



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

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

PLANNING COMMISSION REGULAR MEETING AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES**
- 4. ORGANIZATIONAL AND PROCEDURAL ITEMS**
- 5. UNFINISHED BUSINESS**
 - a. REZ-2026-005 - SDP Acquisitions, LLC requests a rezoning from Light Industrial (LI) to Heavy Industrial (HI) for the development of an approximately 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).**
- 6. NEW BUSINESS**
 - a. REZ2026-007 - 5520 Glore Road (Parcel ID# 1701070060) - Request to rezone 1.6 acres from General Commercial (GC) to R-20 Single Family Residential District for the development of a two-story single family home.**
- 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, 1245 Veterans Memorial Highway, STE 20, Mableton, Georgia 30126 during regular office hours.



AGENDA ITEM MEMORANDUM

MEETING OF: August 6, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: REZ-2026-005 - SDP Acquisitions, LLC requests a rezoning from Light Industrial (LI) to Heavy Industrial (HI) for the development of an approximately 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).

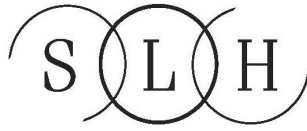
BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. Letter of Agreeable Conditions



GARVIS L. SAMS, JR.
(1952-2025)
JOEL L. LARKIN
PARKS F. HUFF

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770•422•7016
TELEPHONE
770•426•6583
FACSIMILE

July 30, 2026

VIA EMAIL:

Ms. Tina Garver
Deputy Community Development Director
City of Mableton
6116 Mableton Parkway, Suite 144
Mableton, Georgia 30126

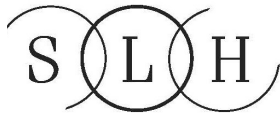
**Re: Proposed Zoning Stipulations for SDP Development at Riverside Parkway
and Bob White Road**

Dear Ms. Garver:

On behalf of SDP, please accept this letter outlining proposed zoning stipulations for the development of the parcel located at the intersection of Riverside Parkway and Bob White Road. The property is currently undeveloped, and the properties to the north, south, and east are developed with industrial uses. The property to the southeast is separated from the subject property by a state waters buffer area and is a legacy residential lot. The area is designated for industrial use in the City's land use plan and was previously identified for industrial use in the County's land use plan. SDP proposes to develop the property with an industrial building and related industrial parking to provide services to the surrounding industrial parks, including equipment storage and repair. The proposed development includes paved parking areas for customers and employees, as well as gravel areas intended to accommodate heavier equipment that may damage asphalt surfaces. This type of equipment and heavy vehicle parking is consistent with uses on adjacent industrial properties.

The applicant proposes the following stipulations to be included as conditions of approval:

- 1) Rezoning of the property to the LI zoning district, with a variance to allow gravel parking as depicted on the submitted site plan attached as Exhibit" A."
- 2) The following uses shall not be permitted on the property: assembly hall, bus station, church, club or lodge, community fair, dairy, dry cleaning plant, funeral home, golf course, group home, livestock sales provision, pawn shop, and homeless shelter.



VIA EMAIL:

Ms. Tina Garver
Deputy Community Development Director
City of Mableton
July 30, 2026
Page 2

- 3) During plan review, the applicant shall submit a detailed lighting plan demonstrating that site lighting will be directional and aimed away from residential property and roadways.
- 4) No bulk storage of hazardous materials shall be permitted on the property.
- 5) Outdoor noise-generating activity shall be limited during nighttime hours between 11:00 p.m. and 7:00 a.m., consistent with the City of Mableton Noise Ordinance found in Chapter 13 of the City of Mableton Code of Ordinances.
- 6) The site shall be developed substantially consistent with the submitted site plan, including landscaping to screen parking areas and enclosure of the site with a vinyl-coated chain-link fence.
- 7) Anodized aluminum fencing shall be installed along the Riverside Parkway frontage, as depicted on the submitted site plan.
- 8) The architecture of the proposed building shall be consistent with the attached Exhibit "B."

