and southerly sides of Old Alabama Road with the easterly side of

MOORE INGRAM JOHNSON & STEELE

Mr. Christopher Wheeler
Planning and Zoning Manager
City of Mableton
Page 2 of 5
April 10, 2026

Maxham Road, along a portion of the westerly side of Maxham Road, the intersection of the easterly and westerly sides of Cardell Road with Old Alabama Road, and along the northerly and southerly sides of Old Cardell Road, Land Lots 145, 201, and 258, 18th District, 2nd Section, City of Mableton, Cobb County, Georgia (hereinafter the “Property” or “Subject Property”). The agreeable stipulations and conditions, which, if the Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested rezoning and shall be binding upon the Subject Property are as follows:

- (1) The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions, in whatsoever form, which are currently in place on the Subject Property; together with any and all prior Departmental Comments and Staff Recommendations submitted by Planning, Fire, Water, Sewer, and Drainage, relating to the Subject Property from any previous zoning actions.
- (2) Applicant seeks rezoning of the Subject Property from the existing zoning categories of R-20 and R-20/Open Space Community (“R-20/OSC”) to the proposed zoning category of RA-5, with reference to the Site Plan dated and last revised March 26, 2026, and submitted with the Application for Rezoning. A reduced copy of the Site Plan is attached as Exhibit “A” and incorporated herein by reference.
- (3) The Subject Property consists of a total of approximately 23.119 acres of total site area and shall contain a maximum of ninety (90) single-family, detached residential homes.
- (4) The proposed residences shall have exterior façades consisting of brick, stone, stacked stone, board and batten, hardi-plank, or combinations thereof, with complementary accents.
- (5) The proposed residences shall have a minimum of 1,700 square feet.
- (6) Applicant agrees to the creation of a mandatory homeowners association consistent with similar upscale communities in the area. The mandatory homeowners association shall be responsible for the upkeep and maintenance of all landscaping and maintenance of common areas, entrance area, mail kiosk, and the like contained within the proposed residential community.

MOORE INGRAM JOHNSON & STEELE

Mr. Christopher Wheeler
Planning and Zoning Manager
City of Mableton
Page 3 of 5
April 10, 2026

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

MOORE INGRAM JOHNSON & STEELE

Mr. Christopher Wheeler
Planning and Zoning Manager
City of Mableton
Page 4 of 5
April 10, 2026

street maintenance reserve study, subject to review and approval by the Cobb County Department of Transportation, and Applicant shall fund the private street maintenance reserve fund with the prescribed amount as determined in the reserve study.

- (16) Applicant agrees the construction of the private streets shall be to public street standards with respect to the profile of the pavement sections.

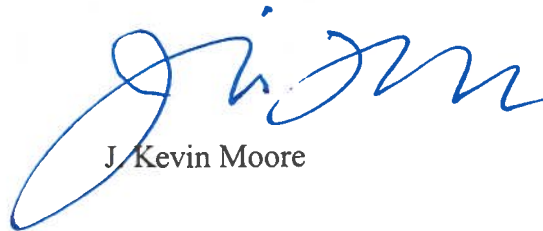
- (17) Applicant shall be permitted to install mountable curb, rather than high-back curb, to provide better aesthetics and less transitions.

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

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP



J. Kevin Moore

JKM:cc
Attachment

MOORE INGRAM JOHNSON & STEELE

Mr. Christopher Wheeler
Planning and Zoning Manager
City of Mableton
Page 5 of 5
April 10, 2026

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

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

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

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

TOTAL PROPOSED RESIDENTIAL UNITS - 90
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 TOTAL TRACT ACREAGE - 23.119 ACS
 CURRENT ZONING: R-20 OSC
 PROPOSED ZONING: RA-5 (PROPOSED DETACHED)
 OVERALL SITE DENSITY - 3.89 UNITS PER ACRE
 EXTRA PARKING SUPPLIED -46 SPACES



APPLICANT: DAVID PEARSON COMMUNITIES, INC.
 2000 FIRST DR., STE. 400
 MARIETTA, GA. 30062
 CONTACT: DOUG PATTEN, dpc@dpcomm.com
 770-294-1974



CONCEPTUAL PLAN FOR
WEST END
 CARDELL RD AT OLD ALABAMA RD
 PARCEL ID: 18025800020 & 18020100030
 PARCEL ID: 18014800010 & 18020100040
 LOCATED IN LAND LOTS 148, 201 & 288
 18TH DISTRICT 2ND SECTION
 CITY OF MABLETON, COBB COUNTY, GA.
 A RESIDENTIAL COMMUNITY
 BY DAVID PEARSON COMMUNITIES, INC.

DPC
 DAVID PEARSON COMMUNITIES, INC.
 2000 FIRST DRIVE, STE 400, MARIETTA GA 30062, PHONE: 770-321-6032

DRAWN BY:	DP	DATE:	3-23-26
CHECKED BY:	DP	DRAWING NO:	CONCEPT
JOB NO:	CARDELL	SHEET:	1
NO.	DATE	REVISION DESCRIPTION	BY
1	3-23-26	REVISED PLAN ADDED ALL PROPERTY	D
2			
3			
4			



LINE	DISTANCE	DIRECTION
L1	50.81'	N56°38'45"E
L2	31.13'	N43°32'26"E
L3	14.86'	S40°25'45"E
L4	124.55'	N52°55'51"E
L5	18.52'	S37°24'31"E
L6	50.86'	N53°14'01"E
L7	73.20'	S78°31'36"E
L8	248.03'	S18°47'32"E
L9	29.92'	S68°00'47"W
L10	29.88'	N11°21'55"W
L11	140.43'	N70°35'40"W
L12	145.42'	N78°37'18"W
L13	111.58'	N18°17'44"W

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C # 1	15654.861'	38.38'	18.18'	38.38'	N04°53'04"W

EXHIBIT "A"



ATTACHMENT “J”

