



CITY OF MABLETON, GEORGIA
1245 Veterans Memorial Highway Suite 20 -
Hawthorne Plaza, Mableton, GA 30126
August 10, 2026 at 6:30 PM

The Honorable Michael Owens, Mayor
The Honorable Ron Davis, Mayor Pro Tem/District 1 Councilmember
The Honorable Michael McNeely, District 2 Councilmember
The Honorable Keisha Jeffcoat, District 3 Councilmember
The Honorable Cassandra Brown, District 4 Councilmember
The Honorable TJ Ferguson, District 5 Councilmember
The Honorable Debora Herndon, District 6 Councilmember

CITY COUNCIL WORK SESSION AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. INVOCATION

4. PLEDGE OF ALLEGIANCE

5. AGENDA ITEMS AND DISCUSSION

- a. **REZ- 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. **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).**
- c. **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.**
- d. **Understanding Economic Development in the City of Mableton - Economic Development Director Artie Jones**
- e. **Parks and Recreation Department Presentation - Parks and Recreation Director Travis Landrum**
- f. **Household Hazardous Waste Collection Event Recap - Emily Ryan, Sustainability, Greenspace, and Beautification Director**
- g. **Department of Communications Annual Update — Communications Director Gregory Woods**
- h. **Discussion of the City Official Seal, Logo and Brand Identity — Communications Director Gregory Woods**

- 6. PRE REGULAR MEETING AGENDA REVIEW**
- 7. ANNOUNCEMENTS**
- 8. EXECUTIVE SESSION (IF NEEDED) FOR LITIGATION (O.C.G.A. 50-14-3(B)(1)(A)REAL ESTATE(O.C.G.A. 50-14-3 (B)(1)) PERSONNEL (O.C.G.A. 50-14-3 (B)(2)) AND MISC. EXEMPTIONS (O.C.G.A. 50-14-3 (B)(4)&(5))**
- 9. 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 Administrative Offices, 1245 Veterans Memorial Highway, Mableton, Georgia 30126 during regular office hours.

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)

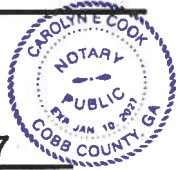
Address Suite 400, 2000 First Drive, Marietta, GA 30062 E-mail doug@davidpearsoncommunities.comMoore Ingram Johnson & Steele, LLP
J. Kevin MooreEmerson Overlook, Suite 100
326 Roswell Street, Marietta, GA 30060

(representative's name printed)

BY: J. K. Moore Phone# (770) 429-1499 E-mail jkm@mijs.com

(representative's signature) Georgia Bar No. 519728

Signed, sealed and delivered in presence of:

Carolyn E. Cook
Notary PublicMy commission expires: January 10, 2027Titleholder David Pearson and Mary Margaret Manning, Trustee of The MMM Trust, dated December 27, 2013 Phone# _____ E-mail _____

(titleholder's name, printed)

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

David Pearson Communities, Inc.
BY: _____
(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.

David Pearson Communities, Inc.
BY: _____
David Pearson, President

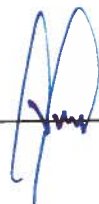
EXHIBIT "1" - ATTACHMENT TO APPLICATION FOR REZONING
City of Mableton, Georgia

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]

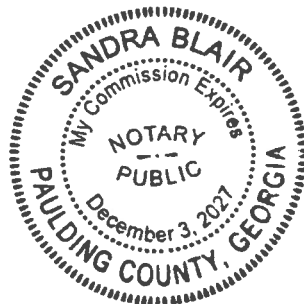


EXHIBIT "1" - ATTACHMENT TO APPLICATION FOR REZONING
City of Mableton, Georgia

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

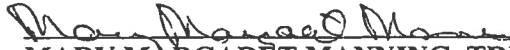
1045 Chestnut Hill Circle
Marietta, Ga 30064

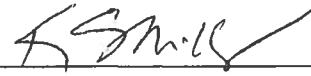
5. The number and identity of trustee(s) required to exercise the powers of trustee are as follows: **MARY MARGARET MANNING** only.
6. The trustee has the power to sell, exchange, grant options, partition or otherwise dispose of real property held in trust from time to time at public or private sale 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

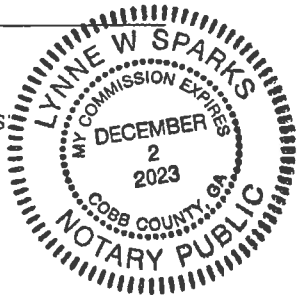


Witness



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: _____

David Pearson
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: _____

[Signature] 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.

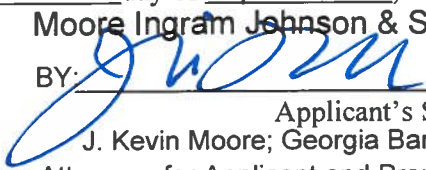
If so, describe the nature and extent of such interest: Not Applicable.

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:

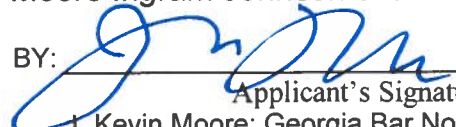
The name of the member(s) of the Mayor and Council or Planning Commission to whom the campaign contribution or gift was made: Not Applicable.

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

RETURN TO: [Space Above This Line For Recording Data]

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

Unofficial Witness

By: _____
Brent Stepp, President



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"

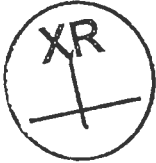
1. Taxes and assessments for the year 2025, and subsequent years, not yet due and payable.
2. Easement from Mrs. Mary C. Manning for R.C. Cousins Estate to Georgia Power dated September 16, 1953, filed January 27, 1954 and recorded in Deed Book 264, Page 596, Cobb County, Georgia Records.
3. Rural Post 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.

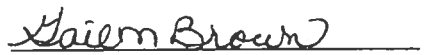
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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

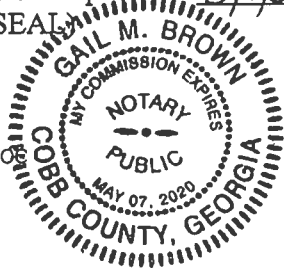
Signed, sealed and delivered
in the presence of:


MARY MARGARET MANNING


Unofficial Witness


Notary Public
Commission Expiration: 5/7/20
(SEAL)

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:

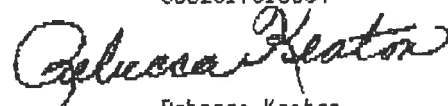
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 201 OF THE 18TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY SHOWN ON THAT PLAT OF SURVEY DATED JUNE 19, 2008 FOR MARY MARGARET MANNING BY JOHN C. GASKINS, RLS NO. 2060, AND CHRISTOPHER A. EVANS, RLS NO. 2748, GASKINS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



Unofficial Witness



Notary Public
Commission Expiration: 5/7/20



2245107_1.DOC

ALL THAT TRACT OR PARCELOF 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.

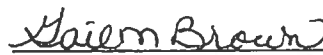
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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


Unofficial Witness


Notary Public
Commission Expiration: 5/7/20
(SEAL)

2245103_1.DOC

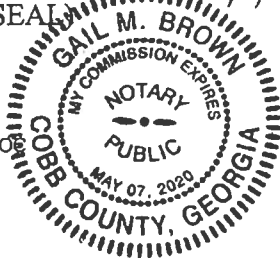


EXHIBIT "A"

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	



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



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

Printed: 4/9/2026

Cobb County Online Tax Receipt

Thank you for your payment!

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	



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



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

Printed: 4/9/2026

Cobb County Online Tax Receipt

Thank you for your payment!

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!!

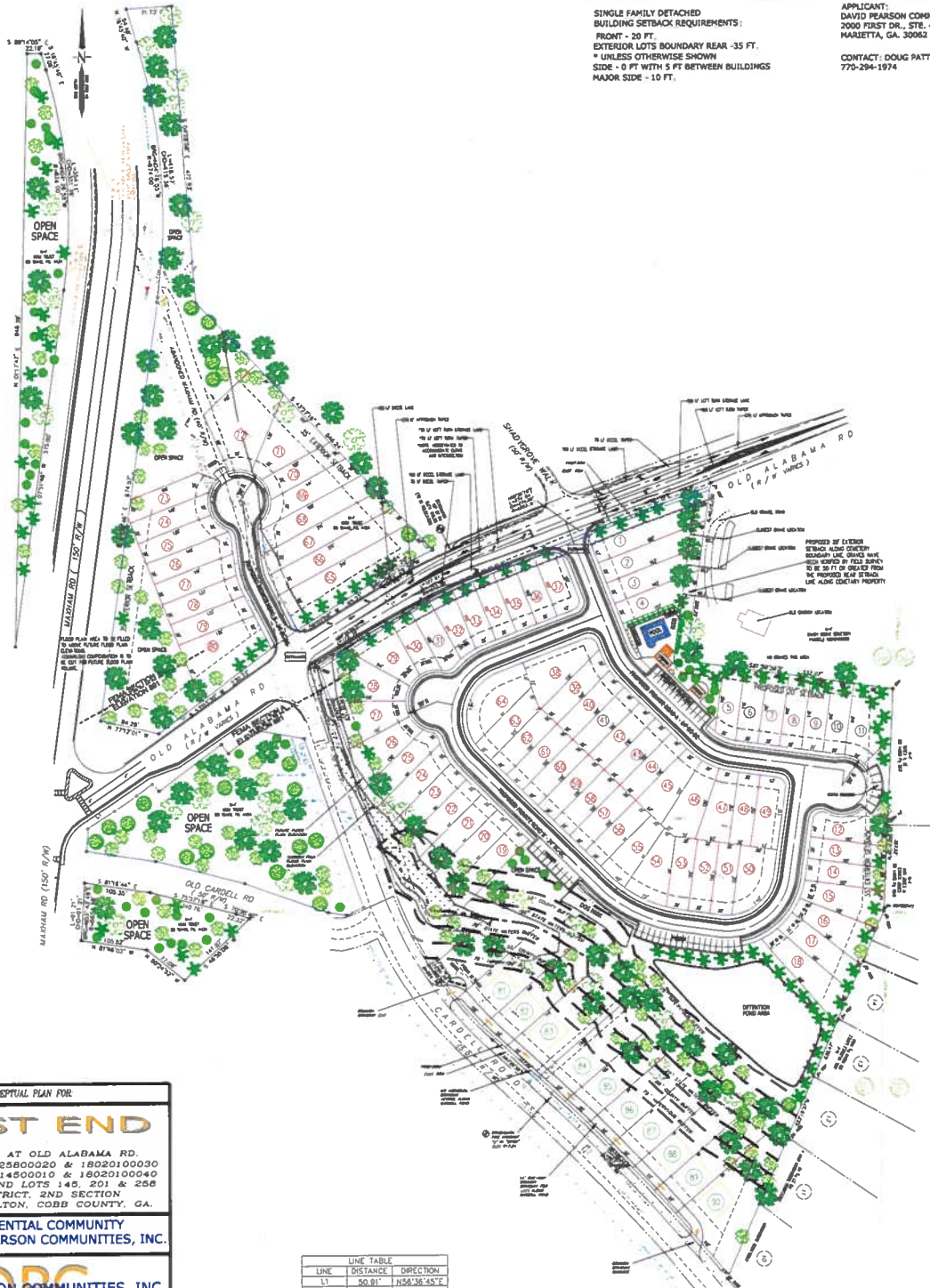
TOTAL PROPOSED RESIDENTIAL UNITS - 90
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
TOTAL TRACT ACREAGE - 23.119 ACS
CURRENT ZONING: R-20 OSC
PROPOSED ZONING: RA-5 (PROPOSED DETACHED)
OVERALL SITE DENSITY - 3.89 UNITS PER ACRE
EXTRA PARKING SUPPLIED -46 SPACES



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, dp@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 MABLETON, 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:	J-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			

DESIGN
CONSULTANT



LINE	DISTANCE	DIRECTION
L1	50.81'	N26°36'45"E
L2	31.13'	N82°32'26"E
L3	15.88'	S45°25'52"E
L4	124.55'	N52°52'51"E
L5	18.59'	S37°24'31"E
L6	59.98'	N53°49'1"E
L7	73.27'	S78°31'56"E
L8	246.05'	S18°47'32"E
L9	29.83'	S68°00'47"W
L10	78.88'	N81°23'35"W
L11	140.43'	N70°55'40"W
L12	145.42'	N75°37'18"W
L13	111.56'	N81°18'44"W

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C # 1	5654.081'	36.36'	18.18'	36.36'	N04°33'04"E

ATTACHMENT "G"

GRAPHIC SCALE



A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

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.

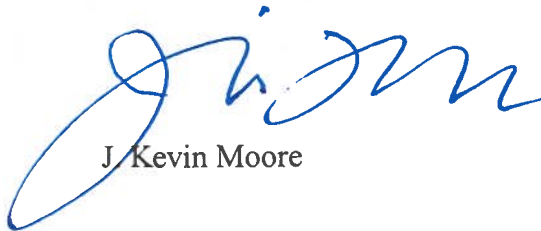
- (16) Applicant agrees the construction of the private streets shall be to public street standards with respect to the profile of the pavement sections.
- (17) Applicant shall be permitted to install mountable curb, rather than high-back curb, to provide better aesthetics and less transitions.

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



SINGLE FAMILY DETACHED
BUILDING SETBACK REQUIREMENTS:
FRONT - 20 FT.
EXTENSION LOT'S 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, DP@DPCOMM
770-294-1974



CONCEPTUAL PLAN FOR:

WEST END

CARDELL RD. AT OLD ALABAMA RD.
PARCEL ID: 18025000020 & 18020100030
PARCEL ID: 18014500010 & 18020100040
LOCATED IN LAND LOTS 145, 201 & 286
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			

DESIGN
CONSULTANT



LINE	DISTANCE	DIRECTION
L1	50.81'	N56°38'45"E
L2	31.13'	N43°32'26"E
L3	15.80'	S40°25'55"E
L4	124.50'	N52°55'51"E
L5	18.59'	S37°24'31"E
L6	50.86'	N53°14'01"E
L7	73.70'	S19°31'34"E
L8	248.03'	S18°47'32"E
L9	29.93'	S68°00'47"W
L10	28.80'	N81°02'55"W
L11	140.43'	N70°35'40"W
L12	145.47'	N78°37'18"W
L13	111.58'	N81°18'44"W

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C # 1	5654.887	38.38'	18.18'	38.38'	N04°53'04"E

EXHIBIT "A"

GRAPHIC SCALE



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

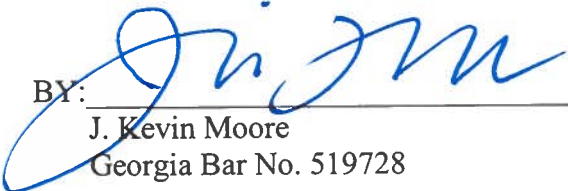
Zoning Code, is an unconstitutional use of the zoning power and would constitute an abuse of discretion with no justification or benefit flowing to the public welfare. Accordingly, said Ordinance or action would likewise represent a taking of private property rights without the payment of just and adequate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



PLANNING COMMISSION STAFF REPORT – REZONING APPLICATION
Public Hearing Date: July 2, 2026

Case Number: REZ2026-004

Current Zoning: R-20/OSC (Single Family Residential / Open Space Conservation Overlay)

Proposed Request: RA-5 Single Family Subdivision Community

Staff Recommendation: Denial

APPLICANT & PROPERTY INFORMATION

Name: David Pearson Communities, Inc.