We respectfully request that these stipulations be considered as part of the zoning approval for the proposed development. Please let us know if any additional information is needed.

Sincerely,

SAMS, LARKIN & HUFF, LLP

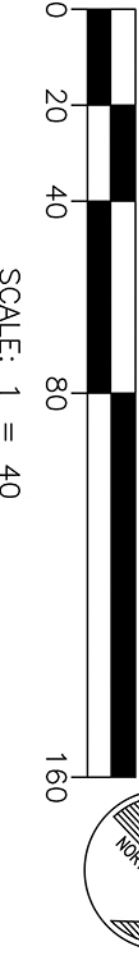
A handwritten signature in black ink, appearing to read "Parks F. Huff".

Parks F. Huff
phuff@samslarkinhuff.com

PFH/jac
Attachments



SITE PLAN



24 HR EMERGENCY CONTACT
MR. JOHN YOUNG, JR.
404.852.2214

2026106 render base c100.dwg

SITE PLAN

SHEET C-100

Georgia 811
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.

COA-PR001716 • EXP. 6/30/2028

REVISIONS

PROGRESS PRINT 7/29/26

3715 NORTSIDE PARKWAY
BUILDING 400, SUITE 425
ATLANTA, GA 30327

FOR:
STRATEGIC
REAL ESTATE PARTNERS, LLC

PROJECT:
RIVERSIDE
PARKWAY
INDUSTIAL
LAND LOTS 866 & 872
18TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

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





AGENDA ITEM MEMORANDUM

MEETING OF: August 6, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: REZ2026-007 - 5520 Glore Road (Parcel ID# 1701070060) - Request to rezone 1.6 acres from General Commercial (GC) to R-20 Single Family Residential District for the development of a two-story single family home.

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. REZ-2026 - 007 - Application
2. REZ-2026 - 007 - SITE PLAN 07/17/26
3. REZ-2026 - 007 - Elevations



WORKSPACE INFORMATION

Application number RZ-2026-007	Category Rezoning	Workspace state In circulation
Workspace created 05/24/2026, 7:20:04 PM EDT	Application submitted 05/26/2026, 9:35:55 AM EDT	
Assignee Sunday Odudu	Package generation date 07/24/2026, 3:31:59 PM EDT	

LOCATION INFORMATION

Address 5520 GLORE DR, City of Mableton	Property information 17010700060,
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PARTIES

NAME AND COMPANY	CONTACT DETAILS	ROLES
Donell Marecheau	5520 glore dr sw Mableton marecheaud@gmail.com +1 5705077553	Applicant, Property owner
Abraham Mathias Obeezi Contracting LLC	1664 FULMONT CIRCLE MABLETON hello@obeezi.us +1 4703581725	Agent, Applicant
J STAR TRUST	605 SPRING ST HAWLEY PA 18428	Property owner
DONNELL C/O MARECHEAU	605 SPRING ST HAWLEY PA 18428 HAWLEY +1 3477849639	Applicant, Property owner

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Rezoning Application

1400 Veterans Memorial Highway SE

Suite 134-200, Mableton,

Georgia 30126

Signage Details

Number of Road Frontages

1

Number of Signs Required

1

Summary of Intent for Rezoning

Rezoning Category

☒ Single Family Residential ☐ Medium or High Density Residential ☐ Commercial Industrial or Office

Summary of Intent

The applicant, The J Star Trust, seeks to rezone a 1.6-acre property from General Commercial to R-20 Single-Family Residential to build a high-end appx. 4,000-square-foot luxury home.

Proposed unit square-footage(s)

4000.0 sq.ft.

Acreage

1.6

Proposed building architecture

Modern custom-designed two-story single-family home with a basement.

List all requested variances

NONE

Non-residential Rezoning Information

Proposed use(s)

Proposed hours/days of operation

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?

☐ Yes ☒ 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?

☐ Yes ☒ 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?

☐ Yes ☒ No

Certification Date

05/25/2026

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?