APPLICATION FOR REZONING

City of Mableton, Georgia

Application No.: _____
Hearing Dates: _____

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

Tax Parcel Nos.: 18020100030; 18025800020
18014500010; 18020100040; 18020100050

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

- (a) This Application for Rezoning seeks rezoning of approximately 23.119 acres located at the intersection of the northerly and southerly sides of Old Alabama Road with the easterly side of Maxham Road, along a portion of the westerly side of Maxham Road, the intersection of the easterly and westerly sides of Cardell Road with Old Alabama Road, and along the northerly and southerly sides of Old Cardell Road, Land Lots 145, 201, and 258, 18th District, 2nd Section, City of Mableton, Cobb County, Georgia (hereinafter the “Property” or “Subject Property”). The Property is currently zoned R-20 and R-20 Open Space Community (“R-20/OSC”). Applicant proposes rezoning to the RA-5 zoning category to allow for development of a single-family detached residential community, as more particularly shown and reflected on the Site Plan submitted with the Application for Rezoning. The requested category of RA-5 will permit a use for the Property that is more suitable in view of its location and development of properties in close proximity and will allow the Property to be utilized to its highest and most reasonable potential. As shown on the City’s Zoning Map, properties immediately adjacent to and in the surrounding vicinity of the Subject Property are zoned for single-family residential purposes. The location and topography of the Subject Property make it uniquely suited for the proposed development; as well as, its location to a major intersection at Old Alabama Road and Maxham Road. The proposed RA-5 zoning classification and development for a detached, single-family residential community would be compatible with surrounding properties and the area as a whole.

- (b) The proposed zoning to the RA-5 zoning classification should have no adverse effect on the existing use or usability of adjacent or nearby properties. The proposed development should have a minimal, if any, impact on surrounding properties, as surrounding

properties would be similarly situated with the proposed development. If approved and developed according to the request, the adjacent and nearby property owners would benefit in higher land values.

- (c) The Property, as zoned, does not have a reasonable economic use given its location at the intersection of major roads. The proposed RA-5 classification would allow the Property to be developed and utilized to its highest and best potential.
- (d) This zoning proposal will not cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Development, as proposed, would have minimal effect on utilities and transportation facilities. The Property has convenient access to the interstate highway and major thoroughfares within the City. Utility upgrades within the area allow for better service to customers, both residential and commercial, within the area. Roadway improvements in and around the Subject Property are ongoing and will ease access and traffic concerns related to the proposed development.
- (e) The zoning proposal is not in conformity with the Future Land Use Plan of City of Mableton; however, changing conditions warrant a revision to the Future Land Use Plan and approval of the Application.
- (f) This zoning proposal is consistent with the current conditions affecting the development of this Property. Improvements to the area roadways and major thoroughfares and interstates have been made in recent years to ease traffic flow in order to accommodate development in and around the Subject Property. The Property is challenging in the fact that past roadway improvements in the area have left remnant parcels, which will be dedicated as open space as part of the proposed community. Additionally, a stream traverses the southwesterly portion of the largest tract, together with the location of underground utilities and possible areas of rock make the Subject Property extremely challenging and economically unfeasible for development as it is currently zoned.

ATTACHMENT TO APPLICATION FOR REZONING

Application No.: _____
Hearing Dates: _____

**BEFORE THE MAYOR AND CITY COUNCIL FOR THE
CITY OF MABLETON, GEORGIA, AND THE
PLANNING AND ZONING COMMISSION FOR THE
CITY OF MABLETON, GEORGIA**

**CONSTITUTIONAL CHALLENGE
ATTACHMENT TO APPLICATION FOR REZONING**

COME NOW, Applicant, DAVID PEARSON COMMUNITIES, INC. (hereinafter referred to as “Applicant”), and the Property Owners, DAVID PEARSON and MARY MARGARET MANNING, TRUSTEE OF THE MMM TRUST, DATED DECEMBER 27, 2013, (hereinafter collectively referred to as “Owners” or “Property Owners”), and assert the following:

1.

By Application for Rezoning submitted to the City of Mableton Zoning Division, Applicant and Property Owners applied for rezoning of certain real property, being 23.119 acres, more or less, lying and being in the City of Mableton, Cobb County, Georgia, a more particular description and delineation of the subject property being set forth in said Application (hereinafter referred to as the “Property” or the “Subject Property”).

2.

The Application for Rezoning of the Property seeks rezoning from the existing zoning categories of R-20 and R-20/Open Space Community (“R-20/OSC”) to the proposed zoning category of RA-5, as established by the governing authority of the City of Mableton, Cobb County, Georgia, under and pursuant to subparagraphs 23 and 41 of § 1.13 of Georgia House Bill 839; O.C.G.A. § 36-66, *et seq.*; and Art. IX of the Georgia Constitution and the

amendments thereto, being hereinafter referred to as “The Mableton Zoning Code” (hereinafter sometimes referred to as “Ordinance.”)

3.

With respect to the existing R-20 and R-20/OSC zoning categories, The Mableton Zoning Code is unconstitutional as applied to the Subject Property in that said Ordinance deprives Applicant and Property Owners of their Property under and pursuant to Art. I, § I, ¶¶ I and II of the Georgia Constitution of 1983, and the Equal Protection and Due Process Clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America. This deprivation of Property without due process violates the constitutional prohibition against the taking of private property without just compensation. The R-20 and R-20/OSC zoning categories, as they presently exist, together with any intervening zoning categories between the existing R-20 and R-20/OSC categories and the requested RA-5 category, violates the Applicant’s and Property Owners’ rights to unfettered use of their Property in that said zoning classifications do not bear a substantial relation to the public health, safety, morality, or general welfare and are therefore confiscatory and void. Further, said Ordinance is unconstitutional in that it is arbitrary and unreasonable resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss on the Applicant and Property Owners.

4.

To the extent The Mableton Zoning Code allows or permits the Mayor and City Council to rezone the Subject Property to any category other than as requested, said Ordinance is further unconstitutional in that same violates the Applicant’s and Property Owners’ constitutionally guaranteed rights to due process, both substantive and procedural. Furthermore, any such action by the Mayor and City Council, or as allowed by The Mableton

Zoning Code, is an unconstitutional use of the zoning power and would constitute an abuse of discretion with no justification or benefit flowing to the public welfare. Accordingly, said Ordinance or action would likewise represent a taking of private property rights without the payment of just and adequate compensation in violation of the Constitutions of the State of Georgia and the United States of America.