Property Address: Old Alabama Road and Cardell Rd

City/State: Mableton, Georgia 30126

Acreage: 23.119

District: 5 - Councilman Ferguson and 1 - Councilman Davis

Parcel Identification(s): 18020100030, 18025800020, 18020100040, 18014500010

Future Land Use: Low Density Residential



PURPOSE OF REQUEST

The applicant, David Pearson Communities Inc, is requesting a rezoning of 23.119 acres from the R-20/OSC (Single-Family Residential / Open Space Community) District to the RA-5 (Single-Family Residential District 7,000-square-foot lot size) District. The proposed residential development will consist of a maximum of ninety (90) single-family detached homes, yielding an overall project density of 3.89 per acre. Each proposed home will feature a minimum of 1,800 square feet of heated floor area, and the architectural elevations will be composed of brick, stone, stacked stone, board-and-batten, Hardi-plank siding, or a combination of these traditional materials. Additionally, a mandatory homeowners association (HOA) will be established to oversee the neighborhood, holding sole responsibility for the maintenance of common areas and the strict enforcement of all protective covenants, easements, and design restrictions. The subject property has an active zoning history: the original zoning petition, 2005 OSC-17 was approved by Cobb County with a site plan that featured a substantially lower density which permitted only 26 single-family detached lots across 15 acres. The Cobb County Board of Commissioners approved an Other Business application (OB-42) in 2022 to amend the previously authorized R-20/OSC site plan for residential development.

On the Future Land Use Map, the property is designated as Low Density Residential (LDR). The LDR category primarily provides traditional low-density housing ranging between 1.0 and 2.5 dwelling units per acre, though non-supportive senior living housing may occasionally reach up to 5.0 dwelling units per acre under specific circumstances. Standard residential proposals are heavily evaluated based on tract size, building height, product mix, and topographic conditions to ensure strict compatibility with existing neighborhoods. Current planning policies encourage development at the lower end of the density spectrum in areas that are already established at those lower thresholds, requiring new residential footprints to blend seamlessly into the prevailing neighborhood character. The current density in the immediate, surrounding area ranges from 2.0 to 3.0 units per acre.

The RA-5 district is established to provide locations for the development of affordable single-family detached or attached residential dwelling units. There shall be a maximum of five units per acre; however, the overall density of a development may be reduced due to topography, drainage, deforestation, or sediment and erosion concerns. Under the RA-5 zoning district, dwelling units are allowed a minimum house size of 950 square feet, and the minimum lot size for an individual lot shall be 7,000 square feet. The proposed development has a minimum lot size of 3,500 square feet to 9,650 square feet. The average lot size is approximately 5,000 square feet. The proposed development does not meet the minimum individual lot size requirements.



ZONING MAP





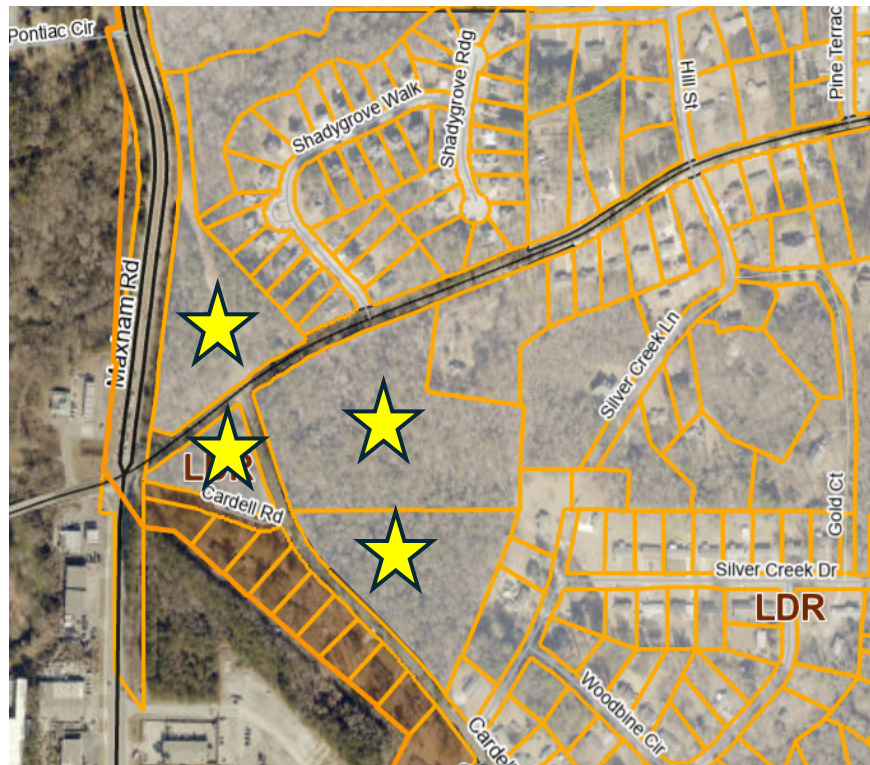
City of Mableton
Community Development | Planning and Zoning Division
6116 Mableton Parkway, Suite 144
Mableton, GA 30126
(404) 854-4904
www.mableton.gov

AERIAL MAP



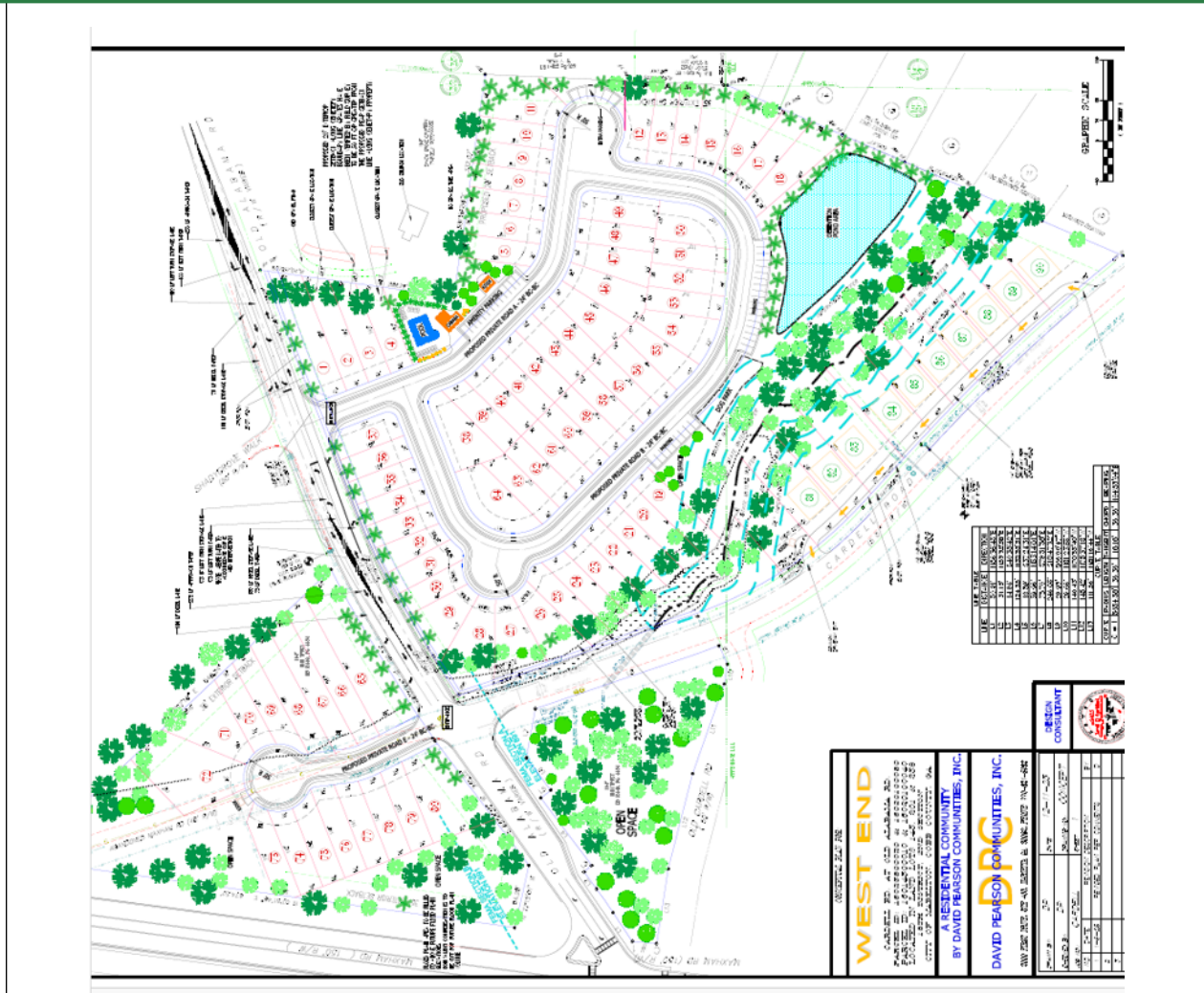


FUTURE LAND USE MAP





PROPOSED SITE PLAN





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

PROPOSED ELEVATIONS





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





City of Mableton
Community Development | Planning and Zoning Division

6116 Mableton Parkway, Suite 144

Mableton, GA 30126

(404) 854-4904

www.mableton.gov





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





STAFF ANALYSIS

When considering an application to amend the current zoning designation of a property, the Mayor and City Council, the Planning Commission, and the Planning and Zoning Division shall consider the following standards as described in Section 2.03 (3) a-e of the Zoning ordinance:

1. Whether the zoning proposal is in conformity with the policy and intent of the land use plans.

The proposed rezoning would permit single-family detached residential development, which is consistent with the general land use pattern of the surrounding area. However, while the use type itself is compatible, the proposed density of approximately 3.89 dwelling units per acre is significantly higher than the surrounding development pattern of approximately 2 dwelling units per acre.

The Low Density Residential future land use category emphasizes compatibility with adjacent residential uses and encourages development at the lower end of the density range in areas that are currently developed at similar densities. Given the existing low-density character of the surrounding neighborhoods, the proposed density represents a notable intensification that may not be fully compatible with nearby development. Additionally, the existing residential developments in the immediate vicinity have a wider footprint.

ADJACENT ZONING AND CURRENT LAND USE			
Direction	Address	Current Zoning	Existing Land Use
North	2164/2160/2156/2152/2148/2163/2159 Shady Grove Walk	R-20 (Single Family Residential) District	Single Family Development (Shady Grove Subdivision)
South	2195/2185/2175/2165/2155/2145/2135 Cardell Rd	R-20 (Single Family Residential) District	Single Family Development (Sweetwater Estates Subdivision)
East	6166/2091/2083/2071/2059/2047/2035 Old Alabama Rd	R-20 (Single Family Residential) District	Single Family Development (Suburbia Estate Subdivision)
West	141 Maxham Rd	General Commercial	Undeveloped Land/Convenience Store with pump



2. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The proposed rezoning could adversely affect adjacent and nearby properties due to the increase in residential density. Potential impacts include increased traffic, changes in neighborhood character, and increased demand on shared infrastructure relative to the existing development pattern.

Although the homes would be single-family detached and include a minimum heated floor area of 1,800 square feet that may reduce the transition between the proposed development and adjacent larger-lot neighborhoods. Without significant buffering, transitional design elements, or reduced density, the proposal may negatively affect the usability and perceived character of nearby properties.

3. Whether there are other existing or changing conditions affecting the use and development of the property which gives grounds for either approval or disapproval of the zoning proposal.

The subject property has reasonable economic use under its current R-20/OSC zoning. The existing zoning allows for low-density residential development consistent with the surrounding area and the Low Density Residential future land use designation.

The rezoning request does not appear to be necessary to achieve reasonable economic use of the property, but rather to increase development intensity beyond what is currently permitted and beyond what is typical of the surrounding area. The proposed development is not consistent with the future land use development.

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportations facilities, utilities or schools.

The proposed development of 90 dwelling units would result in an increased demand on existing streets, transportation facilities, utilities, and schools than would develop under the current zoning classification. Staff have additional concerns related to the proposed driveways along Cardell Road that have the potential for traffic implications. The increase from approximately 2 units per acre to 3.89 units per acre represents a substantial increase in residential intensity.



Given the Low-Density Residential designation and the existing development pattern, the proposal raises concerns regarding whether existing infrastructure is designed to accommodate the increased density without creating excessive or burdensome impacts. These concerns would need to be evaluated through detailed traffic, utility, and school capacity analyses.

5. Whether the zoning proposal is in conformity with the policy and intent of the land use plan.

The Low Density Residential future land use designation provides for residential densities between one (1) and two and one-half (2.5) dwelling units per acre, with limited circumstances where densities may approach five (5) dwelling units per acre, primarily for non-supportive senior living housing and where specific conditions support compatibility.

The proposed development, consisting of conventional single-family detached housing at approximately 3.89 dwelling units per acre, exceeds the typical density range for Low Density Residential areas and is not identified as a non-supportive senior living development. Additionally, the Comprehensive Plan explicitly encourages development at the low end of the density range in areas that are currently developed at similar densities and emphasizes protection of existing neighborhood character.

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

While broader trends such as population growth and housing demand may support additional residential development, these conditions do not override the Comprehensive Plan's emphasis on maintaining low-density development patterns in established residential areas.

The existing development pattern of larger lots and lower densities surrounding the subject property supports continued development under the current zoning classification. There are no unique site conditions, such as topography or adjacency to higher-density development, that would clearly justify the proposed increase in density.



DEPARTMENT COMMENTS

REZ-2026-004 DEPARTMENT COMMENTS – Cobb County Water

Water comments:

At development: ☒ YES ☐ NO

Fire flow test required: ☒ YES ☐ NO

Size and location of existing water main(s): 12" on Old Alabama Rd and Cardell Rd

Additional water comments: The Cobb County Marietta Water Authority (CCMWA) has a water transmission main running through parcel 18014500010

Sewer comments:

In the drainage basin: ☒ YES ☐ NO

At development: ☐ YES ☒ NO

Approximate distance to nearest sewer: 130' west of the development on the west side of Maxham Rd

Estimated waste generation (in G.P.D.): Average daily flow = 18,900

Peak flow = 47,250

Treatment plant: South Cobb WRF

Plant capacity: ☒ Yes ☐ NO

Projected plant availability: ☐ 0-5 years ☒ 5-10 years ☐ over 10 years

Off-site easement required: ☐ YES* ☐ NO

*If off-site easements are required, the developer/owner must submit easements to CCWS for review and approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the developer/owner.



Line capacity study required: ☐ YES ☐ NO

Letter of allocation issued: ☐

YES ☒ NO Septic tank recommended by this
department: ☐ YES ☒ NO Subject to Health

Department approval: ☐

YES ☒ NO

Additional sewer comments: Code requires a gravity sewer system be provided to all lots.

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process. The developer/owner will be responsible for connecting to the existing county water and sewer systems, installing and/or upgrading all outfalls & water mains, obtaining onsite and/or offsite easements, and dedication of onsite and/or offsite water and sewer to Cobb County as may be required. Rezoning does not guarantee water/sewer availability or capacity unless so stated in writing by the Cobb County Water System.



REZ-2026-004 DEPARTMENT COMMENTS – Fire Department

06/17/26

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

Approval will be based on Professional Engineer-stamped plans that signify overall plan conformance to all Georgia State and Cobb County Codes. Design Professional and Developer maintain the sole responsibility for the design and for correcting all errors, omissions, problems, and code violations (if any) exposed during construction AFTER authorization by Cobb County.

FIRE DEPARTMENT ACCESS:

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 35 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches. (Cobb County Development Standards 402.11)

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400. Maximum angle of departure is 8.5%.

Dead-end access roads more than 150 feet shall be provided with a compliant turn-around (IFC Chapter-5, 120-3-3 Rules and Regulations, CCDS Section-401 & 402). Refer to APPENDIX-D for dimensional criteria for turn-arounds in commercial developments.

Single-Family cul-de-sac 38-foot outside radius.



GUEST PARKING:

Occupant parking shall be installed as required by zoning and additional guest parking shall be required as follows:

- Where driveways to two car garages exceed 50 feet in length, no additional guest parking is required.
- Where driveways to two car garages are at least 22 feet long and 20 feet wide, additional parking shall be required at .5 spaces per dwelling unit.
- Where driveways to two car garages are less than 22 feet long and 20 feet wide, additional parking shall be required at 1 space per dwelling unit.
- Where only single car garages are provided, additional parking shall be required at 2 spaces per dwelling unit.
- Guest parking spaces must be evenly distributed throughout the project. (Cobb County Development Standards 401.8.2)

FIRE HYDRANT:

The maximum distance of a hydrant to any home shall be 500 feet. A 500-foot radius around the hydrant is not an acceptable measurement for distance. (Cobb County Development Standards 410.5.2) (Cobb County Development Standards 410.5.2)

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet for a 40-foot length centered on the fire hydrant, exclusive of shoulders (see Figure D103.1 in Appendix D).