☐ Yes ☒ No

Certification Date

05/25/2026

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:

05/24/2026, 8:05:21 PM EDT

Attachment type(s):

Letter of Intent

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	05/24/2026, 8:05:21 PM EDT	LETTER OF INTENT.pdf	application/pdf

Phase:

Application

Uploaded on:

05/24/2026, 8:06:03 PM EDT

Attachment type(s):

Hydrology Study

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	05/24/2026, 8:06:03 PM EDT	5520 Glore Drive SW - L3 Soil Report.pdf	application/pdf

Phase:

Application

Uploaded on:

05/24/2026, 8:06:45 PM EDT

Attachment type(s):

Septic Tank Documentation

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	05/24/2026, 8:06:45 PM EDT	5520 Glore Road Sewer Availability.pdf	application/pdf

Phase:

Application

Uploaded on:

05/24/2026, 8:07:13 PM EDT

Attachment type(s):

Site Plan

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	05/24/2026, 8:07:13 PM EDT	5520 GLORE DR SW - PRELIM SITE PLAN 3-3-26 (1).pdf	application/pdf

Phase:

Application

Uploaded on:

05/24/2026, 8:07:48 PM EDT

Attachment type(s):

Legal Description, Warranty Deed

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	05/24/2026, 8:07:48 PM EDT	Vesting deed_ Recorded.pdf	application/pdf

Phase: Application
Uploaded on: 05/24/2026, 8:08:30 PM EDT
Contents: TRUST DOCUMENT
Attachment type(s): Warranty Deed

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	05/24/2026, 8:08:30 PM EDT	2025-05-04 Amended Trust v.2.pdf	application/pdf

Phase: Application
Uploaded on: 05/24/2026, 8:08:57 PM EDT
Attachment type(s): Tax Receipt

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	05/24/2026, 8:08:57 PM EDT	Receipt.pdf	application/pdf

Phase: Application
Uploaded on: 05/24/2026, 8:28:28 PM EDT
Contents: PROPOSED DRAFT CONCEPT RENDERINGS
Attachment type(s): Elevation or Renderings

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	05/24/2026, 8:28:28 PM EDT	PROPOSED DRAFT CONCEPT RENDERINGS.pdf	application/pdf

Phase: Application
Uploaded on: 06/22/2026, 9:39:14AM EDT
Contents: FINAL REVISED SITE PLAN
Attachment type(s): Site Plan

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	06/22/2026, 9:39:14AM EDT	5520 GLORE DR SW - SITE PLAN 6-16-26.pdf	application/pdf

Phase: Application
Uploaded on: 06/26/2026, 9:38:09AM EDT
Contents: Certificate of Mailing
Attachment type(s): Additional Documentation

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	06/26/2026, 9:38:09AM EDT	CERTIFICATE OF MAILING.pdf	application/pdf

Phase: Application
Uploaded on: 06/29/2026, 11:16:03AM EDT
Contents: ZONING POST
Attachment type(s): Additional Documentation

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	06/29/2026, 11:16:03AM EDT	20260626_134755 (Original).jpg, 20260626_134755.pdf	application/pdf

Phase: Application
Uploaded on: 06/29/2026, 11:16:03AM EDT
Contents: ZONING POST 2
Attachment type(s): Additional Documentation

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	06/29/2026, 11:16:03AM EDT	20260626_134858 (Original).jpg, 20260626_134858.pdf	image/jpeg

Phase: Application
Uploaded on: 07/17/2026, 3:55:41 PM EDT
Contents: Revised Site Plan V.2
Attachment type(s): Site Plan

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	07/17/2026, 3:55:41 PM EDT	5520 GLORE DR SW -SITE PLAN 7-17-26.pdf	application/pdf

Phase: Application
Uploaded on: 07/20/2026, 1:56:21 PM EDT
Contents: DOT comments
Attachment type(s): DOT Comments

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	07/20/2026, 1:56:21 PM EDT	MREZ2026-007_CCDOT.pdf	application/pdf