5.

The Mableton Zoning Code is further unconstitutional in that the procedures contained therein pertaining to the public hearing held in connection with the Application for Zoning also violate Art. I, § I, ¶¶ I, II, and XII of the Georgia Constitution of 1983 in that said procedures impose unreasonable time restraints, contain the absence of rebuttal, contain the inability to confront witnesses, contain the lack of procedural and evidentiary safeguards, do not restrict evidence received to the issue at hand and are controlled wholly and solely by political considerations rather than the facts and considerations required by law. These procedures fail to comport with the due process requirements of the Constitution of the State of Georgia 1983 and the due process requirements of the Constitution of the United States of America.

Respectfully submitted, this 10th day of April, 2026.

MOORE INGRAM JOHNSON & STEELE, LLP

BY: 

J. Kevin Moore
Georgia Bar No. 519728

Attorneys for Applicant and Property Owners

MOORE INGRAM
JOHNSON & STEELE
A Limited Liability Partnership
Emerson Overlook
326 Roswell Street
Suite 100
Marietta, GA 30060
(770) 429-1499
FAX (770) 429-8631



WORKSPACE INFORMATION

Application number RZ-2026-005	Category Rezoning	Workspace state In review
Workspace created 04/23/2026, 12:52:39 PM EDT	Application submitted 04/23/2026, 4:48:36 PM EDT	
Assignee Latemia Richards	Package generation date 06/08/2026, 5:37:49 PM EDT	

LOCATION INFORMATION

Address 630 RIVERSIDE PKWY, SW, City of Mableton	Property information 18086600010,
--	---

PARTIES

NAME AND COMPANY	CONTACT DETAILS	ROLES
Jason Campbell	Suite 100, 376 Powder Springs Street Marietta jcampbell@samslarkinbuff.com +1 770 422 7016	Applicant
630 Riverside Parkway, LLC Owner Property Owner	320 Wake Robin Road Sunset +1 864 380 6479	Property owner
Parks Huff Sams, Larkin & Huff, LLP	376 Powder Springs Street Suite 100 Marietta +1 404 975 8859	Applicant

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Rezoning Application

1400 Veterans Memorial Highway SE

Suite 134-200, Mableton,

Georgia 30126

Signage Details	
Number of Road Frontages 2	Number of Signs Required

Summary of Intent for Rezoning	
Rezoning Category <input type="checkbox"/> Single Family Residential <input type="checkbox"/> Medium or High Density Residential <input checked="" type="checkbox"/> Commercial Industrial or Office	
Summary of Intent Applicant, SDP Acquisitions, LLC, proposes to rezone the property from LI to HI for the development of an approximate 10,800 square building for the storage of trucks or equipment and and outdoor storage/equipment yard on approximately 4.2 acres of the Subject Property.	
Proposed unit square-footage(s) 10800.0 sq.ft.	Acreage 8.83
Proposed building architecture	
List all requested variances None at this time.	

Non-residential Rezoning Information
Proposed use(s) Serving the existing industrial uses in the area which has an emphasis on heavy trucks and heavy equipment that need service, repair and storage.
Proposed hours/days of operation The official hours of operation will be less, but people will need to be able to during the hours of of 6 a.m.-10 p.m., seven days per week.

Financial Disclosures	
PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT (A separate form must be completed by each applicant - please see definition below)	*Applicant means any person who applies for a rezoning action and any attorney, or other person representing or acting on behalf of a person who applies for a rezoning action.
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Does any member of the Mayor and Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is ten percent (10%) or more) of an entity which has a property interest in the subject property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Certification Date 04/23/2026	

Campaign or political disclosures
CAMPAIGN DISCLOSURE REPORT BY APPLICANT (A separate form must be completed by each applicant)
Has the applicant made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250.00 or more or made gifts having in the aggregate a value of \$250.00 or more to a member or members of the Mayor and Council or Planning Commission who will consider the application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Certification Date 04/23/2026

REVIEWS

Zoning Review - Draft
Assignee:
Description:

ATTACHMENTS

This section includes relevant information about the various attachments that have been uploaded to the workspaces or that have been generated as part of the workspace. The actual files are not included in this pdf. Refer to other folders within the downloaded file to view the actual files.

Phase: Application
Uploaded on: 04/23/2026, 3:58:24 PM EDT
Attachment type(s): Letter of Intent

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	04/23/2026, 3:58:24 PM EDT	Statement of Intent-SDP Acquisitions, LLC.pdf	application/pdf

Phase: Application
Uploaded on: 04/23/2026, 3:59:42 PM EDT
Attachment type(s): Legal Description, Warranty Deed

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	04/23/2026, 3:59:42 PM EDT	DE-15785-4584.pdf	application/pdf

Phase: Application
Uploaded on: 04/23/2026, 4:04:46 PM EDT
Attachment type(s): Tax Receipt

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	04/23/2026, 4:04:46 PM EDT	Cobb Tax Rec-PIN 18086600010.pdf	application/pdf

Phase: Application
Uploaded on: 04/23/2026, 4:14:18 PM EDT
Contents: Constitutional Challenge
Attachment type(s): Additional Documentation

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	04/23/2026, 4:14:18 PM EDT	Constitutional Challenge.pdf	application/pdf

Phase: Application
Uploaded on: 04/23/2026, 4:18:01 PM EDT
Contents: Site Plan
Attachment type(s): Site Plan

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	04/23/2026, 4:18:01 PM EDT	2026.04.23 - 2026106cp4.pdf	application/pdf

Phase: Application
Uploaded on: 04/23/2026, 4:22:36 PM EDT
Contents: Property Owner's Signature Page
Attachment type(s): Notarized Owner Authorization

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	04/23/2026, 4:22:36 PM EDT	SIGNED-Signature Page-Property Owner-630 Riverside Pkwy Notarized.pdf	application/pdf

Phase: Application
Uploaded on: 04/23/2026, 4:25:39 PM EDT
Contents: SIGNED Certificate of Corporate Authority from Property Owner
Attachment type(s): Corporate Documentation

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	04/23/2026, 4:25:39 PM EDT	SIGNED-Certificate of Authority-630 RIVERSIDE PARKWAY, LLC.pdf	application/pdf