Jeff Byrd

(678) 229-7059

Jeffrey.Byrd@cobbcounty.gov



REZ-2026-004 DEPARTMENT COMMENTS – Cobb County Stormwater

Site Data

1. Address: Parcel ID (PIN): **18014500010, 18020100030, 18025800020 and 18020100040**
2. Districts: 1 & 5
3. Existing Zoning: R-20 & R-20/OSC Existing Allowable Impervious Coverage: 35%
4. Proposed Zoning: RA-5 Allowable Future Impervious Coverage: 45%
5. Future Land Use: LDR

Existing Conditions

Floodplain Information

1. Flood Damage Prevention Designated Flood Hazard: YES

The limits of the floodplain are not clearly visible on the provided site plan. See: FEMA FIRM Map Panel No. 13067 C 0211H 2013

Stormwater Information

1. Drainage Basin: Buttermilk Creek.
2. State Stream Buffers: Yes; Georgia DNR Variance may be required to disturb within 25-foot streambank buffers. All stream buffers are to be located by the State's guidelines.
3. County Stream Buffer Ordinance: Yes. The County's Undisturbed Stream Buffer is 50' each side of the stream; with an additional 25' impervious setback from the undisturbed buffer line. All stream buffers are to be located by the State's guidelines.
4. Impaired Stream: Yes.
5. Water Quality Hotspot: No.
6. Wetlands: No.
7. Water Intake Zone: No.



8. Chattahoochee River Corridor: No.

9. Existing Onsite Ponds / Lake: No.

Topography Information

1. General site Description: The approximate 21.672ac parcel is predominantly wooded with minimal existing development, and slopes generally southwest into the floodplain of Buttermilk Creek, near its confluence with Sweetwater Creek.
2. Downstream Description: Stormwater discharging from the site enters an un-named tributary which crosses Cardell Road and Old Alabama Road to flow into Sweetwater Creek.
3. Potential or known drainage problems may exist downstream from this site.

Project Design Comments and Recommendations

The following comments and recommendations are typically required at the time of plan review and permitting.

Proposed Project Onsite Design Requirements

1. At the time of plan review provide a comprehensive Hydrology Study and Design for the Stormwater Management Design will be required. The design and study shall be in accordance with the Georgia Stormwater Management Manual and the current Cobb County Codes. The design and study shall include but not limited to stormwater detention, runoff reduction and/or water quality, channel protection, and downstream flood prevention.
2. Project Engineer must evaluate the impact of increased volume of runoff generated by the proposed project on existing downstream drainage system(s). This includes hydrologic and hydraulic analysis of downstream pipe system(s).
3. At the time of plan review calculate and provide the percentage of impervious coverage for the project site on the plans.



-
4. Impervious calculations for residential subdivision design shall be based the maximum allowable percentage per lot based on the zoning category plus all additional impervious areas including but not limited to roads, sidewalks, and amenity areas.
 5. Recommend a pre-design concept meeting with Cobb County Stormwater Management Division. At the time of the Concept Meeting a proposed concept stormwater management plan shall be presented.
 6. The proposed onsite storm drain system and stormwater management facility is considered private. All annual inspections, maintenance and repairs are the responsibility of the property owner. A stormwater facility “Maintenance Agreement and Access Easement” will be required at the time of the land disturbance permit with the Cobb County Stormwater Management Division.
 7. The proposed stormwater management facility(ies) within residential subdivisions with dedicated streets are to be located on a standalone parcel with a 20’ minimum right-of-way frontage. All appurtenances of the storm management facility must be within the pond parcel.
 8. The Owner/Developer is responsible for obtaining any required stream piping and wetland disturbance permits from the U.S. Army Corps of Engineers including any required mitigation. Copies of the Corps of Engineers approvals, permits, and proof of mitigation are to be furnished at the time of the Land Disturbance Permit and scanned onto the plan sheets of the project drawings.
 9. The Owner/Developer is responsible for obtaining any required stream piping and buffer variances from the Georgia EPD including any mitigation. Copies of the State’s approvals, permits, and proof of mitigation are to be furnished at the time of the Land Disturbance Permit and scanned onto the plan sheets of the project drawings.
 10. Stormwater discharges must be controlled not to exceed the existing capacity of the downstream storm drainage system including pipe systems, drainage swales and roadside ditches.



11. Developer must secure drainage easement(s) to receive concentrated discharges where none naturally exist downstream.

12. Any spring activity discovered must be addressed by a qualified registered geotechnical professional engineer (PE) at the expense of the owner/developer.

13. Structural fill must be placed under the direction of a qualified registered geotechnical engineer (PE) at the expense of the owner/developer.

Special Conditions

1. The existing R-20 & R-20 OSC Zoning confines the onsite development of roadways, homes and driveways to the upland portions of the property and largely keeps the lots outside of floodplain and stream buffers. The RA-6 layout allows the lots to extend into the stream buffer, which will likely lead to the stream buffer being cleared by the future homeowners.

2. As currently shown on the submitted site plan, the rear of Lots 21 – 31 and Lots 92 – 101 appear to extend into the floodplain and stream buffers. The minimum lot size for RA-6 Zoning is 6,200sf. Cobb County requires a minimum 12,500sf of each lot to be at an elevation 18” above the Base Flood Elevation (BFE). Because the proposed lots are smaller than 12,500sf, none of the lots area can be within the floodplain (below the BFE).

3. Many of the lots along the street with the cul-de-sac on the north side of Old Alabama Road are partially or fully in the floodplain. A note on the submitted site plan states this area of floodplain will be filled in. Floodplain fill isn’t permitted without equal or greater volumes of compensation (cut) to achieve no net fill within the floodplain. A ‘No-Rise’ Study & Certification would be required to confirm the floodplain fill doesn’t alter the BFE or Floodway elevation(s).

4. The future homes must have their lowest floor or enclosure elevated 3’ minimum above the Future Conditions Base Flood Elevation. An FEMA Elevation Certificate is required for each lot adjacent to a flooding source.

5. While a Stormwater Pond Area is shown near the southeast corner of the project, no Stormwater Pond Area is provided for the north side of the project? How will runoff from these lots be captured and conveyed to a Stormwater Pond? Runoff from developed lot areas and the



roadway and cul-de-sac which will bypass the water quality & detention system must be minimized.

6. The proposed RA-6 lot layout is very compact with as little as 5' provided between homes. Stormwater Pipe systems passing between homes must have a minimum 20' DE, perhaps wider if the pipe is buried deeper, and must be constructed utilizing Reinforced Concrete Pipe (RCP).

7. The proposed RA-6 lot layout is very compact with as little as 5' provided between homes. How will runoff from the impervious areas of these lots have Runoff Reduction Volume (RRv) provided via a "treatment train" approach?



MREZ-26-004

DEPARTMENT COMMENTS – CCDOT

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Recommended Min. R.O.W. requirements
Maxham Road	Arterial	45	CDOT	100'
Old Alabama Road	Major Collector	45	CDOT	80'
Cardell Road	Minor Collector	35	CDOT	60'
Cardell Road	Local (spur)	25	CDOT	50'

Roadway	Location	Average daily trips (vpd)	Level of service
Maxham Road	North of Locust Lane	31,800	E
Old Alabama Road	West of Barbara Lane	5,520	C
Cardell Road (Collector)	NA	NA	NA
Cardell Road (Local)	NA	NA	NA

vph = vehicles per day

Based on 2024 AADT count data taken by GDOT, as published on their website, for Maxham Road and Old Alabama Road

Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for local roads from this data source.

LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

ITE Land Use	Description	Expected Size (dwelling units)	AM			PM			Weekday Daily (vpd)
			In (vph)	Out (vph)	Total (vph)	In (vph)	Out (vph)	Total (vph)	
210	Single Family Homes	90	16	47	63	53	31	84	849

vph = vehicles per hour

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



Comments and observations

Maxham Road is classified as an arterial roadway and according to the available information the existing right-of-way does meet the recommended requirements for this classification.

Old Alabama Road is classified as a major collector roadway and according to the available information the existing right-of-way does not meet the recommended requirements for this classification.

Cardell Road is classified as a minor collector roadway and according to the available information the existing right-of-way does not meet the recommended requirements for this classification.

Cardell Road (Spur) is classified as a local roadway and according to the available information the existing right-of-way does meet the recommended requirements for this classification.

A traffic Submittal 1 (dated May 16, 2025) and a revised Submittal 1 (dated June 2, 2025) were received for this proposed development. The June 2nd Submittal 1 was accepted, and the applicant was approved to continue to the full Submittal 2 traffic study on June 4, 2025. The Submittal 2 (dated June 12, 2025) was submitted to Cobb DOT on July 7, 2025. Cobb DOT provided comments (dated July 28, 2025) and received a final revised Submittal 2 traffic study on June 29, 2024.

The site plan (dated August 1, 2025) revises the anticipated trip generation from that submitted in the June 29th traffic study. Cobb DOT has reviewed the modifications and determined that a traffic study update is not anticipated to modify the proposed recommendations. The traffic study requirement can be considered satisfied for this application.

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE CITY OF MABLETON OF THIS APPLICATION:



-
1. Recommend applicant, WITHIN 12 MONTHS OF ZONING APPROVAL, donate right-of-way on Old Alabama Road, a minimum of 40' from each side of the roadway centerline or 3' behind back of final sidewalk location, whichever is further, in accordance with Cobb County Development Standard 401.2, Right-of-Way.
 2. Recommend applicant, WITHIN 12 MONTHS OF ZONING APPROVAL, donate right-of-way on Cardell Road, a minimum of 30' from roadway centerline or 3' behind back of final sidewalk location, whichever is further, in accordance with Cobb County Development Standard 401.2, Right-of-Way.
 3. Recommend installing curb, gutter, and sidewalk along Old Alabama Road and Cardell Road frontage. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.
 4. Recommend a minimum of 100' feet straight-line distance (from end of intersection curb return to start of driveway curb return) between residential driveways on Cardell Road. This recommendation is pursuant to Cobb County Development Standard 402.2. Possible mitigation measures to achieve this recommendation include, but are not limited to, the implementation of shared driveways or a shared access driveway. Final location and design will be determined by Cobb DOT as part of the driveway permit and/or Plan Review processes.
 5. Recommend a minimum of 100' feet straight-line distance (from end of intersection curb return to start of driveway curb return) between driveways and intersection of Old Alabama Road frontages. This recommendation is pursuant to Cobb County Development Standard 402.2 and Cobb County Development. Standard Detail 116R, Residential Driveway Standard. Possible mitigation measures to achieve this recommendation include, but are not limited to, the implementation of shared driveways or a shared access driveway. Final location and design will be determined by Cobb DOT as part of the driveway permit and/or Plan Review processes.



-
6. Recommend a minimum of 50 feet straight-line distance (from end of curb return to start of adjacent curb return) between any residential driveways and adjacent curves, onstreet parking or other driveways. This recommendation is pursuant to Cobb County Development Standard 402.7.1, Residential Driveways and Cobb County Development Standard Detail 116R, Residential Driveway Standard. The failure to meet this standard for internal driveway spacing is noted because it will preclude the interior roadways from being accepted by the County as public streets at a future date.
 7. Recommend Old Alabama Road and Cardell Road access include a deceleration lane to address safety. This recommendation is pursuant to Cobb County Development Standard 402.9, Deceleration Lanes/Roadway Improvements Along Existing Streets, and Cobb County Development Standard Detail 401A, Deceleration Lanes. Recommend final location and design be determined during plan review, subject to Cobb County DOT approval.
 8. Recommend Old Alabama Road access includes left turn lane to address safety. This recommendation is pursuant to Cobb County Development Standard 402.10, Left Turn Lane Design Guidelines, and Cobb County Development Standard Detail 401F, Left Turn Lane. Cobb DOT also follows Table 9-24 and Figure 9-35 recommendations published in the American Association of State Highway and Transportation Officials (AASHTO) A Policy on Geometric Design of Highways and Streets (Green Book), 7th Edition. A conceptual left turn lane is included. Recommend final location and design be determined during plan review, subject to Cobb County DOT approval
 9. Recommend applicant verify that minimum intersection sight distance is available for the Old Alabama Road and Cardell Road access and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirement. This recommendation is pursuant to Cobb County Development Standard Detail 401B, Intersection Sight Distance.
 10. All signage and landscaping should be installed off county right-of-way and where it will not impede the line of sight for the driveways or roadways.



-
11. Recommend a 10' No Access Easement along double frontage lots abutting Cardell Road, Maxham Road, and Old Alabama Road frontage unless needed for stormwater detention access.
 12. Recommend curb and gutter along both sides and sidewalk along one side of proposed private roadway.
 13. Recommend private streets, lighting, and utilities be constructed to the Cobb County Standard Specifications for public streets. Private streets that do not meet Cobb DOT specifications for public streets cannot be considered for potential future transfer to Cobb County. This recommendation is pursuant to Cobb County Development Standard 401, Streets and Access (including subsections) and Cobb County Development Standard Details, including the following: Detail 110A, Typical Section Residential Street; Detail 100B, Residential Street Grading; Detail 104a, Typical Residential Cul-de-sac; Detail 104b, Typical Offset Cul-de-sac; and Detail 113, Sidewalks.
 14. Recommend crosswalks be installed parallel to the adjacent roadway. Recommend final location and design be determined during plan review, subject to Cobb County DOT approval
 15. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.



STAFF RECOMMENDATION

The planning and zoning staff recommends **denial** of REZ2025-006; however, if the planning commission chooses to approve the application, staff recommends approving the application with the following conditions:

1. The development shall adhere to the new proposed minimum lot size of 3,500 square feet to 9,560 square feet.
2. The developer shall eliminate all proposed residential lots directly fronting Cardell Road and dedicate the resulting acreage as continuous, undisturbed open space. If the lots along Cardell Road are permitted to remain, a split-rail fence shall be installed along the outer edge of the undisturbed buffer line with signage regarding the buffer.
3. All designated open space areas shall be placed within a conservation easement.
4. The applicant shall provide an updated site plan demonstrating that all residential structures, including rear patios and decks, fit entirely within the buildable area and do not encroach into any required setbacks or environmental buffers.
5. The community covenants shall establish a long-term leasing cap and a prohibition on a rental community and short-term rentals.
6. The proposed community amenity package shall be upgraded from an open-air cabana to a fully enclosed clubhouse facility.
7. Architectural designs and structural elevations for all units shall be strictly mandated to utilize brick, stone, stacked stone, board and batten, Hardi-plank siding, or a combination thereof as shown in the revised elevations.
8. All residential structures shall feature brick or stone accents alongside elevations, and any rear elevations directly facing public roadways shall integrate enhanced architectural articulation.
9. The applicant agrees that no variances may be granted for encroachments into designated stream buffers or for setbacks on individual lots impacted by Department of Transportation (DOT) dedications.



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

-
10. The development shall fully comply with comments and recommendations issued by the Cobb County Stormwater Management Division and the Cobb County Department of Transportation.
 11. The development shall adhere to the commitments outlined in the Letter of Agreeable Stipulations from Mr. Kevin Moore dated July 1, 2026.

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) 429-1499

KNOXVILLE, TENNESSEE
408 N. CEDAR BLUFF ROAD
SUITE 500
KNOXVILLE, TENNESSEE 37923
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

July 1, 2026

E-mail Only to christopher.wheeler@mableton.gov

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. RZ-2026-004
 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 above-referenced Application for Rezoning. 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 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,

MOORE INGRAM JOHNSON & STEELE

Mr. Christopher Wheeler
Planning and Zoning Manager
City of Mableton
Page 2 of 5
July 1, 2026

Land Lots 145, 201, and 258, 18th District, 2nd Section, City of Mableton, Cobb County, Georgia (hereinafter the “Property” or “Subject Property”). This stipulation letter shall supersede and replace in full the previous letter of agreeable stipulations and conditions dated April 10, 2026, and submitted contemporaneously with the filing of the Application for Rezoning. 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 23, 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, and shall be substantially similar to the elevations attached collectively as Exhibit “B.” To the extent final elevations are materially different in architectural styling or materials, such elevations shall be subject to approval by City Staff.
- (5) The proposed residences shall have a minimum of 1,850 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, landscaping, and maintenance of

MOORE INGRAM JOHNSON & STEELE

Mr. Christopher Wheeler
Planning and Zoning Manager
City of Mableton
Page 3 of 5
July 1, 2026

all common areas, entrance area, mail kiosk, and the like contained within the proposed residential community.