Phase: Application
Uploaded on: 07/24/2026, 2:59:27 PM EDT
Contents: Fire Comments
Attachment type(s): Fire Comments

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	07/24/2026, 2:59:27 PM EDT	RZ-2026-007_Fire Department.pdf	application/pdf

Phase: Application
Uploaded on: 07/24/2026, 3:30:04 PM EDT
Contents: Staff Report
Attachment type(s): Additional Documentation

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	07/24/2026, 3:30:04 PM EDT	REZ 2026 006 Staff Report Draft (1).pdf	application/pdf

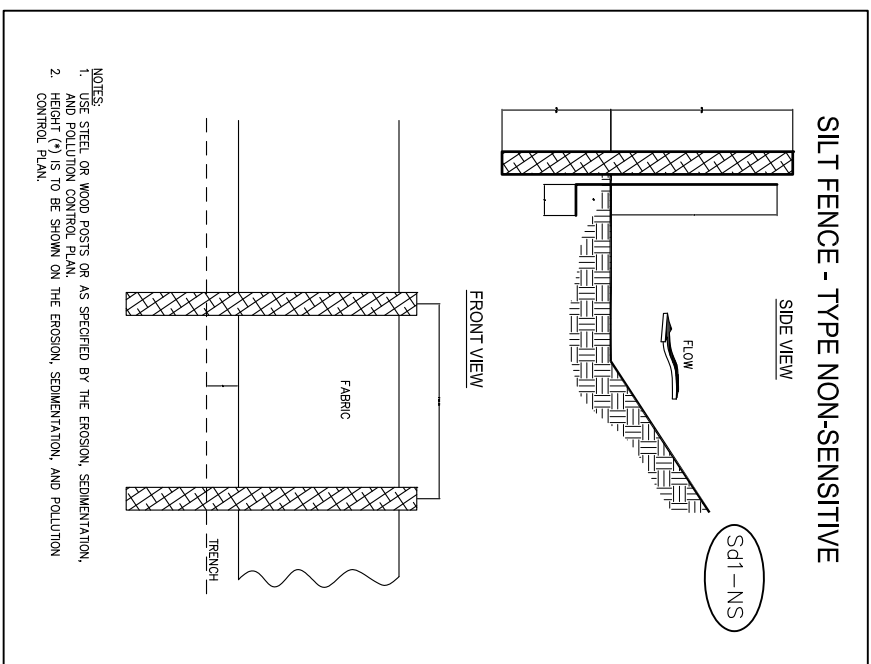
I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL 13067C0204G EFFECTIVE DATE: 12/16/2008

ZONE "X" _____

Sd1-NS — x — x — x — x — x — x —

INDICATES SILT FENCE



IMPERVIOUS (IN SQUARE FEET)	
EXISTING HOUSE	1262
EXISTING ASPHALT DW	978
EXISTING PORCH	223
EXISTING STEPS	14
EXISTING IMPERVIOUS	2477
EXISTING HOUSE	-1262
EXISTING ASPHALT DW	-978
EXISTING PORCH	-223
EXISTING STEPS	-14
REMOVED IMPERVIOUS	-2477
HOUSE	3078
GARAGE	675
DRIVEWAY	1062
PROPOSED IMPERVIOUS	4815
IMPERVIOUS %	6.80%

General Notes

□ Additional erosion control devices to be used as required by Cobb County.

□ Disturbed areas left idle for five days, and not to final grade, will be established to

temporary vegetation (Ds2). Much, temporary vegetation or permanent vegetation shall be completed on all exposed areas within 14 days after disturbance. All areas to final grade will be established to permanent vegetation upon completion.

□ When hand pitting, much (hay or straw) should be uniformly spread over seeded area within 24 hours of seeding. If unable to accomplish, much spill be used as a temporary cover. Concentrated flow areas, all slopes steeper than 2.5:1 and with a height of ten feet or greater (does not apply to retaining walls), and cuts and fills within stream buffers, shall be stabilized with the appropriate erosion control matting or blankets.