Phase: Application
Uploaded on: 06/01/2026, 3:16:52 PM EDT
Contents: Posted Notice Sign 1
Attachment type(s): Additional Documentation
Drawing number: Sign 1

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	06/01/2026, 3:16:52 PM EDT	Sign 1.pdf	application/pdf

Phase: Application
Uploaded on: 06/01/2026, 3:18:12 PM EDT
Contents: Posted Notice Sign 2
Attachment type(s): Additional Documentation
Drawing number: Sign 2

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	06/01/2026, 3:18:12 PM EDT	Sign 2.pdf	application/pdf

Phase: Application
Uploaded on: 06/01/2026, 3:19:22 PM EDT
Contents: POSTMARKED Notice Letter Mailing Pkg
Attachment type(s): Additional Documentation

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	06/01/2026, 3:19:22 PM EDT	POSTMARKED Notice Letter Pkg-SDP Acq RZ-2026-005 2026-05-29 02:37:50 PM.pdf	application/pdf

ATTACHMENT TO APPLICATION FOR REZONING

Application No.: _____

PC Hearing Date: _____

Mayor & Council

Hearing Date: _____

Applicant: SDP Acquisitions, LLC

Titleholder: 630 RIVERSIDE PARKWAY, LLC

Parcel #: 18086600010

The undersigned(s) below, or as attached, is the owner of the property considered in this application.

630 RIVERSIDE PARKWAY, LLC

Mike Blackburn

Printed Name: Mike Blackburn

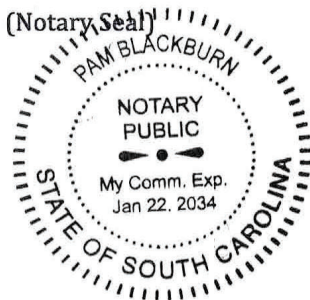
Date: 4/15/2026

Address: 320 Wake Robin Drive
SUNSET, SC 29685

Telephone No.: (864) 380-6479

Pam Blackburn
Signature of Notary Public

4-15-2026
Date





Printed: 4/13/2026

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:
 MIKE BLACKBURN CONTRACTORS INC

630 RIVERSIDE PARKWAY LLC

Payment Date: 8/27/2025

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2025	18086600010	10/15/2025	Pay: N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$8,017.60	\$0.00



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

TO THE MAYOR AND CITY COUNCIL
MABLETON, GEORGIA

CONSTITUTIONAL CHALLENGE

COMES NOW, SDP ACQUISITIONS, LLC, hereinafter referred to as the "Applicant", and assert the following, to wit:

1.

By application to which this exhibit relates, Applicant has applied for a Rezoning concerning certain real property lying and being in Mableton, Cobb County, Georgia, a more particular description and delineation of the subject property hereinafter referred to as the "Property", being set forth in said Application.

2.

The Application for Zoning of the property seeks a rezoning from the existing category of Light Industrial ("LI"), as established by the governing authority of Mableton, Georgia to the zoning category of Heavy Industrial ("HI") as proposed by the Applicant.

3.

Denying the requested zoning would be unconstitutional. The zoning category of LI is unconstitutional in that it deprives the Applicant under and pursuant to Article 1, Section I, Paragraphs I and II of the Georgia Constitution of 1983 and the Equal Protection and Due Process clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States. This deprivation of property without due process violates constitutional prohibitions against the taking of private property without just compensation.

4.

The zoning classification of HI is constitutional, and the City of Mableton should allow this category to be used by the applicant and property owner. Denying the HI zoning would not bear a substantial relation to the public health, safety, morality or general welfare and is, therefore, confiscatory and void. Further, said change is unconstitutional in that it is arbitrary and unreasonable, resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss upon the Applicant.

5.

The City of Mableton Zoning Ordinance is further unconstitutional in that the procedures contained therein pertaining to the public hearing held in connection with zoning applications also violates the aforementioned constitutional provisions in that said procedures contain the lack of procedural and evidentiary safeguards, do not restrict evidence received to the issues at hand and are controlled wholly and solely by political considerations rather than the facts and considerations required by law.

(signature appears on next page)

Respectfully submitted, this the 24th day of April 2026.

SAMS, LARKIN & HUFF, LLP

A handwritten signature in black ink, appearing to read "Parks F. Huff". The signature is written in a cursive style with a large initial "P".

By: _____

PARKS F. HUFF
Attorney for Applicant
Ga. Bar No. 375010

Please return to:
Sams, Larkin & Huff, LLP
376 Powder Springs Street, Suite 100
Marietta, Georgia 30064
Attn: Joel L. Larkin, Esq.
(770) 422-7016

STATE OF GEORGIA

COUNTY OF COBB

LIMITED WARRANTY DEED

THIS DEED made this 14th day of August, 2020, between **MARILYN HARTMAN CATES**, an individual resident of the State of Georgia ("Grantor") and **630 RIVERSIDE PARKWAY, LLC**, a South Carolina limited liability company ("Grantee") (the terms Grantor and Grantee to include their respective heirs, successors and assigns, where the context hereof requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of Ten and 00/100ths Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby acknowledged by Grantor has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey unto Grantee, the following described real property, to wit:

All that tract or parcel of land lying and being in Land Lots 866 and 872 of the 18th District, 2nd Section, Cobb County, Georgia and being more particularly described on Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD said described 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 Grantee, forever, in **FEE SIMPLE**.

AND, SUBJECT TO the title matters expressly set forth on **Exhibit "B"**, if any, Grantor will warrant and forever defend the right and title to the above-described tract or parcel of land unto the Grantee against the claims by, under or through Grantor.

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

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

[Handwritten signature]

UNOFFICIAL WITNESS

[Handwritten signature] [Seal]
MARILYN HARTMAN CATES

[Handwritten signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES:

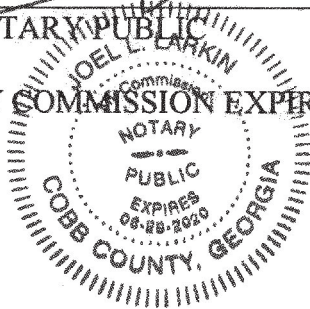


Exhibit "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 866 & 872, OF THE 18th DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED AT THE INTERSECTION OF THE WESTERN R/W OF BOB WHITE ROAD (VARIABLE R/W) AND THE NORTHERN R/W OF RIVERSIDE PARKWAY (VARIABLE R/W), SAID POINT BEING THE POINT OF BEGINNING.