- (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.

MOORE INGRAM JOHNSON & STEELE

Mr. Christopher Wheeler
Planning and Zoning Manager
City of Mableton
Page 4 of 5
July 1, 2026

- (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 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.
- (18) Applicant agrees to install a protected crosswalk across Old Alabama Road, at its intersection with Cardell Road, subject to approval by Cobb County Department of Transportation.
- (19) Applicant agrees to the Cobb County Department of Transportation Comments and Recommendations.
- (20) Applicant agrees the amenity area shall include a clubhouse in lieu of a cabana.
- (21) Rear and side elevations which face public right-of-way shall include at least fifty (50) percent brick or stone.
- (22) Undisturbed stream buffers shall be placed in a conservation easement, with appropriate fencing or signage indicating the limits for required, undisturbed stream buffers.
- (23) The Covenants shall include a provision prohibiting short-term rentals of any homes.
- (24) Applicant agrees the Covenants shall include a rental restriction of no more than ten (10) percent of the homes; however, prior to the issuance of any building permits, the Applicant has the option to establish the community as a one hundred (100) percent for-lease community, owned, operated, and maintained under the

MOORE INGRAM JOHNSON & STEELE

Mr. Christopher Wheeler
Planning and Zoning Manager
City of Mableton
Page 5 of 5
July 1, 2026

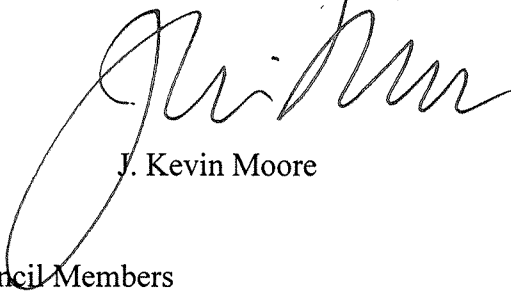
united control of a single ownership entity with individual home sales prohibited.
All leases shall be for a term of a minimum of one (1) year.

We believe the requested zoning, pursuant to the Site Plan and the revised 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

Attachments

c: Mayor and City Council Members
City of Mableton
(With Copies of Attachments)

Planning and Zoning Commission Members
City of Mableton
(With Copies of Attachments)

Tina Garver
Latemia Richards
City of Mableton Community Development
(With Copies of Attachment)
(Via E-mail Only)

David Pearson Communities, Inc.
(With Copies of Attachments)

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

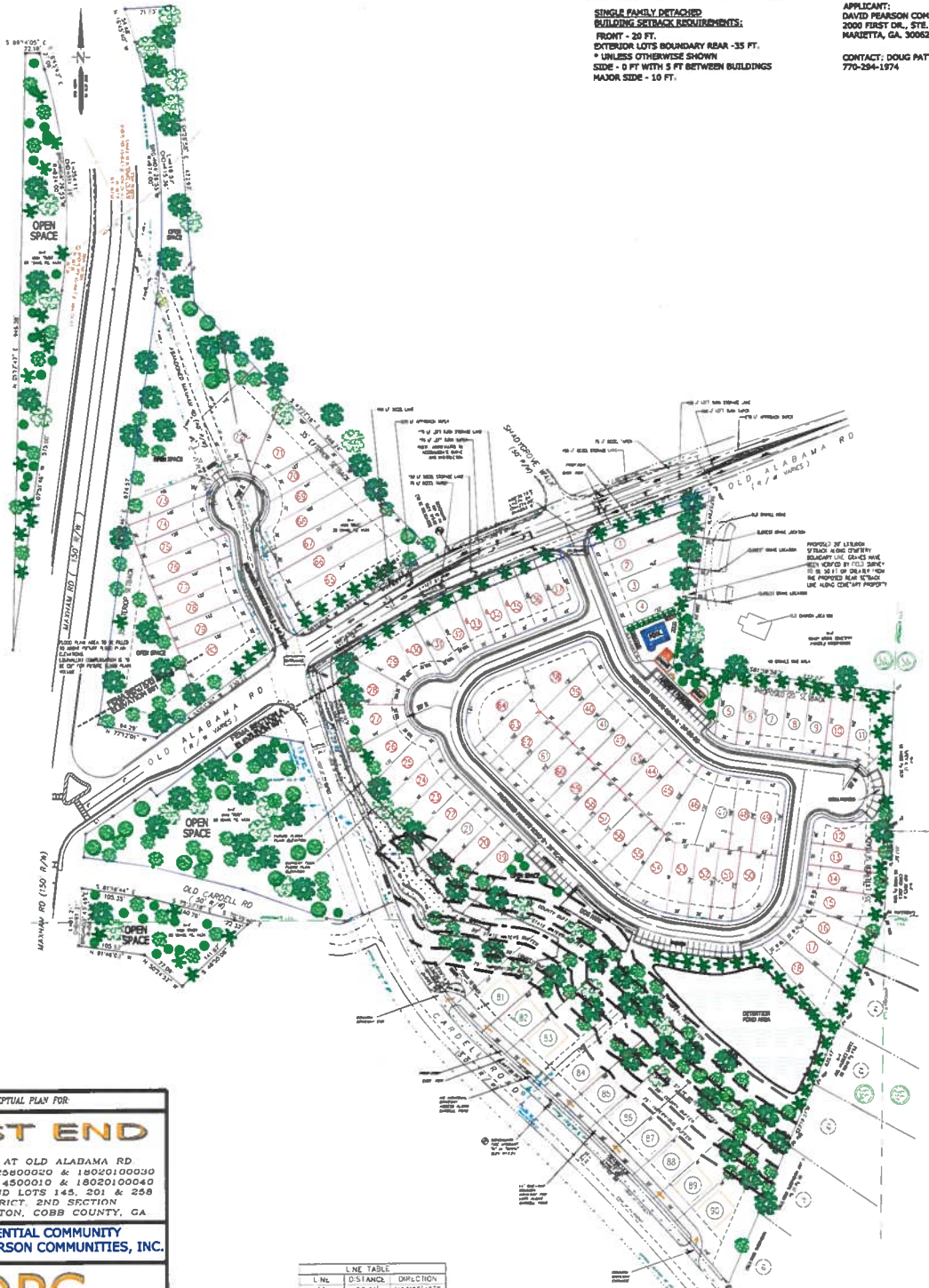


LOCATION MAP - NTS

SINGLE FAMILY DETACHED
BUILDING SETBACK REQUIREMENTS:
FRONT - 20 FT.
EXTENSION LOT'S 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, dpatten@dpcomm.com
770-294-1974



CONCEPTUAL PLAN FOR
WEST END
CARDELL RD AT OLD ALABAMA RD
PARCEL ID 18025600020 & 18020100030
PARCEL ID 18014500010 & 18020100040
LOCATED IN LAND LOTS 145, 201 & 258
14TH 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: 770-321-5032

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



L. NO.	DISTANCE	DIRECTION
L1	50.81	N46°34'45"E
L2	31.32	S54°32'38"E
L3	14.95	S45°15'42"E
L4	74.55	N52°55'51"E
L5	15.55	S72°24'11"E
L6	59.95	N53°14'01"E
L7	73.70	S78°51'58"E
L8	248.05	S18°47'32"E
L9	70.33	S66°00'47"W
L10	28.65	N81°23'55"W
L11	40.43	S70°35'40"W
L12	40.42	N72°37'08"W
L13	17.56	N8°10'44"W

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C #1	5524.387	36.35	18.18	36.35	N64°51'04"E

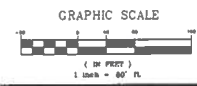


EXHIBIT "A"



EXHIBIT "B"











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-2026-004**) for a property located Off Old Alabama / Cardell Road in Mableton, Georgia.

Summary Report – REZ-26-004

1. Applicant & Property Information

- Case Number: REZ-26-004.
- Proposed development consists of 90 single-family residential lots/homes.
- The project fronts Old Alabama Road, Cardell Road, and Maxham Road.

2. Property History

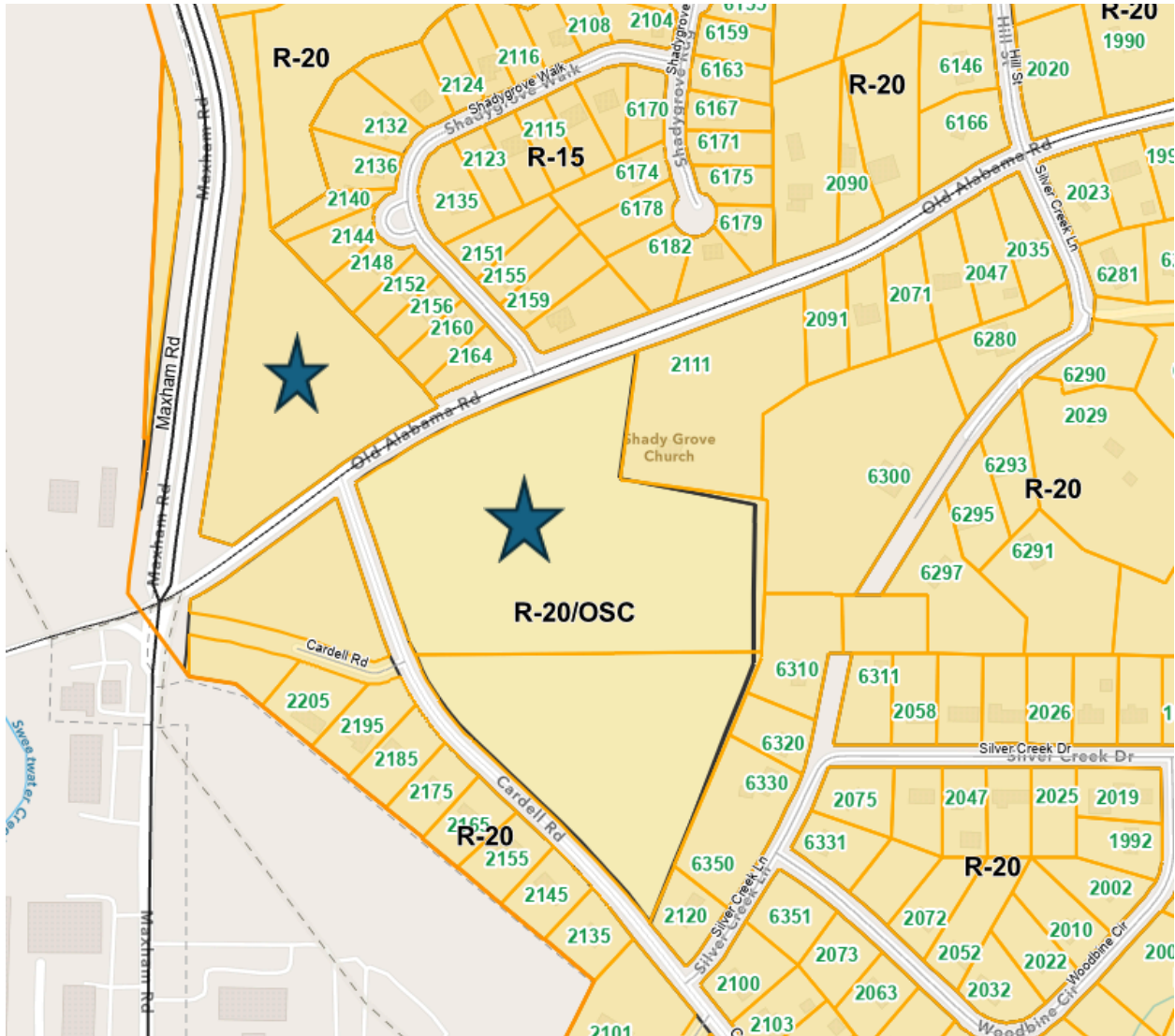
- Traffic Submittal 1 was received on May 16, 2025, revised on June 2, 2025, and accepted on June 4, 2025.
- Traffic Submittal 2 (dated June 12, 2025) was submitted to Cobb DOT on July 7, 2025.
- Cobb DOT issued comments on July 28, 2025, and a final revised traffic study was received.
- An updated site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

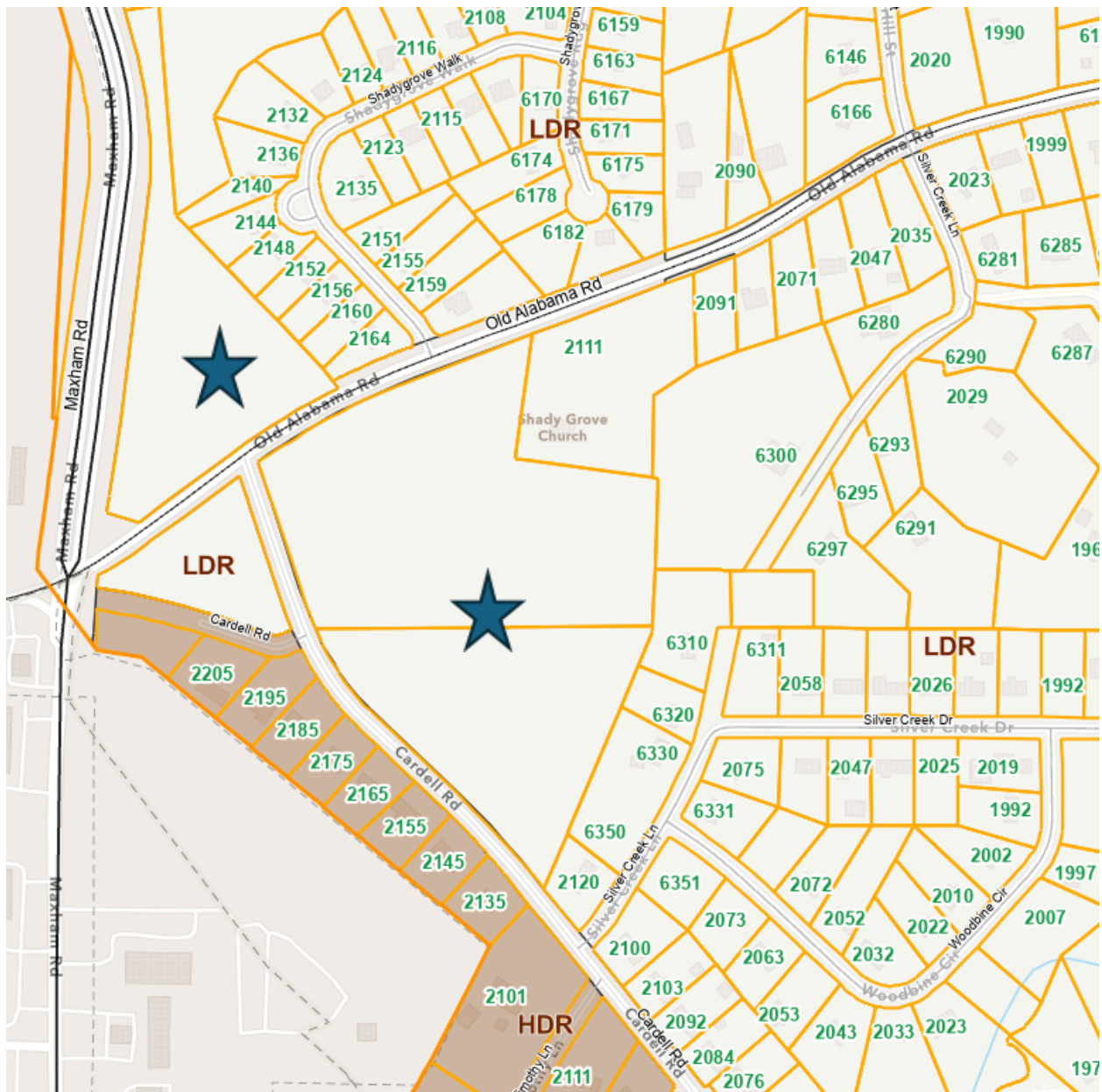
4. Status & Hearings

- 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.