☐ Cobb County Land Disturbance Permit must be displayed on the project during construction and in plain view from a County road or street.

☐ Erosion and sediment control devices must be installed and inspected prior to any grading on site. The contractor must call for an inspection to obtain a permit to grade.

□ Sediment/erosion control devices must be checked after each storm event. Each device is to be maintained or replaced if sediment accumulation has reached one half the capacity of the device. Additional devices may be necessary as the project progresses

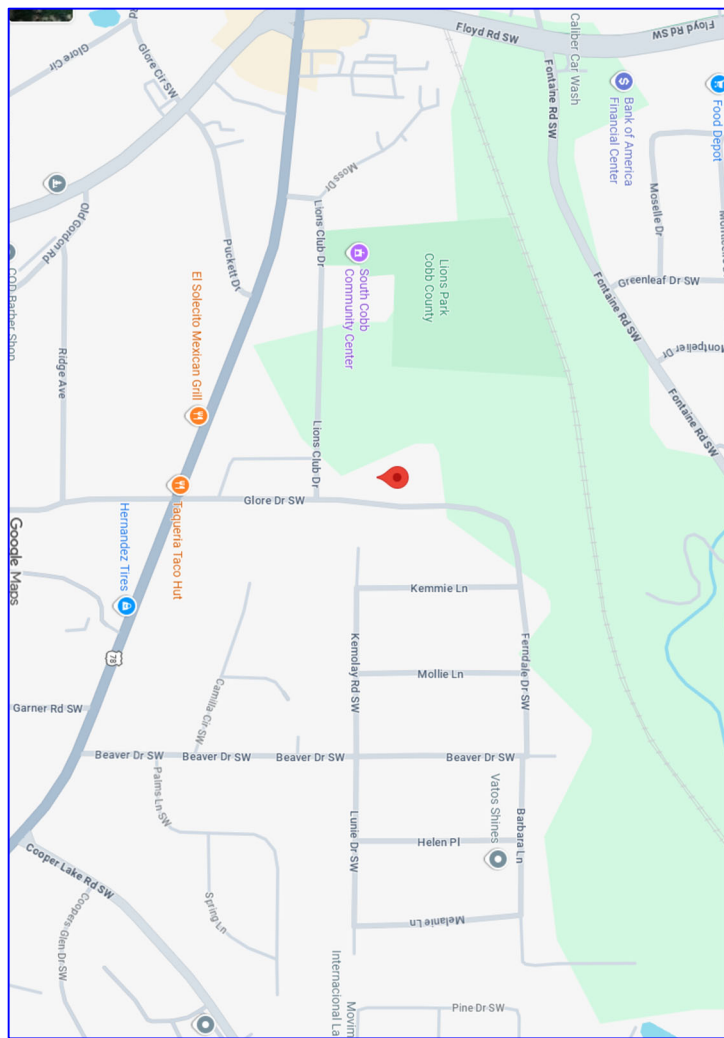
PROPERTY ADDRESS:
5520 GLORE DR SW,
MABLETON, GA 30126

LAND AREA
70,617 SF
1.621 AC

ZONING: GC

SCALE 1" = 2'

BUILDING SETBACK:
FRONT 40'
SIDE 10'
REAR 30'
MAX LOT COVERAGE -



PARCE NUMBER: 1701010700020
PROPERTY ADDRESS: 5470 GLORE DR
MABLETON GA 30126
OWNER: MARIA L & TONY V WOODWARD
PO BOX 2112
MABLETON GA 30126
ZONING: CC

TIE IN TO FUTURE RESERVE

S 89°28'59" E 208.96

CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C1	1570.86'	133.30'	133.26'	S 08°15'52"W

CI	15/0.86	153
----	---------	-----

08:15 52 W

TIC



OLD SEPTIC WILL BE
DECOMMISSIONED AND REMOVED
FROM GROUND

— BUILDING SEWER LINE

SEPTIC TANK - (5-BR. TYP.)