THENCE FROM SAID POINT OF BEGINNING AND ALONG THE NORTHERN R/W OF RIVERSIDE PARKWAY AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1668.66 FEET AND AN ARC LENGTH OF 248.14 FEET, BEING SUBTENDED BY A BEARING OF SOUTH 45 DEGREES 04 MINUTES 29 SECONDS WEST A DISTANCE OF 247.91 FEET TO A POINT, THENCE CONTINUING ALONG SAID R/W SOUTH 40 DEGREES 48 MINUTES 54 SECONDS WEST A DISTANCE OF 139.44 FEET TO A POINT, THENCE LEAVING SAID R/W NORTH 01 DEGREES 20 MINUTES 30 SECONDS WEST A DISTANCE OF 40.45 FEET TO A POINT ON THE SOUTHERN LAND LOT LINE OF LAND LOT 866, THENCE ALONG SAID LAND LOT LINE NORTH 89 DEGREES 59 MINUTES 55 SECONDS WEST A DISTANCE OF 419.14 FEET TO A POINT, THENCE SOUTH 89 DEGREES 59 MINUTES 51 SECONDS WEST A DISTANCE OF 216.65 FEET TO A POINT, THENCE LEAVING SAID LAND LOT LINE NORTH 41 DEGREES 39 MINUTES 36 SECONDS EAST A DISTANCE OF 1161.30 FEET TO A POINT ON THE WESTERN R/W OF BOB WHITE ROAD, THENCE ALONG SAID R/W SOUTH 21 DEGREES 01 MINUTES 20 SECONDS EAST A DISTANCE OF 140.95 FEET TO A POINT, THENCE SOUTH 35 DEGREES 12 MINUTES 33 SECONDS WEST A DISTANCE OF 37.01 FEET TO A POINT, THENCE SOUTH 20 DEGREES 54 MINUTES 53 SECONDS EAST A DISTANCE OF 90.73 FEET TO A POINT, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 465.95 FEET AND AN ARC LENGTH OF 134.13 FEET AND BEING SUBTENDED BY A BEARING OF SOUTH 12 DEGREES 40 MINUTES 05 SECONDS EAST A DISTANCE OF 133.67 FEET TO A POINT, THENCE SOUTH 82 DEGREES 52 MINUTES 56 SECONDS EAST A DISTANCE OF 5.00 FEET TO A POINT, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 560.29 FEET AND AN ARC DISTANCE OF 206.39 FEET BEING SUBTENDED BY A BEARING OF SOUTH 14 DEGREES 43 MINUTES 11 SECONDS EAST A DISTANCE OF 205.23 FEET TO A POINT, THENCE SOUTH 07 DEGREES 21 MINUTES 43 SECONDS WEST A DISTANCE OF 51.80 FEET TO A POINT ON THE NORTHERN R/W OF RIVERSIDE PARKWAY (70' R/W), SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINS 8.83 AC/384,443 SQ.FT.

Exhibit "B"
Permitted Exceptions

1. All taxes for the year 2020 and subsequent years, not yet due and payable.
2. Sanitary sewer easement from Marilyn Hartman Cates to Cobb County, dated February 20, 1985, filed for record March 5, 1985, recorded in Deed Book 3420, Page 332, Cobb County, Georgia Records.
3. Sanitary sewer easement reserved in limited warranty deed from Marilyn Hartman Cates to Georgia Industrial Developments, LLC, dated June 11, 2002, filed for record June 20, 2002, recorded in Deed Book 13551, Page 4471, Cobb County, Georgia Records.
4. Right of way deed from Marilyn Hartman Cates to Cobb County, Georgia dated June 12, 2015, filed for record July 9, 2015, recorded in Deed Book 15257, Page 483, Cobb County, Georgia Records.
5. All those matters (including the "telephone line") shown on that certain plat recorded at Plat Book 22, Page 72, Cobb County, Georgia Records.

CERTIFICATE REGARDING CORPORATE AUTHORITY- APPLICATION FOR REZONING

1.

My name is Mike Blackburn. I am the officer who is delegated the responsibility for authenticating records of **630 RIVERSIDE PARKWAY, LLC**, a South Carolina Limited Liability Company (Titleholder Company). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Applicant’s Application for Rezoning regarding certain real property owned by the Titleholder Company located in Mableton, Cobb County, Georgia.

2.

In accordance with the Requirements for completing a Mableton Application for Rezoning, I hereby attest on behalf of the Applicant and Titleholder Company that an authorized representative of Applicant and Titleholder Company has reviewed the Application for Rezoning and related documents which are being filed simultaneously therewith on behalf of the Applicant Company (collectively, the “Application for Rezoning”) to which this Certificate is attached and hereby certify:

- (a) That corporate seal or facsimile affixed hereto is in fact the seal of the Applicant and Titleholder Company or a true facsimile thereof; and
- (b) That the officer or other representative of the Applicant and Titleholder Company who executed the Application for Rezoning does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Application for Rezoning on behalf of the Applicant and Titleholder Company, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Application for Rezoning and the filing of the Application for Rezoning on behalf of the Applicant and Titleholder Company by the officer or other representative of the Applicant Company has been duly authorized by the Titleholder Company.