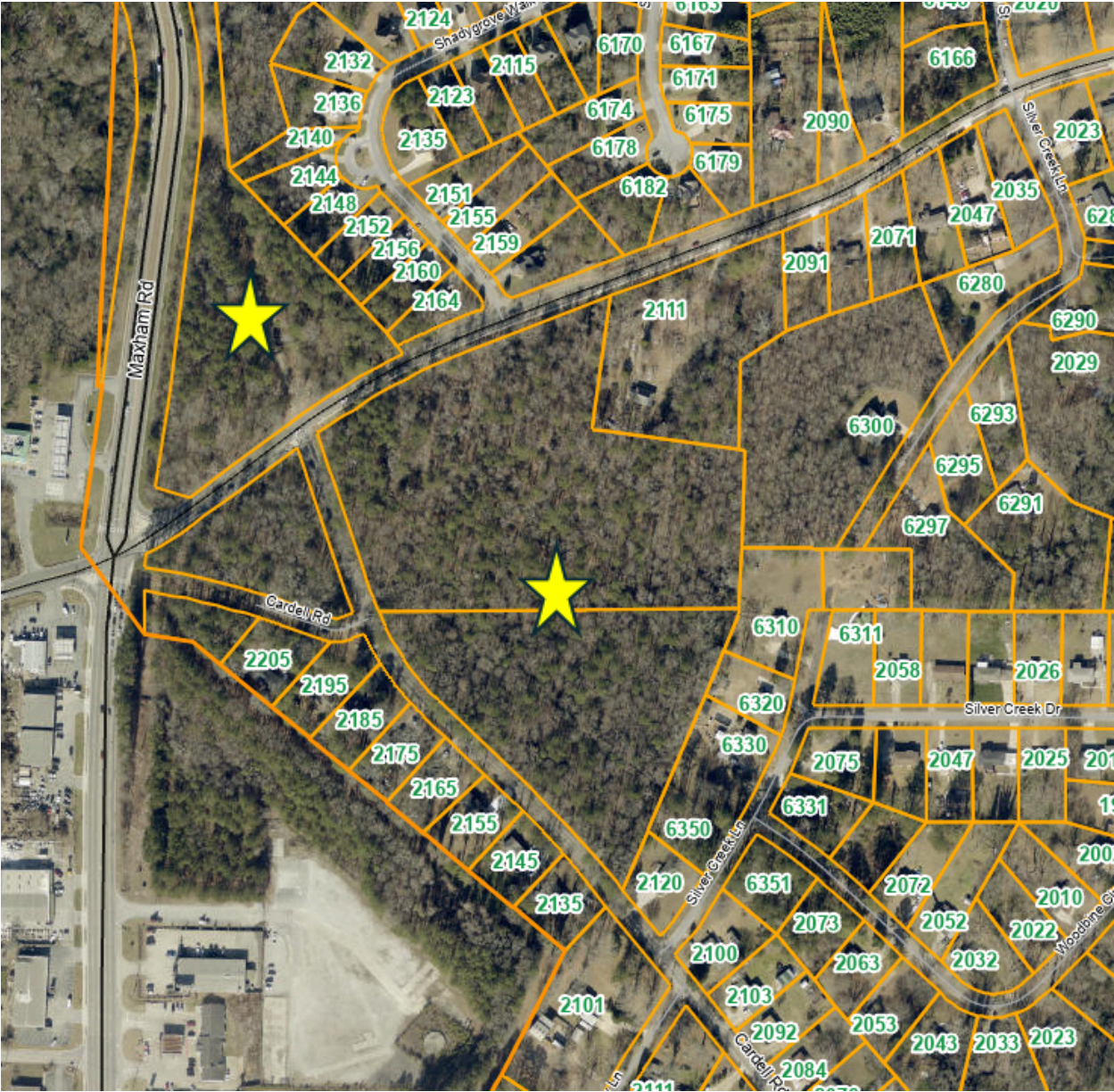
Star: Location of Subject Property

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

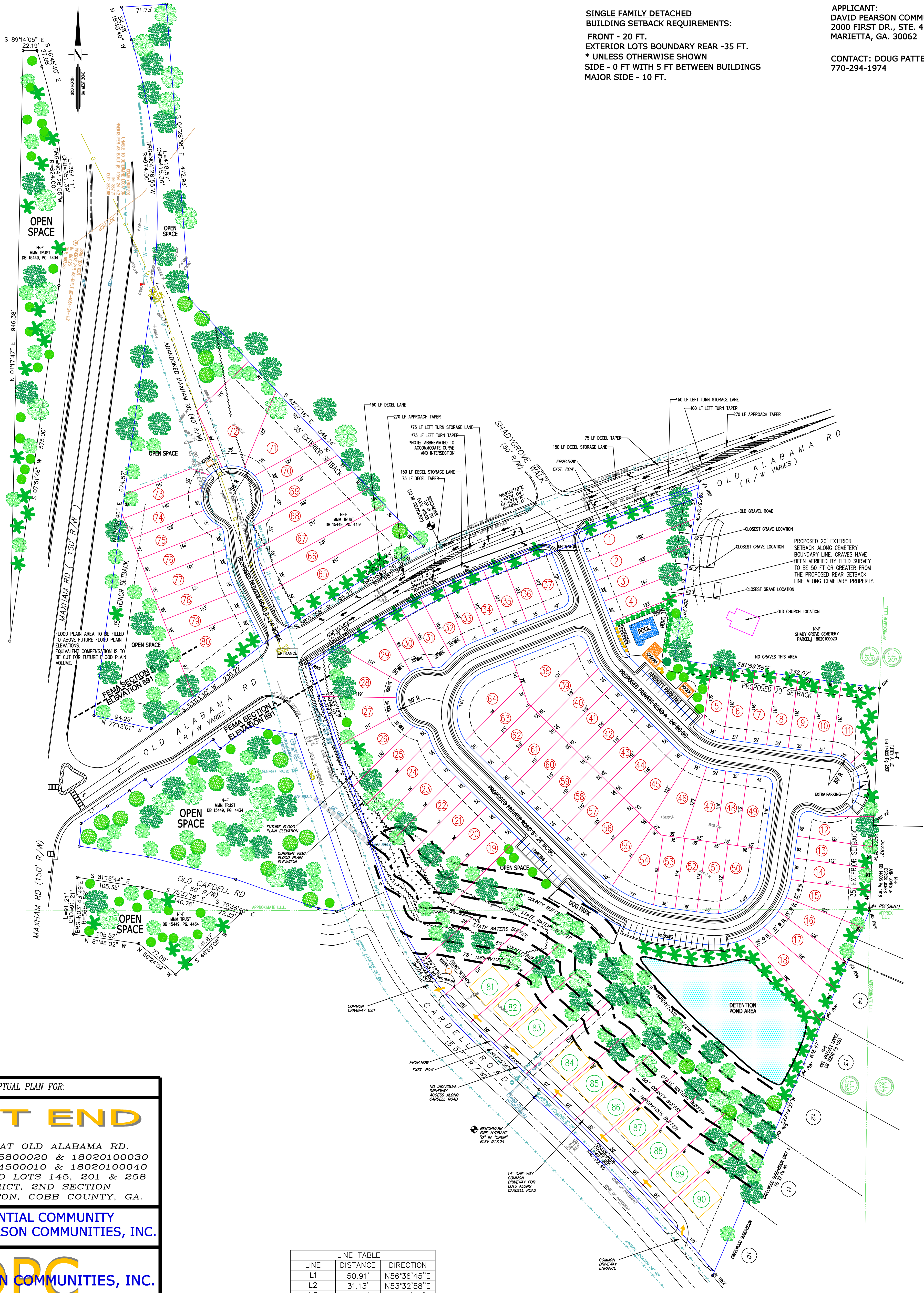


LOCATION MAP - NTS

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

NO.	DATE	REVISION DESCRIPTION	BY
1	3-23-26	REVISED PLAN ADDED ALL PROPERTY	D
2			
3			
4			

DESIGN
CONSULTANT

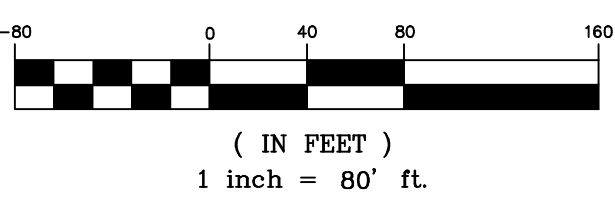


LINE TABLE			
LINE	DISTANCE	DIRECTION	
L1	50.91'	N56°36'45"E	
L2	31.13'	N53°32'58"E	
L3	14.96'	S40°35'42"E	
L4	124.55'	N52°55'51"E	
L5	18.59'	S37°24'31"E	
L6	59.96'	N53°14'01"E	
L7	73.70'	S79°51'58"E	
L8	246.05'	S18°47'32"E	
L9	29.93'	S66°00'47"W	
L10	29.66'	N81°23'55"W	
L11	140.43'	N70°35'40"W	
L12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

CURVE TABLE			
CURVE	RADIUS	LENGTH	TANGENT
C # 1	5654.58'	36.36'	18.18'

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

GRAPHIC SCALE















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 7704227016	Applicant
630 Riverside Parkway, LLC Owner Property Owner	320 Wake Robin Road Sunset +1 8643806479	Property owner
Parks Huff Sams, Larkin & Huff, LLP	376 Powder Springs Street Suite 100 Marietta +1 4049758859	Applicant

TABLE OF CONTENTS

Cover page	1
Table of contents	2
Rezoning Application	3-4
Reviews	5
Attachments	6-7



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

☐

Single Family Residential

☐

Medium or High Density Residential

☒

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? ☐ 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 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? ☐ Yes ☒ 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

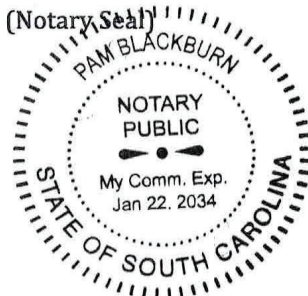
Printed Name: Mike Blackburn

Date: 4/15/2026

Address: 320 Wake Robin Drive
SUNSET, SC 29685

Telephone No.: (864) 380-6479

Pam Blackburn 4-15-2026
Signature of Notary Public 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, flowing style.

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:



UNOFFICIAL WITNESS



[Seal]
MARILYN HARTMAN CATES



NOTARY PUBLIC

MY COMMISSION EXPIRES:

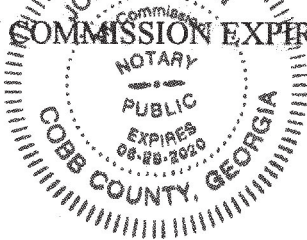


Exhibit "A"

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.

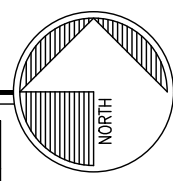
630 RIVERSIDE PARKWAY, LLC

DocuSigned by:
By: Mike Blackburn
B5E68F1ED0CB456...

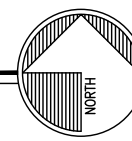
Print Name Mike Blackburn

Its: Owner

(SEAL)



SCALE: NTS



— CIVIL ENGINEERS & PLANNERS —

INFO@CIVILPMW.COM
770.650.7685
CIVILPMW.COM

85-A MILL STREET
SUITE 200
ROSOWELL, GA 30075

PROJECT:

RIVERSIDE PARKWAY

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

FOR:



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

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

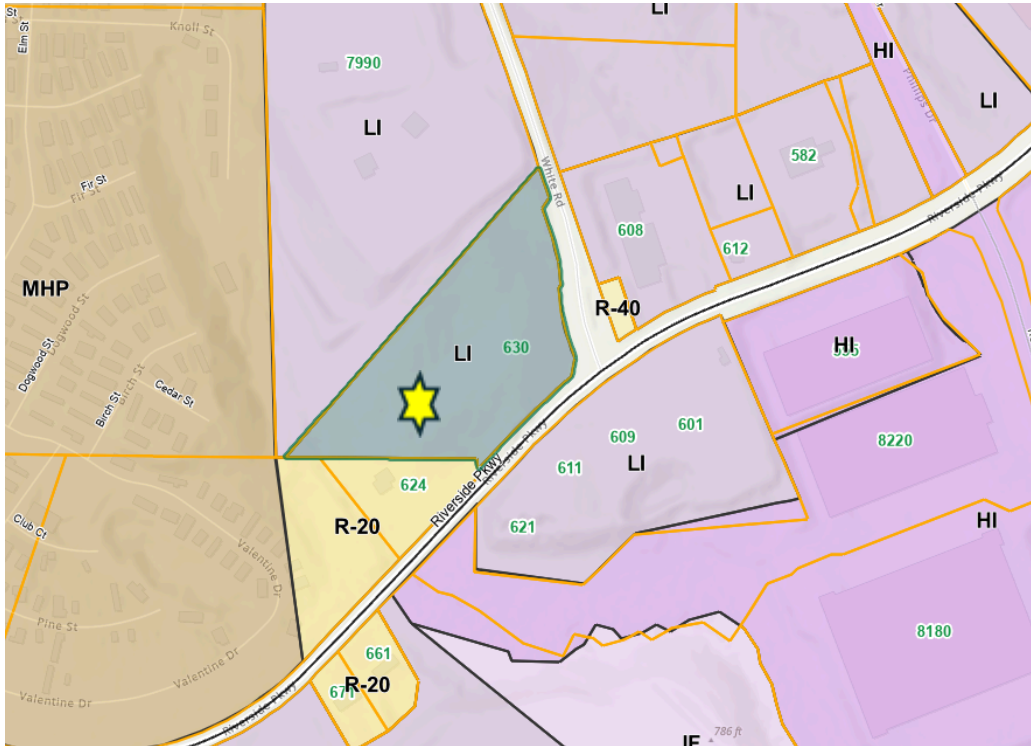
Parcel Identification: 18086600010

Future Land Use: Industrial Compatible

PURPOSE OF REQUEST

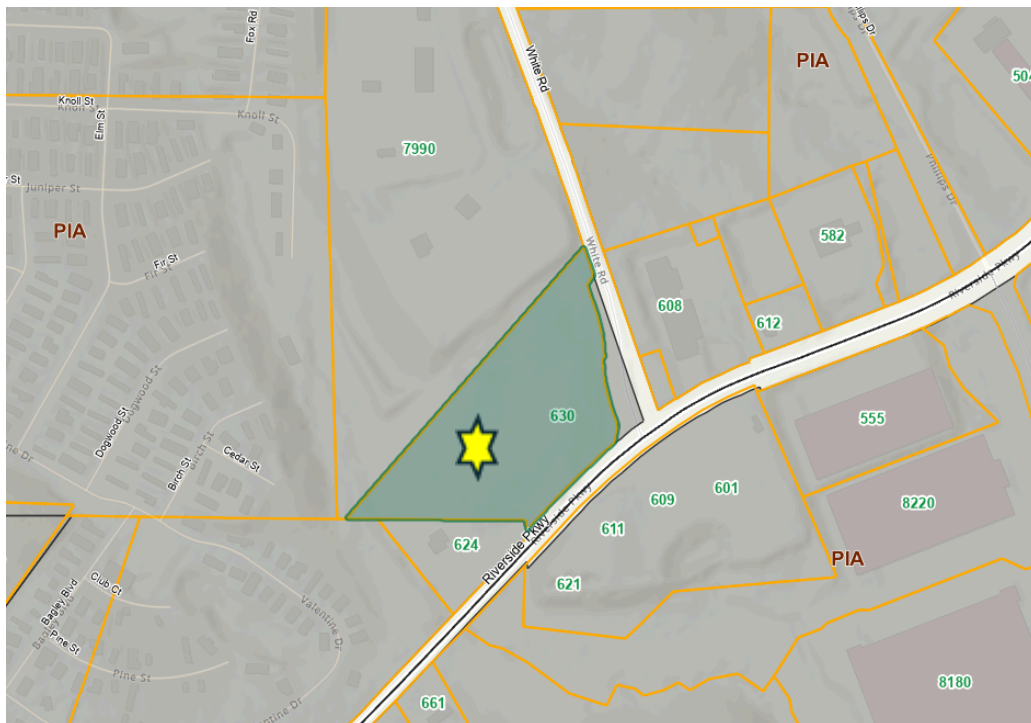
The applicant, SDP Acquisitions LLC, is requesting to rezone from the Light Industrial (LI) District to the Heavy Industrial (HI) District for the development of an approximate 10,800 square-foot building that will store outdoor and trucking equipment at 630 Riverside Parkway.