DIST. BOX

C 400FT

CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C1	1570.86'	133.30'	133.26'	S 08°15'52"W

CI	15/0.86	153
----	---------	-----

08:15 52 W

TIC

PARCEL NUMBER: 170107000030
PROPERTY ADDRESS: 5490 GLORE DR
MABLETON GA 30126
OWNER: ARDEN INVESTMENT PROPERTIES LLC
5247 STERLING COVE CT
MABLETON GA 30126
ZONING: GC

ZONING: GC

5247 STERLING COVE CT

1101 ETT ABBIESS: 3430 BECKE DR
MARIETTA GA 30126

CH. BEARING	CHORD	LENGTH	RADIUS	CH. BEARING
S 08°15'52" W	133.26'	133.30'	1570.86'	

15/0.86 133

08:15 52 W

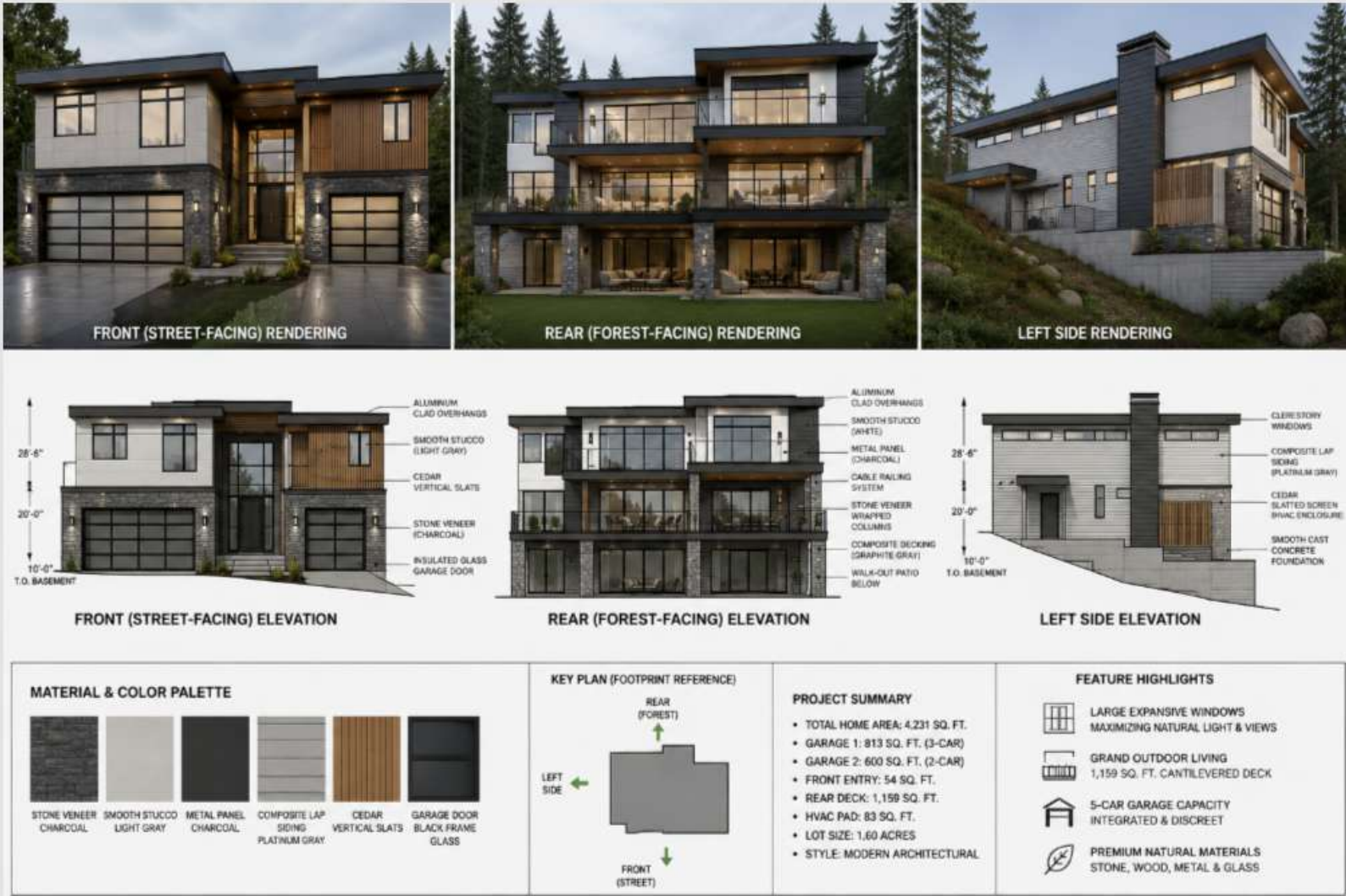
TIC

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT

AKA ALSO KNOWN AS	N/F NOW OR FORMERLY
APP AS PER DEED	NAIL NAIL FOUND
APP AS PER PLAT	P PLAT (BOOK/PAGE)
BBSL BUILDING (SETBACK) LINE	POB POINT OF BEGINNING
CCP COMPUTED POINT	POC POINT OF COMMENCEMENT
CTP CRIMP TOP PIPE FOUND	R RADIUS LENGTH
OTF OPEN TOP PIPE FOUND	R/W RIGHT-OF-WAY
DEED (BOOK/PAGE)	RBf REINFORCING BAR FOUND
DW DRIVEWAY	(1/2" UNO)
EEP EDGE OF PAYEMENT	RBS 1/2" REINFORCING BAR SET
EFFE FINISH FLOOR ELEVATION	SW SIDEWALK
FFKA FORMERLY KNOWN AS	SSE SANITARY SEWER EASTMENT
IPF IRON PIN FOUND	SSCO SANITARY SEWER CLEANOUT