630 RIVERSIDE PARKWAY, LLC

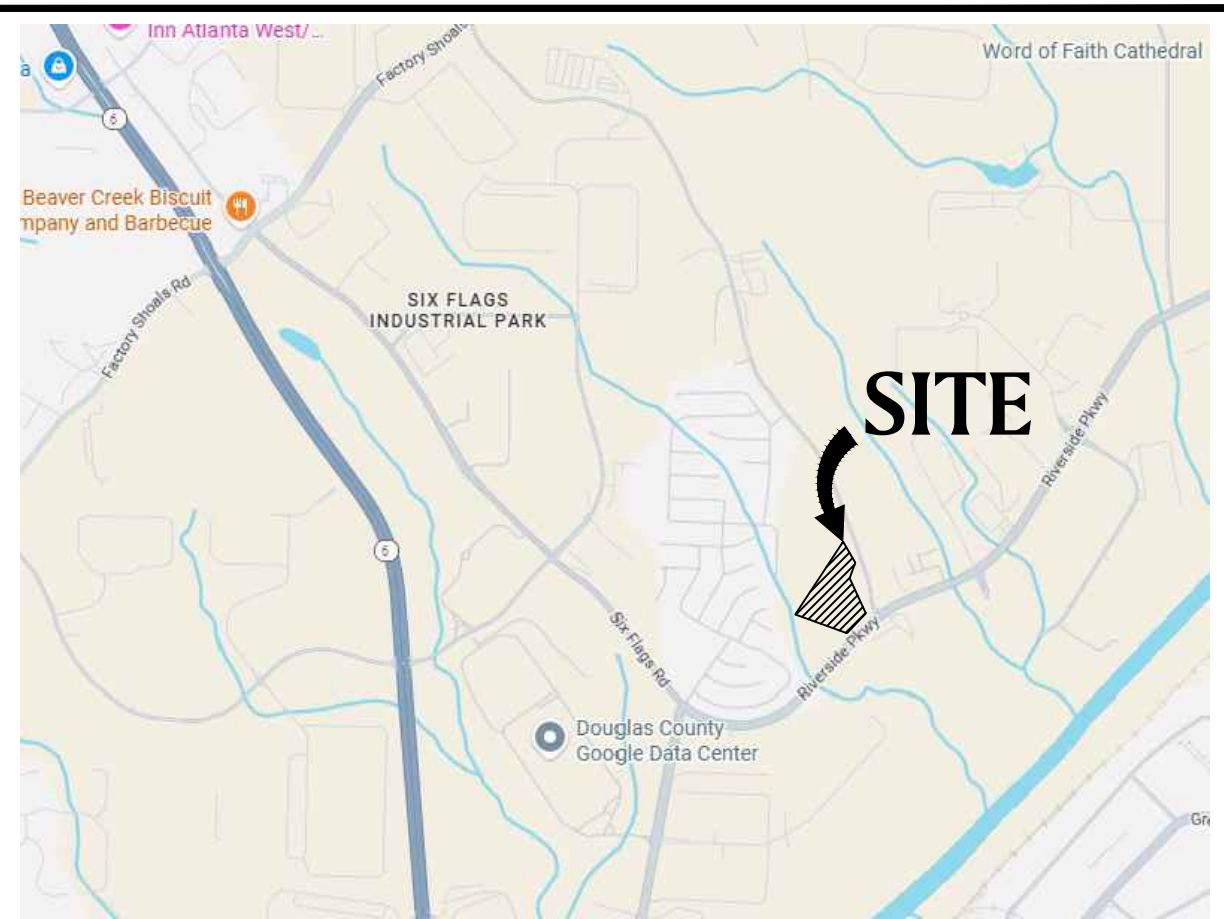
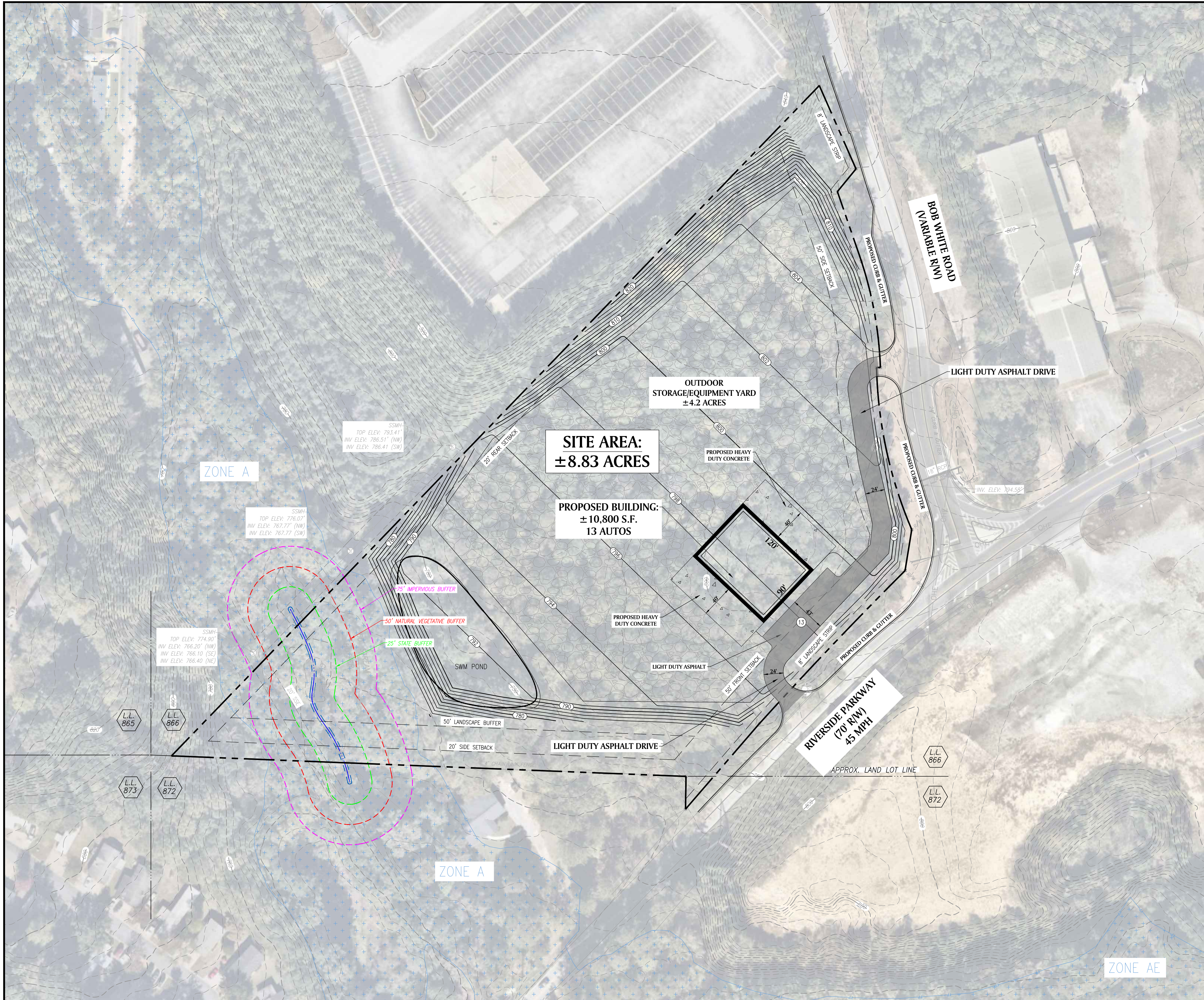
DocuSigned by:
By: Mike Blackburn
B5E68F1ED0CB456...