ZONING MAP (Light Industrial, LI)



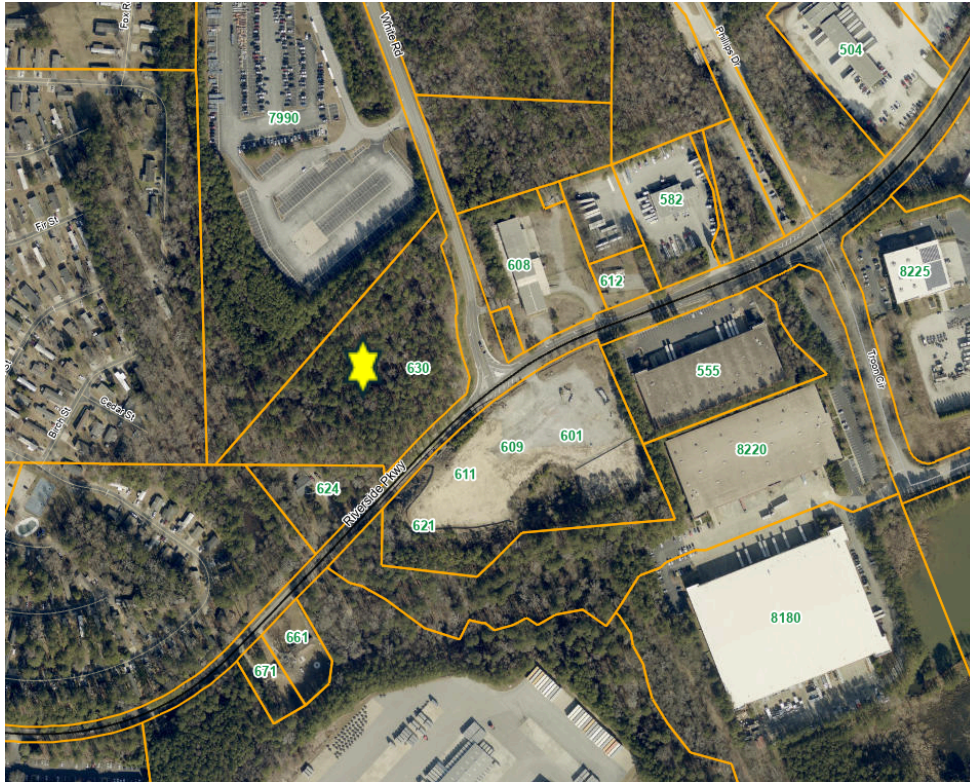
Star: Location of Subject Property

FUTURE LAND USE MAP (Priority Industrial Area, PIA)



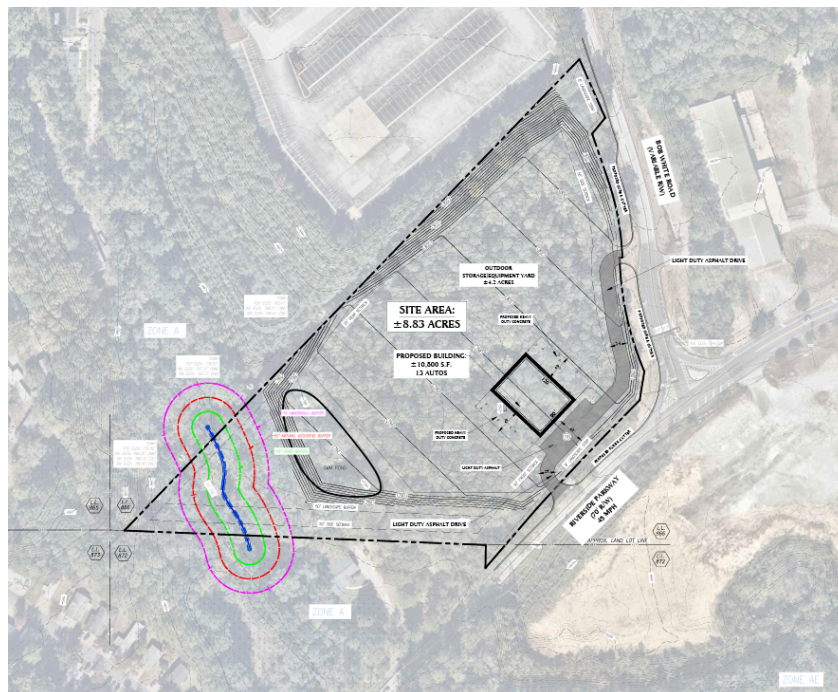
ARERIAL MAP

Star: Location of Subject Property



Star: Location of Subject Property

SITE PLAN





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,
---	---

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

TABLE OF CONTENTS

Cover page	1
Table of contents	2
Rezoning Application	3-4
Attachments	5-8



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



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

PLANNING COMMISSION STAFF REPORT – REZONING

Public Hearing Date: August 6, 2026

Case Number: REZ 2026-006

Current Zoning: General Commercial (GC)

Proposed Request: The applicant is requesting to rezone a 1.6-acre property from General Commercial to R-20 Single-Family Residential.

Staff Recommendation: Approval

APPLICANT & PROPERTY INFORMATION

Name: J Star Trust, LLC

Property Address: 5520 GLORE DR

City/State: Mableton, Georgia 30126

Acreage: 1.6

District: 4, Council member Cassandra Brown

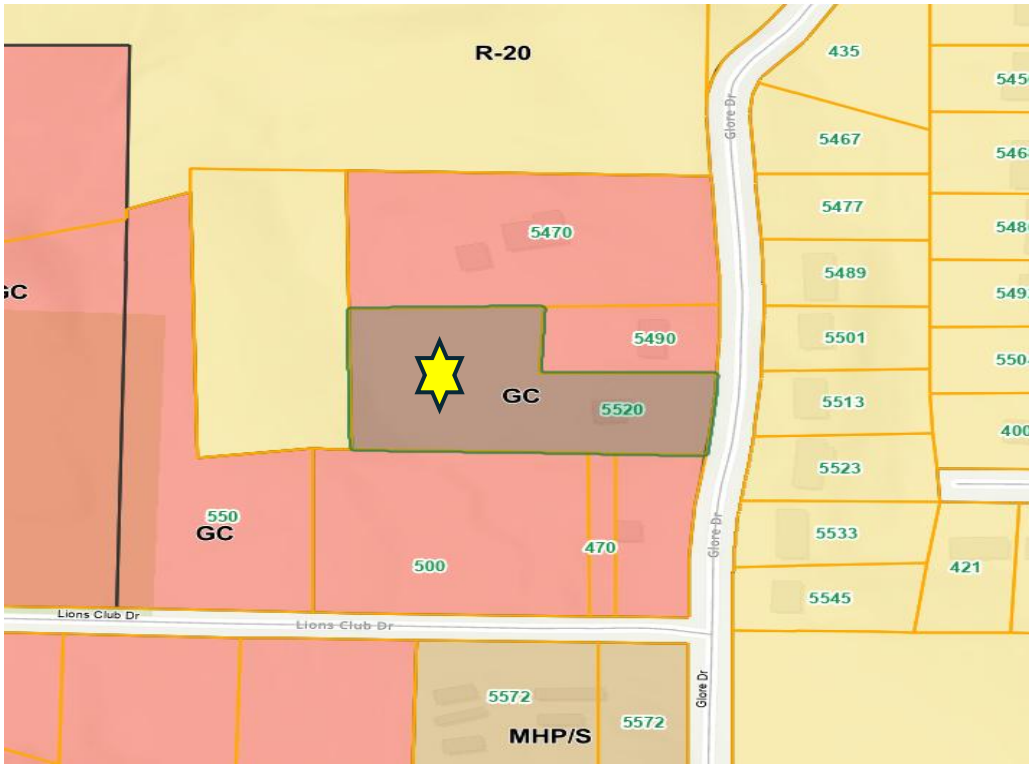
Parcel Identification: 17010700060

Future Land Use: Medium Density Residential.

PURPOSE OF REQUEST

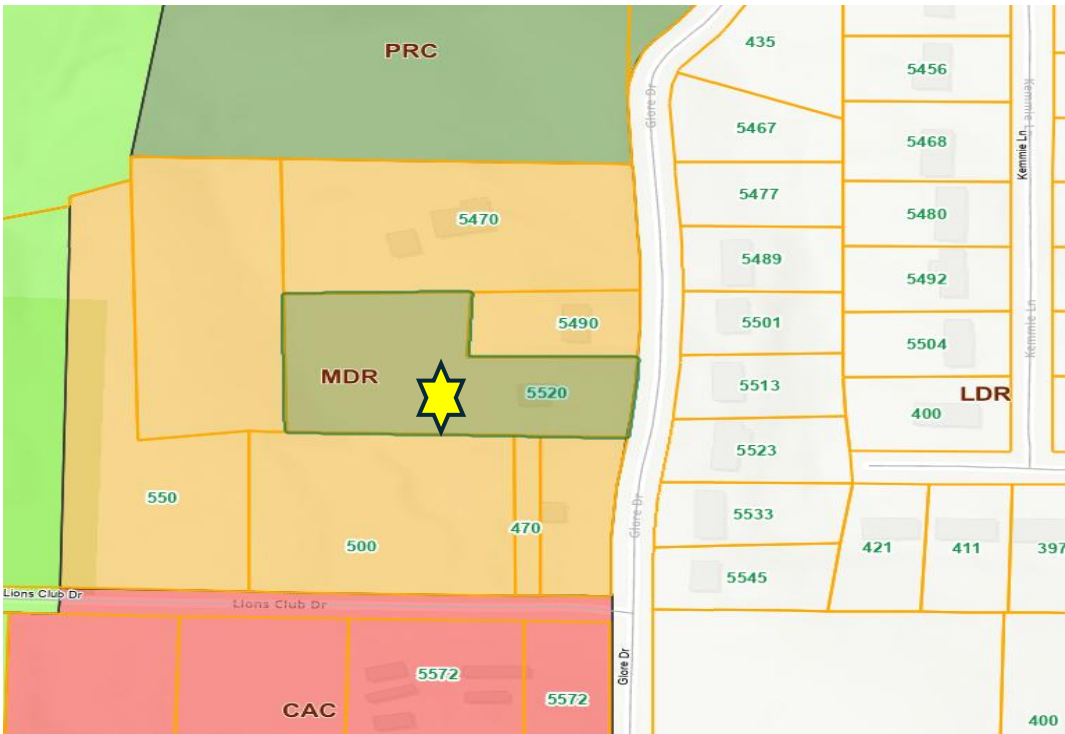
The applicant, Donell Marecheau, acting as Trustee of The J Star Trust, has submitted a rezoning application for a 1.6-acre parcel located at 5520 Glore Drive SW. The request seeks to rezone the property from **General Commercial (GC)** to **R-20 Single-Family Residential**. The purpose of this down-zoning request is to allow for the removal of existing onsite structures and the construction of a high-end, custom-designed, approximately 4,000-square-foot, two-story luxury single-family home with a finished basement.

ZONING MAP (General Commercial, GC)



Star: Location of Subject Property

FUTURE LAND USE MAP (Priority Industrial Area, PIA)



Star: Location of Subject Property

I. Background Information on the Property

The subject property was acquired by the current owner through a Limited Warranty Deed executed on May 9, 2025, and recorded on May 12, 2025, in Deed Book 16280, Page 562 of the Cobb County Records. Prior to redevelopment, the site was improved with a one-story frame residence over a basement, an asphalt driveway, and an onsite septic system. To facilitate the proposed luxury single-family residential development, the existing dwelling, driveway, and septic tank were demolished and removed, with the septic system formally decommissioned and extracted in accordance with applicable regulations. All required demolition and utility permits were obtained through the City of Mableton with permit number MB-2026-00034 on the 13th of January 2026. The demolition permit was issued on the 22nd of January 2026. According to the applicant, the previous property owner had already cleared and graded the site prior to the applicant's acquisition of the property in 2025.

II. Project Analysis

The subject parcel encompasses 1.621 total acres (70,594 square feet) of rolling topography situated within district four (4) of the City of Mableton. The property maintains direct public road frontage along Glore Drive.

A detailed review of environmental overlays confirms that the site is entirely situated within Zone 'X', indicating it is not located within a federal flood hazard area. The site plan marks designated primary and reserve septic drain fields to manage wastewater on-site.

III. Surrounding Land Use and Zoning Pattern

The subject property is currently zoned GC (General Commercial) but is surrounded predominantly by R-20 Single-Family Residential zoning to the north and east, with commercial zoning primarily concentrated along the Lions Club Drive corridor to the south and west. The property functions as a transitional parcel between commercial and residential land uses. Given the established residential character surrounding the site, the proposed rezoning from GC to R-20 would eliminate an isolated commercial zoning designation, improve compatibility with adjacent neighborhoods, and support the City of Mableton's long-term land use objectives by promoting cohesive residential development and reducing potential land use conflicts.

Direction	Existing Zoning	Existing Land Use	Future Land Use	Planning Assessment
North	R-20 (Single-Family Residential)	Established single-family residential lots.	Medium Density Residential	Compatible low-density residential development that establishes the northern neighborhood character.
East	R-20 (Single-Family Residential)	Established single-family residential neighborhood located across Glore Drive.	Low Density Residential	Residential uses dominate the eastern side of the corridor, reinforcing the area's residential character.
South	GC (General Commercial) and MHP/S (Manufactured Home Park/Subdivision)	Commercially zoned parcels, vacant land, and a manufactured home park along Lions Club Drive.	Medium Density Residential	Represents a transition area between commercial uses and nearby residential neighborhoods. The future land use designation is Medium Density Residential.
West	GC (General Commercial)	Commercially zoned properties.	Medium Density Residential	Existing commercial zoning continues westward, although commercial development is limited compared to the surrounding residential pattern.

IV. Proposed Development

- **Proposed Use:** Modern, custom-designed two-story single-family detached residential home with a finished basement.
- **Total Proposed Square Footage:** Approximately 4,000 sq. ft. (comprising a 4,173 sq. ft. primary footprint, over 3,200 sq. ft. of primary living space, plus auxiliary structures).
- **Auxiliary Structures:** Unheated storage space (55 sq. ft.), garage space split across layouts (over 1,400 sq. ft.), a master suite patio (194 sq. ft.), a covered patio (26 sq. ft.), rear steps (12 sq. ft.), and a built-in jacuzzi (53 sq. ft.).

- **Access & Parking:** A proposed asphalt driveway (4,920 sq. ft.) leading to a concrete parking courtyard (1,015 sq. ft.) and parking courtyard area (1,077 sq. ft.) to ensure all vehicular parking is contained entirely off-street.
- **Impervious Surface Management:** The total proposed impervious surface area scales to **12,593 square feet**, resulting in a low overall impervious surface ratio of **17.83%**. This complies with the local intent to maximize green space, natural canopies, and lawns (over 82% pervious area remaining).

V. Zoning Standards

The proposed development fully complies with all applicable zoning standards and does not require any variances. The 1.62-acre (70,594-square-foot) site exceeds the minimum required lot area of 20,000 square feet and provides 243 feet of road frontage, well above the required 80 feet. The project also meets all required building setbacks, including a 40-foot front setback, 10-foot side setbacks, and a 30-foot rear setback. Additionally, the proposed two-story residence over a basement complies with the maximum building height requirements for both the existing GC zoning district and the proposed R-20 zoning classification.

VI. Key Observations

- **Sewer Infrastructure Status:** A formal verification from the Cobb County Water System (dated December 18, 2025) explicitly states that public sewer is not available at this specific location.
- **Septic Provisions:** Because public sewer is unavailable, the development must utilize a private on-site wastewater collection system. Cobb County Ordinance 122-130(a)(2) permits private septic systems on lots meeting or exceeding 80,000 sq. ft. However, the current lot is 70,594 sq. ft. The applicant has already addressed this by completing a rigorous Level 3 Soil Investigation (uploaded as *5520 Glore Drive SW-L3 Soil Report.pdf*) and delineating a dedicated 400 sq. ft. Primary Septic field alongside a 600 sq. ft. Future Reserve Septic field on the final site plan. This infrastructure must secure direct approval and permitting through the Environmental Health section of the Cobb County Health Department prior to building permit issuance.