L ARC LENGTH	SSM SANITARY SEWER MANHOLE
LLL LAND LOT	-X- FENCE LINE
LLL LAND LOT LINE	CB CATCH BASIN
N NEIGHBOR'S	SCWB STORM WATER CATCH BASIN
	■ WALL

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PROPOSED DRAFT CONCEPT RENDERINGS





FRONT (STREET-FACING) RENDERING



REAR (FOREST-FACING) RENDERING



LEFT SIDE RENDERING



FRONT (STREET-FACING) ELEVATION



REAR (FOREST-FACING) ELEVATION



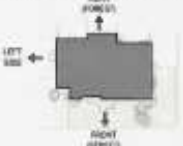
LEFT SIDE ELEVATION



MATERIAL & COLOR PALETTE



KEY PLAN (FOOTPRINT REFERENCE)



PROJECT SUMMARY

- TOTAL HOME AREA: 4,531 SQ. FT.
- GARAGE 1: 673 SQ. FT. (2-CAR)
- GARAGE 2: 666 SQ. FT. (2-CAR)
- FRONT ENTRY: 34 SQ. FT.
- REAR DECK: 1,150 SQ. FT.
- REAR DOCK: 83 SQ. FT.
- HVAC PAD: 33 SQ. FT.
- LOT SIZE: 1 ACRE
- STYLE: MODERN ARCHITECTURAL
- ROOF: FLAT ROOF (10% MINIMUM)

FEATURE HIGHLIGHTS

- SPANWISE WINDOWS FOR MAXIMIZING NATURAL LIGHT & VIEWS
- GRAND OUTDOOR LIVING: 1,150 SQ. FT. CANTILEVERED DECK
- 2-CAR GARAGE: CAR CITY INTEGRATED & SECURE
- PREMIER NATURAL MATERIALS: STONE, WOOD, METAL & GLASS
- HALF-OUT BASEMENT: MAINTAINS SITE TOPOGRAPHY



ENTRY DETAIL



DECK & RAILING DETAIL



REAR PATIO DETAIL