Print Name Mike Blackburn

Its: Owner

(SEAL)

I:\2026\2026106\2026106cp4.dwg, ARCS FULL BLEED 0 (14.00 x 36.00 INCHES), SOURCE: PLOTTER, DATE TO PLOT: 04/23/2026, PLOTTER: HPGL, PLOT DATE: 04/23/2026, 4:03:11 PM



VICINITY MAP
SCALE: NTS

PAULSON-MITCHELL-WISE
— CIVIL ENGINEERS & PLANNERS —
INFO@CIVILPMW.COM
770.650.7685
CIVILPMW.COM

85-A MILL STREET
SUITE 200
ROSWELL, GA 30075

PROJECT:
RIVERSIDE PARKWAY

LAND LOTS 866 & 872
18TH DISTRICT,
630 RIVERSIDE PKWY,
MABLETON,
COBB COUNTY, GEORGIA

FOR:
STRATEGIC
REAL ESTATE PARTNERS, LLC
3715 NORTHSIDE PARKWAY,
BUILDING 400, SUITE 425
ATLANTA, GEORGIA 30327

JURISDICTION: CITY OF MABLETON
EX. ZONING: HI (HEAVY INDUSTRIAL)
OVERLAY DISTRICT: —

FRONT: 75'
MAJOR SIDE: 25'
MINOR SIDE: 20'
REAR: 30'

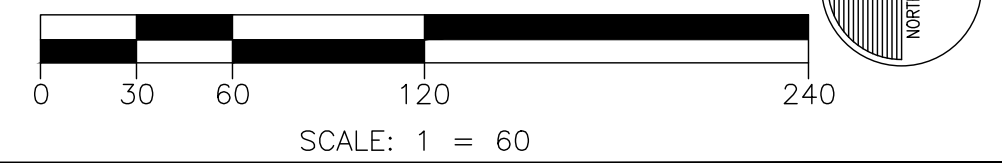
LANDSCAPE STRIP: 8'
ZONING BUFFER: 50' LANDSCAPE ADJ RESIDENTIAL
STATE STREAM BUFFER: 25'
COUNTY STREAM BUFFER: 50' NATURALLY VEGETATED
CITY STREAM BUFFER: 75' IMPERVIOUS

PARKING REQ.: ___ SPACE/___ S.F.
STALL: 9' x 19'
LANDSCAPE ISLAND SPACING: ___ PER ___ SPACES

MAXIMUM IMPERVIOUS ALLOWED: ___%
MAXIMUM BUILDING COVERAGE: ___%

FLOOD PLAIN PRESENT (YES): FEMA
STREAMS PRESENT (YES): SURVEY
WETLANDS PRESENT (NO): NWI
TOPOGRAPHY DATA: SURVEY
2026106cp4.dwg 04.23.2026

CONCEPTUAL SITE PLAN



CONCEPTUAL
SITE PLAN

SHEET **CP-4**



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

CITY OF MABLETON PLANNING COMMISSION SUMMARY REPORT

Case Number: REZ 2026-005

Current Zoning: Light Industrial (LI) District

Proposed Request: Applicant is requesting to rezone the property to Heavy Industrial (HI) for the development of a 10,800-square-foot building for the storage of trucks and outdoor equipment.