DEPARTMENT COMMENTS: Cobb County Water

No comments.

MREZ2026-007**DEPARTMENT COMMENTS – DOT**

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
Glore Drive	Local	25	Cobb County	50'

Roadway	Location	Average daily trips (vpd)	Level of service
Glore Drive	NA	NA	NA

ITE Land Use	Description	Expected Size	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	Total (vph)	In (vph)	Out (vph)	Total (vph)	
210	Single Family Detached Homes	1 dwelling	0	1	1	1	0	1	9

vph = vehicles per hour; vpd = vehicles per day

Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 12th edition and on site-specific data as provided by applicant.**Comments and observations**

Glore Drive is classified as a local roadway and according to the available information, the existing right-of-way does meet the minimum requirements for this classification.

The proposed driveway will not meet with Cobb County Development Standards for angle with street/roadway. The final driveway design and placement should be determined through the driveway permit process.

In accordance with Cobb County Code 134-121 and based on site plan dated June 16, 2026, this development does not require a traffic impact study.

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE CITY OF MABLETON OF THIS APPLICATION:

1. Recommend driveway permit be obtained from Cobb DOT before construction and residential driveway(s) be installed to Cobb County standards. This recommendation is pursuant to Cobb County Development Standard 103.14, Driveway Permit, Cobb County Development Standard 402.7.1, Residential Driveways, and Cobb County Development Standard Detail 116R, Residential Driveway.
2. Recommend closing and removing driveway aprons along the Glore Drive frontage that the development renders unnecessary.

MREZ2026-007**DEPARTMENT COMMENTS – DOT**

(continued)

3. All landscaping should be installed off county right-of-way and where it will not impede the line of sight for the driveways or roadways.
4. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

RZ-2026-007 DEPARTMENT COMMENTS – Fire Department

07/22/26

CCFMO is acceptable to the proposed zoning case as presented.

Jeff Byrd

(678) 229-7059

Jeffrey.Byrd@cobbcounty.gov

No comments.

When considering an application to amend the current zoning designation of a property, the Mayor and City Council, the Planning Commission, and the Planning and Zoning Division shall consider the following standards as described in Section 2.03(3) a-e of the Zoning ordinance:

1. Whether the zoning proposal is in conformity with the policy and intent of the land use plans.

Yes. The current Future Land Use (FLU) map designates this property as Medium Density Residential (MDR). The existing General Commercial (GC) zoning is an entirely non-conforming commercial outlier within this land use classification. Down-zoning the property to R-20 Single-Family Residential brings the zoning classification into precise conformity with the policy, intensity, and long-term vision established by Mableton's comprehensive land use plan

2. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

Yes. Glore Drive is fundamentally characterized by standard low-to-medium-density residential single-family homes. Allowing commercial development on this site would introduce disruptive elements such as logistics/delivery trucks, expansive asphalt parking lots, and transient retail traffic into a quiet neighborhood corridor. Constructing a single detached residential estate is exceptionally suitable and preserves the community character.

3. Whether there are other existing or changing conditions affecting the use and development of the property which gives grounds for either approval or disapproval of the zoning proposal.

Yes. The critical existing condition affecting this property is the confirmed **absence of municipal public sewer infrastructure**. Developing the land under its current General Commercial (GC) designation would be severely constrained, if not completely unviable, given the high wastewater volume requirements typical of commercial operations. Conversely, low-density residential development utilizing a highly engineered private septic system provides a sustainable, low-impact solution perfectly scaled to the land's environmental capacities.

4. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

No. Down-zoning a 1.6-acre site from commercial to a single residential unit significantly diminishes the potential burden on public infrastructures. A single-family home generates a negligible volume of traffic compared to a commercial retail or office strip, meaning traffic conditions on Glore Drive will face zero adverse impacts. Additionally, a single-family residence will have a negligible impact on local public-school capacity and utility services. Since the property was previously used as one (1) single-family residence, the proposed development does not constitute a change in land use or increase in service demand.

5. Community Impact: Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby properties.

No. Rather than causing an adverse impact, the application will yield an overwhelmingly positive stabilization effect on neighboring residential properties. It neutralizes the threat of commercial encroachment, buffering adjacent residents from structural noise, commercial dumpsters, and night-sky light pollution. The aesthetic value of a luxury single-family home will positively influence the area.

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

Yes. The ongoing incorporation and development of the newly established City of Mableton places a strong emphasis on remedying legacy zoning mismatches. The presence of a historic general commercial designation within a medium density future land use operational mismatch. Correcting this legacy designation to a protective residential classification protects Mableton's suburban neighborhoods.

Based on the preceding analysis, staff recommends **APPROVAL** of rezoning application **RZ-2026-006** to rezone the property from General Commercial (GC) to R-20 Single-Family Residential, subject to the following conditions:

1. **Use Limitations:** The subject property shall be restricted exclusively to one (1) single-family detached residential dwelling and permitted accessory residential uses. Commercial use of any kind is strictly prohibited.
2. **Environmental Health Department Approval:** Prior to the issuance of a building permit, the applicant must secure written design approval, permits, and field verification from the Environmental Health section of the Cobb County Health Department for the proposed on-site private wastewater/septic system.
3. **Stormwater and Erosion Control Monitoring:** The contractor must install all required sediment and erosion control mechanisms (e.g., vegetative covers, matting, or silt fences) and receive a successful initial site grading inspection from the City prior to any earth-disturbing work.
4. **Cobb County Requirements:** Adherence to all applicable requirements and recommendations of Cobb County Water System, Stormwater Management, Fire Marshal, and Department of Transportation (DOT).
5. **Architectural Design Standards:** Final building elevations and architectural designs shall be reviewed and approved by the Director of the Community Development Department of the City of Mableton prior to the issuance of the Land Development Permit (LDP).
6. **Stream Buffer Requirements:** All undisturbed stream buffers located on site be placed in a conservation easement, subject to staff review.

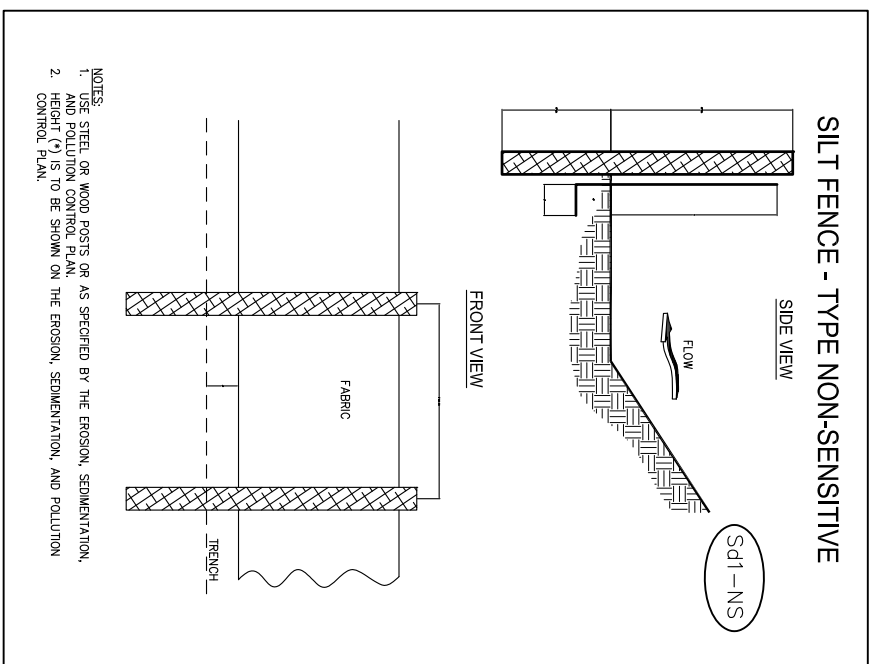
I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

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%

PARCEL NUMBER: 17010700150
PROPERTY ADDRESS: GLORE DR
MABLETON GA 30126
OWNER: CARLOS MUNOZ
5187 TWO BRANCHES CT
MABLETON GA 30126
ZONING: GC

- ☐ 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.

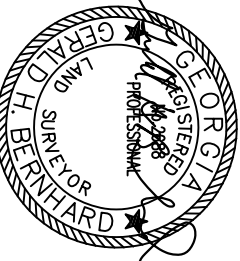
- ☐ When hand sowing, mulch (hay or straw) should be uniformly spread over seeded area within 24 hours of seeding. If unable to accomplish, mulch shall be used as a temporary cover. Concentrated flow areas, all slopes steeper than 2.5:1 and with a height of ten feet or greater (does not apply to retaining 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 site at all times 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

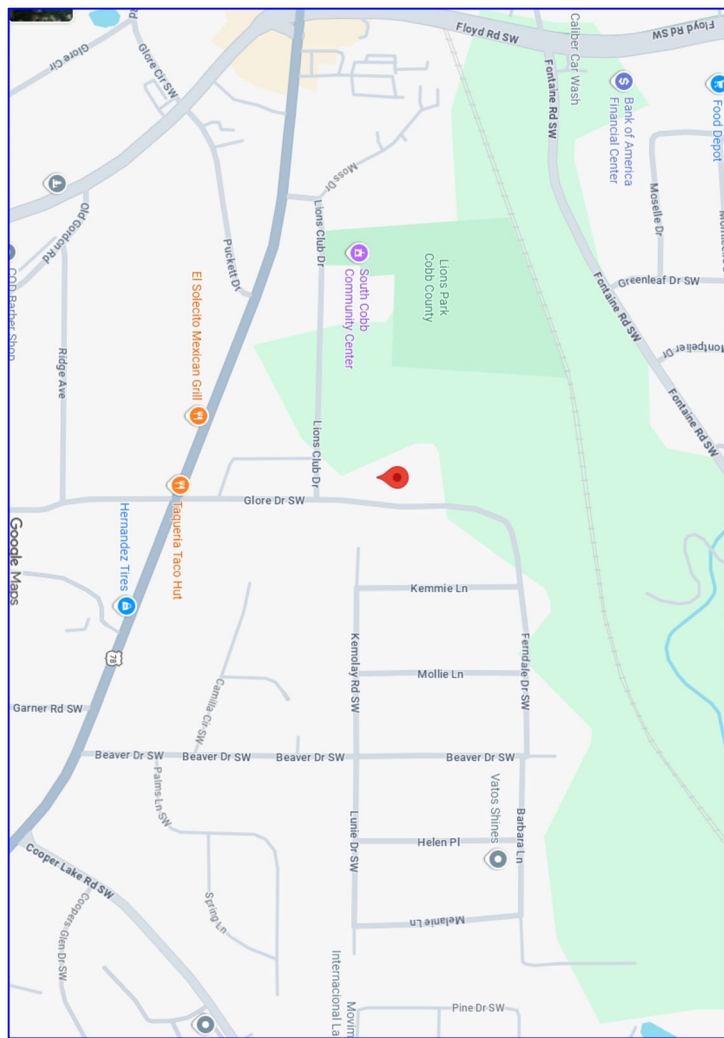
LAND AREA
70,617 SF
1.621 AC

ZONING: GC

SCALE 1" = 20'



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



PARCEL NUMBER: 17010700020
PROPERTY ADDRESS: 5470 GLORE DR
MABLETON GA 30126
OWNER: MARIA L & TONY V WOODWARD
PO BOX 212
MABLETON GA 30126
ZONING: GC

APPLY TO ALL DISTURBED AREAS

Ds1	TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS. BURN, SEEDING IS NOT PRACTICAL
Ds2	MECHANICAL COVER WITH OR WITHOUT GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES
Ds3	ESTABLISHING PERMANENT VEGETATION COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS
Ds4	DISTURBED AREA STABILIZATION (WITH SODDING)
Du	CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON LAND DISTURBING ACTIVITIES

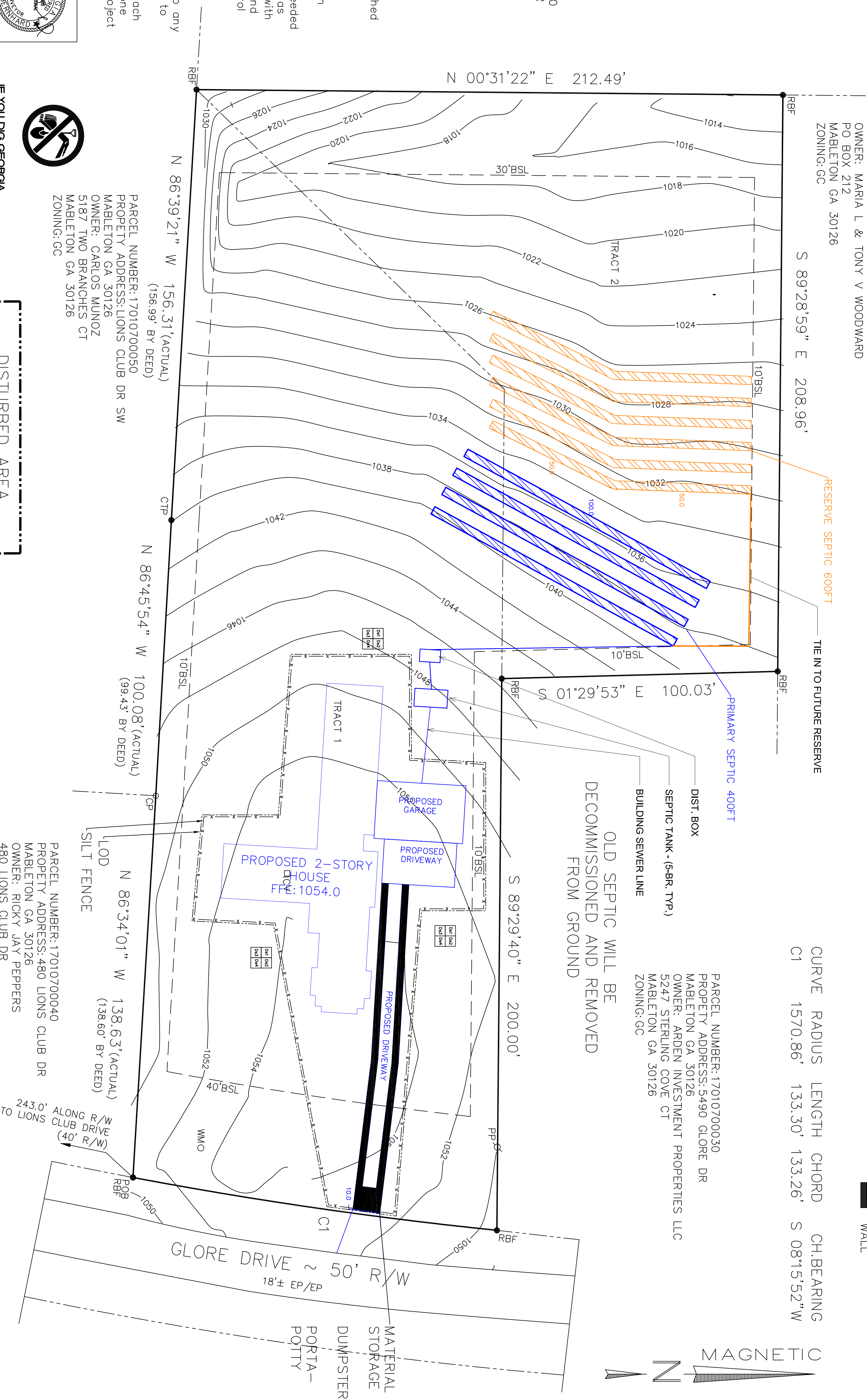
NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAY.