APPLICANT & PROPERTY INFORMATION

Name: SDP Acquisitions, LLC

Property Address: 630 Riverside Parkway SW

City/State: Mableton, Georgia 30126

Acreage: 8.83

District: 1

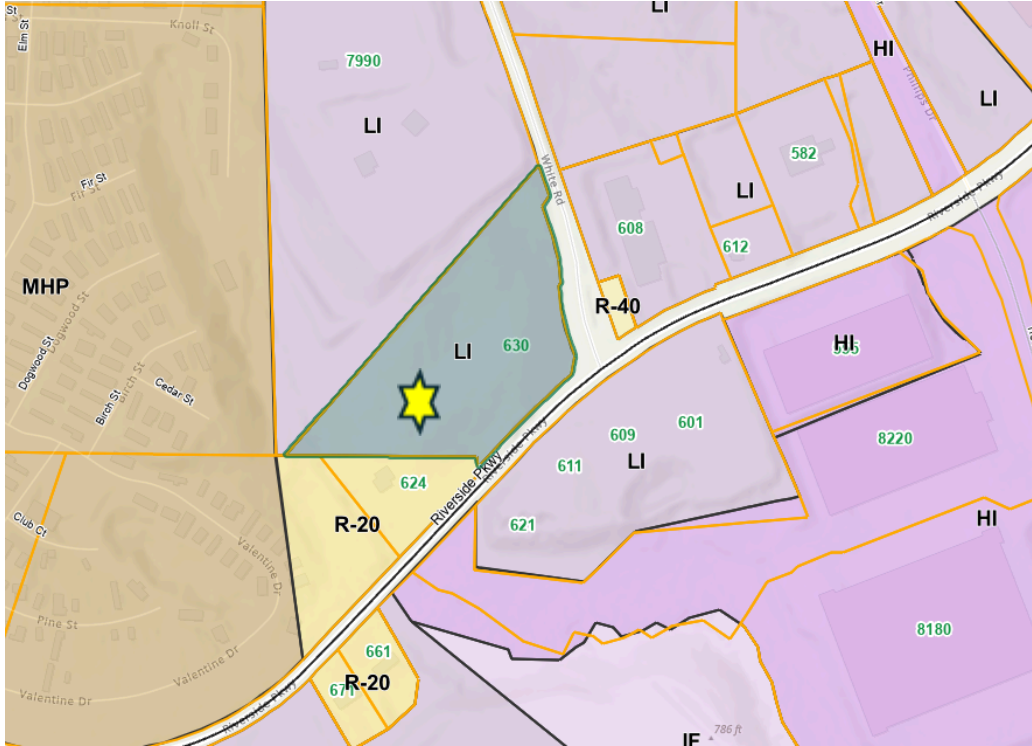
Parcel Identification: 18086600010

Future Land Use: Industrial Compatible

PURPOSE OF REQUEST

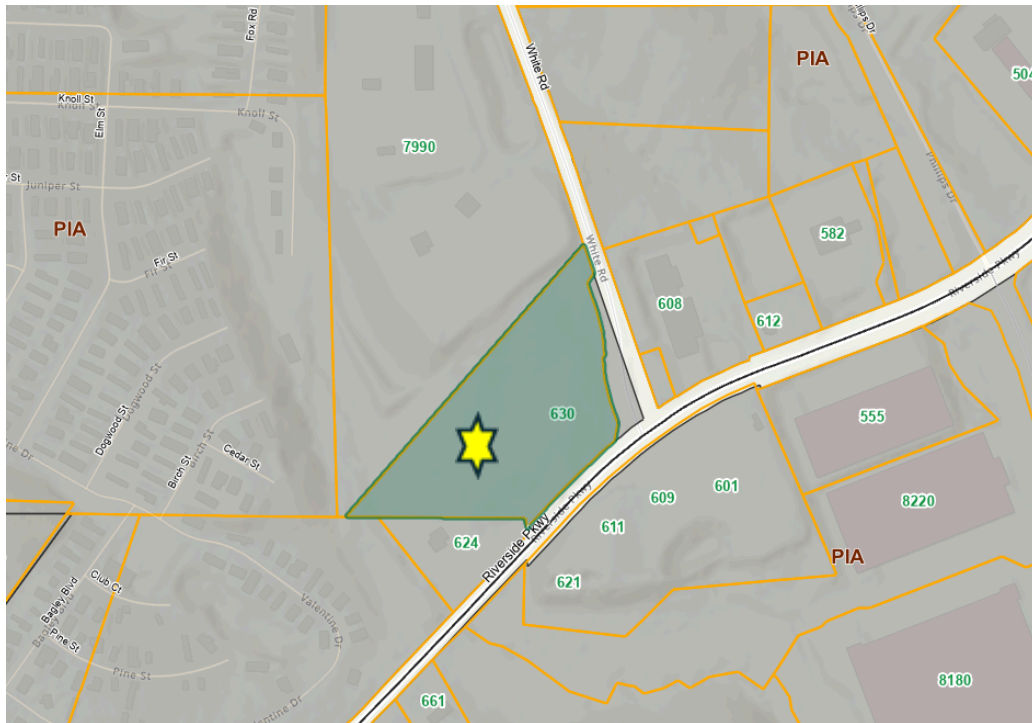
The applicant, SDP Acquisitions LLC, is requesting to rezone from the Light Industrial (LI) District to the Heavy Industrial (HI) District for the development of an approximate 10,800 square-foot building that will store outdoor and trucking equipment at 630 Riverside Parkway.

ZONING MAP (Light Industrial, LI)



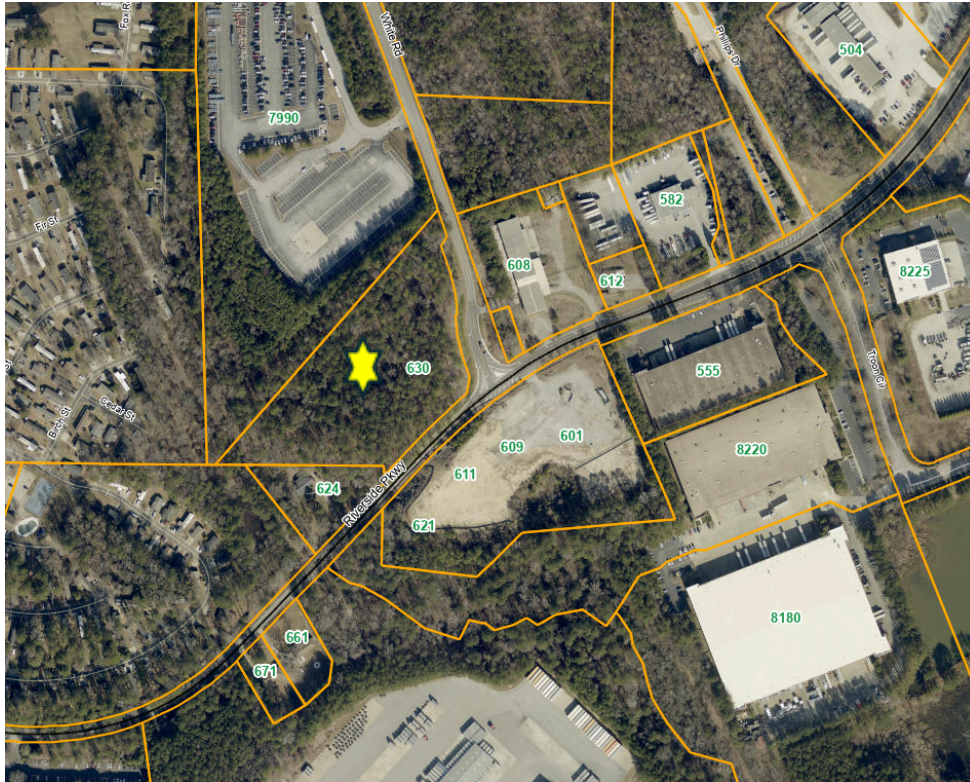
Star: Location of Subject Property

FUTURE LAND USE MAP (Priority Industrial Area, PIA)



ARERIAL MAP

Star: Location of Subject Property



Star: Location of Subject Property

SITE PLAN