AKA ALSO KNOWN AS
 APD AS PER DEED
 APP AS PER PLAT
 BSL BUILDING (SETBACK) LINE
 CP COMPUTED POINT
 CTP CRIMP TOP PIPE FOUND
 OTP OPEN TOP PIPE FOUND
 D DEED (BOOK/PAGE)
 DW DRIVEWAY
 E EDGE OF PAYEMENT
 EFF FINISH FLOOR ELEVATION
 FKA FORMERLY KNOWN AS
 IPI IRON PIN FOUND
 L ARC LENGTH
 LL LAND LOT
 LLL LAND LOT LINE
 N NEIGHBOR'S
 N/F NOW OR FORMERLY
 NAIL NAIL FOUND
 P PLAT (BOOK/PAGE)
 POB POINT OF BEGINNING
 POC POINT OF COMMENCEMENT
 R RADIUS LENGTH
 R/W RIGHT-OF-WAY
 RBF REINFORCING BAR FOUND
 (1/2" UNO)
 RBS 1 1/2" REINFORCING BAR SET
 SW SIDEWALK
 SSE SANITARY SEWER EASEMENT
 SSCO SANITARY SEWER CLEANOUT
 SSMH SANITARY SEWER MANHOLE
 -X- FENCE LINE
 CB CATCH BASIN
 SWCB STORM WATER CATCH BASIN
 ■■■ WALL

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

PARCEL NUMBER: 17010700030
PROPERTY ADDRESS: 5490 GLORE DR
MABLETON GA 30126
OWNER: AREN INVESTMENT PROPERTIES LLC
5247 STERLING COVE CT
MABLETON GA 30126
ZONING: GC

OLD SEPTIC WILL BE
DECOMMISSIONED AND REMOVED
FROM GROUND



CO Z W 156.31 (ACTUAL)
(156.99' BY DEED)
PARCEL NUMBER: 17010700050
PROPERTY ADDRESS: LIONS CLUB DR SW
MABLETOWN GA 30126
OWNER: CARLOS MUNOZ
5187 TWO BRANCHES CT
MABLETOWN GA 30126
ZONING: GC

(99.43' BY DEED)

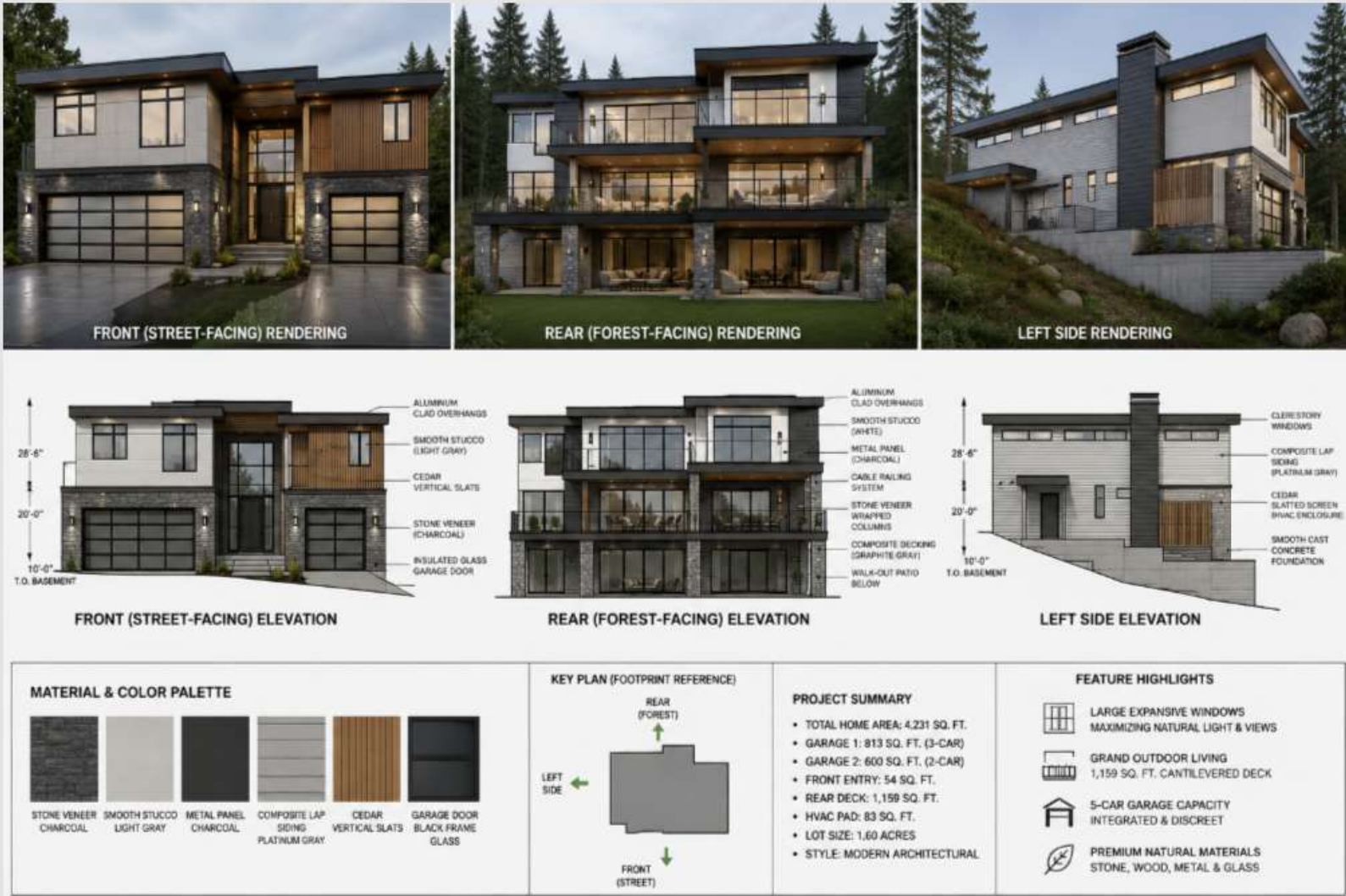
PARCEL NUMBER:17010700040
PROPERTY ADDRESS:480 LIONS CLUB DR
MABLETON GA 30126
OWNER: RICKY JAY PEPPERS
480 LIONS CLUB DR
MABLETON GA 30126
ZONING:GC

PARCEL NUMBER:17010700004
PROPERTY ADDRESS:480 LIONS
MABLETON GA 30126
OWNER: RICKY JAY PEPPERS
480 LIONS CLUB DR
MABLETON GA 30126
ZONING:GC

IF YOU DIG GEORGIA...
CALL US FIRST!
JULIETTES PROTECTION CENTER
811
IT'S THE LAW

DISTURBED AREA
A.K.A.
LIMITS OF CONSTRUCTION
11,306 SF = 0.26 AC

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

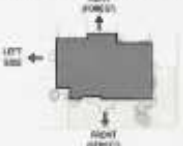


MATERIAL & COLOR PALETTE



STONE VENEER CHARCOAL, SMOOTH STUCCO LIGHT GRAY, SMOOTH STUCCO WHITE, METAL PANEL CHARCOAL, COMPOSITE LAP SIDING PLATINUM GRAY, CEDAR VERTICAL SLATS, CEDAR SLATTED SCREEN, GARAGE DOOR BLACK PINE

KEY PLAN (FOOTPRINT REFERENCE)



PROJECT SUMMARY

- TOTAL HOME AREA: 4,931 SQ. FT.
- GARAGE: 1,873 SQ. FT. (2-CAR)
- GARAGE: 2,665 SQ. FT. (2-CAR)
- FRONT ENTRY: 34 SQ. FT.
- REAR DECK: 1,150 SQ. FT.
- REAR DECK: 83 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
- PREMIUM NATURAL MATERIALS: STONE, WOOD, METAL & GLASS
- WALK-OUT BASEMENT: MAINTAINS SITE TOPOGRAPHY



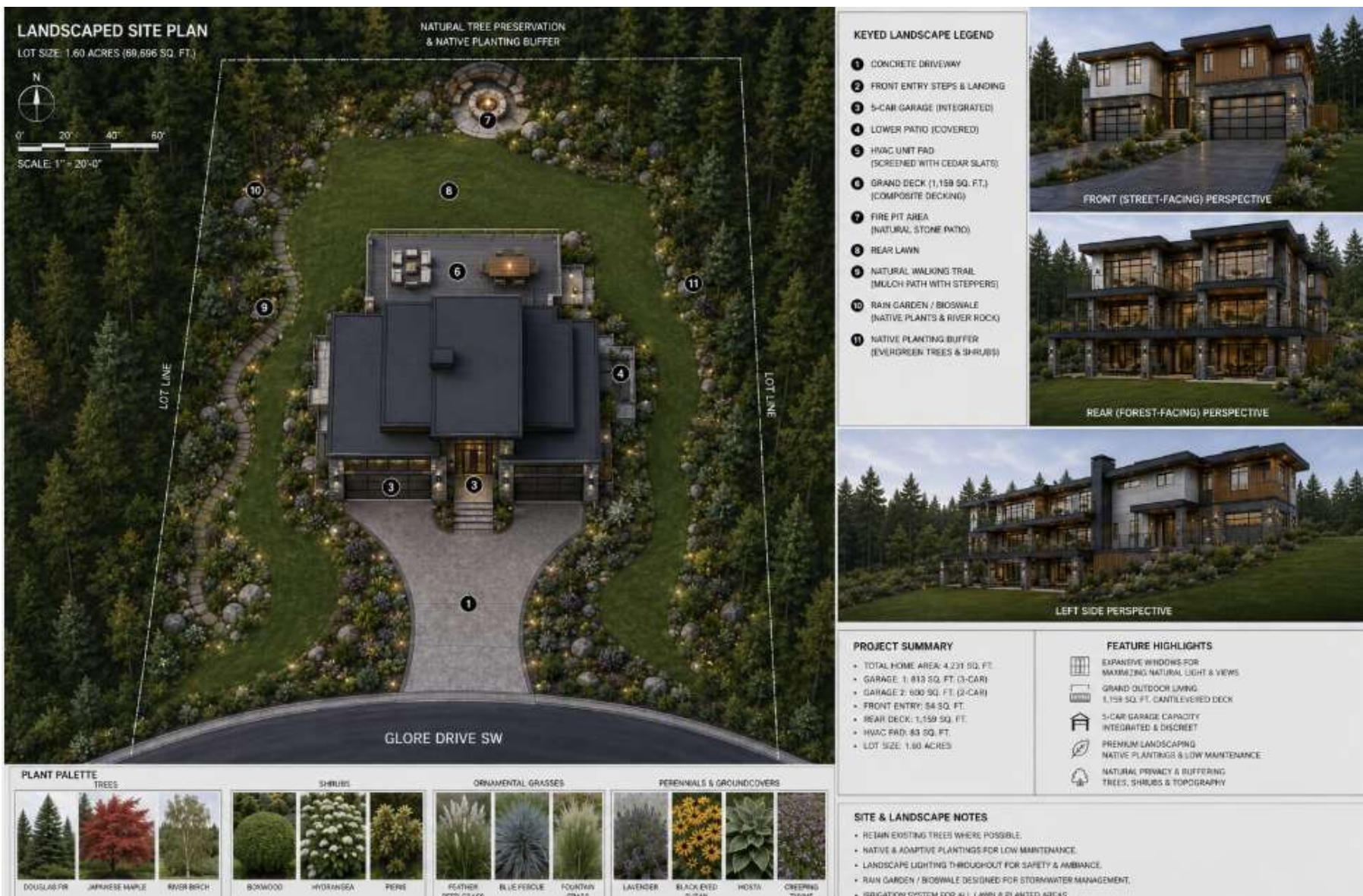
ENTRY DETAIL



DECK & RAILING DETAIL



REAR PATIO DETAIL



FEATURE HIGHLIGHTS

EXPANSIVE WINDOWS FOR
MAXIMIZING NATURAL LIGHT & VIEWS

GRAND OUTDOOR LIVING
1,159 SQ. FT. CANTILEVERED DECK

5-CAR GARAGE CAPACITY
INTEGRATED & DISCREET

PREMIUM LANDSCAPING
NATIVE PLANTINGS & LOW MAINTENANCE

NATURAL PRIVACY & BUFFERING
TREES, SHRUBS & TOPOGRAPHY

SITE & LANDSCAPE NOTES

•

RETAIN EXISTING TREES WHERE POSSIBLE.

•

NATIVE & ADAPTIVE PLANTINGS FOR LOW MAINTENANCE.

•

LANDSCAPE LIGHTING THROUGHOUT FOR SAFETY & AMBIANCE.

•

RAIN GARDEN / BIOSWALE DESIGNED FOR STORMWATER MANAGEMENT.

•

IRRIGATION SYSTEM FOR ALL LAWN & PLANTED AREAS.

PLANT PALETTE

TREES

DOUGLAS FIR

JAPANESE MAPLE

RIVER BIRCH

SHRUBS

BOXWOOD

HYDRANGEA

PIERIS

ORNAMENTAL GRASSES

FEATHER
REED GRASS

BLUE FESCUE

FOUNTAIN
GRASS

PERENNIALS & GROUNDCOVERS

LAVENDER

BLACK-EYED
SUSAN

HOSTA

CREeping
THYME



AGENDA ITEM MEMORANDUM

MEETING OF: August 10, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Understanding Economic Development in the City of Mableton - Artie Jones, Economic Development Director

BACKGROUND/SUMMARY: TO: Mayor and City Council

FROM: Artie Jones, Economic Development Director

THROUGH: William Tanks, City Manager

DATE: August 12, 2026

SUBJECT: Understanding Economic Development in the City of Mableton

Purpose

The purpose of this workshop presentation is to provide the Mayor and City Council with a foundational overview of the principles, practices, and processes of modern economic development. As the City of Mableton continues to establish itself as a competitive destination for investment and redevelopment, it is important that elected officials share a common understanding of the economic development profession, the strategic role of the City's Economic Development Department, and the factors that influence business recruitment, redevelopment, and private investment decisions.

Background

Economic development is a specialized discipline focused on creating the conditions that encourage private investment, business growth, job creation, redevelopment, and an enhanced quality of life for residents. Unlike many municipal functions that produce immediate and visible outcomes, economic development initiatives often require years of planning, relationship building, market analysis, infrastructure coordination, financial structuring, and negotiations before projects become publicly visible.

Many business recruitment and redevelopment initiatives are conducted under confidentiality agreements or non-disclosure agreements (NDAs) requested by developers, property owners, site selectors, and prospective businesses. These agreements are standard practice throughout the economic development profession and are essential to protecting the City's competitiveness while maintaining the integrity of negotiations.

This presentation has been developed to provide an overview of the economic development process without disclosing confidential projects or discussing the day-to-day administrative operations of the department, consistent with the City's Council-Manager form of government.

Discussion

The presentation entitled "**Mableton Economic Development 101**" is designed to educate and inform the Mayor and City Council on the following topics:

- The definition and purpose of economic development.
- The evolving role of economic development in modern local government.
- The distinction between economic development and other municipal functions.
- The typical lifecycle of economic development projects and why major developments require long-term planning.
- The importance of confidentiality in business recruitment and redevelopment initiatives.
- How economic development performance can be measured through strategic metrics and outcomes.
- Current strategic initiatives underway within the Economic Development Department at a non-confidential level.
- The respective roles of the Mayor and Council, the City Manager, and professional staff within the Council-Manager form of government.
- Professional development opportunities available to elected officials to enhance their understanding of economic development principles and best practices.

The presentation is intended to establish a common framework for understanding the City's economic development efforts and to provide context for evaluating long-term progress while recognizing the confidential nature of many active projects.

Recommendation

This item is presented for informational and educational purposes only. No formal action is requested of the Mayor and City Council.

BUDGETED/FINANCIAL IMPACT – FUND: There is no fiscal impact associated with this presentation item.

RECOMMENDATION: This item is presented for informational and educational purposes only. No formal action is requested of the Mayor and City Council.

ATTACHMENTS:

1. 08_10_2026 - Econ Dev Department Presentation



UNDERSTANDING ECONOMIC DEVELOPMENT BUILDING MABLETON'S ECONOMIC FUTURE

PRESENTED BY: Artie Jones, III, Economic Development Director

City of Mableton

PURPOSE OF TODAY'S DISCUSSION

Objectives

- Explain what Economic Development is
- Explain what Economic Development is NOT
- Describe the role of the Economic Development Department
- Explain why major projects require confidentiality
- Identify measurable indicators of success
- Provide an overview of accomplishments & initiatives currently underway

WHAT IS ECONOMIC DEVELOPMENT?

Economic Development is...

Improving the economic well-being and quality of life of residents by creating conditions that support:

- Private investment
- Job creation
- Business expansion
- Higher property values
- Stronger tax base
- Entrepreneurial growth
- Redevelopment
- Quality of life

Economic Development is about creating an environment where investment naturally occurs.



WHAT ECONOMIC DEVELOPMENT IS NOT



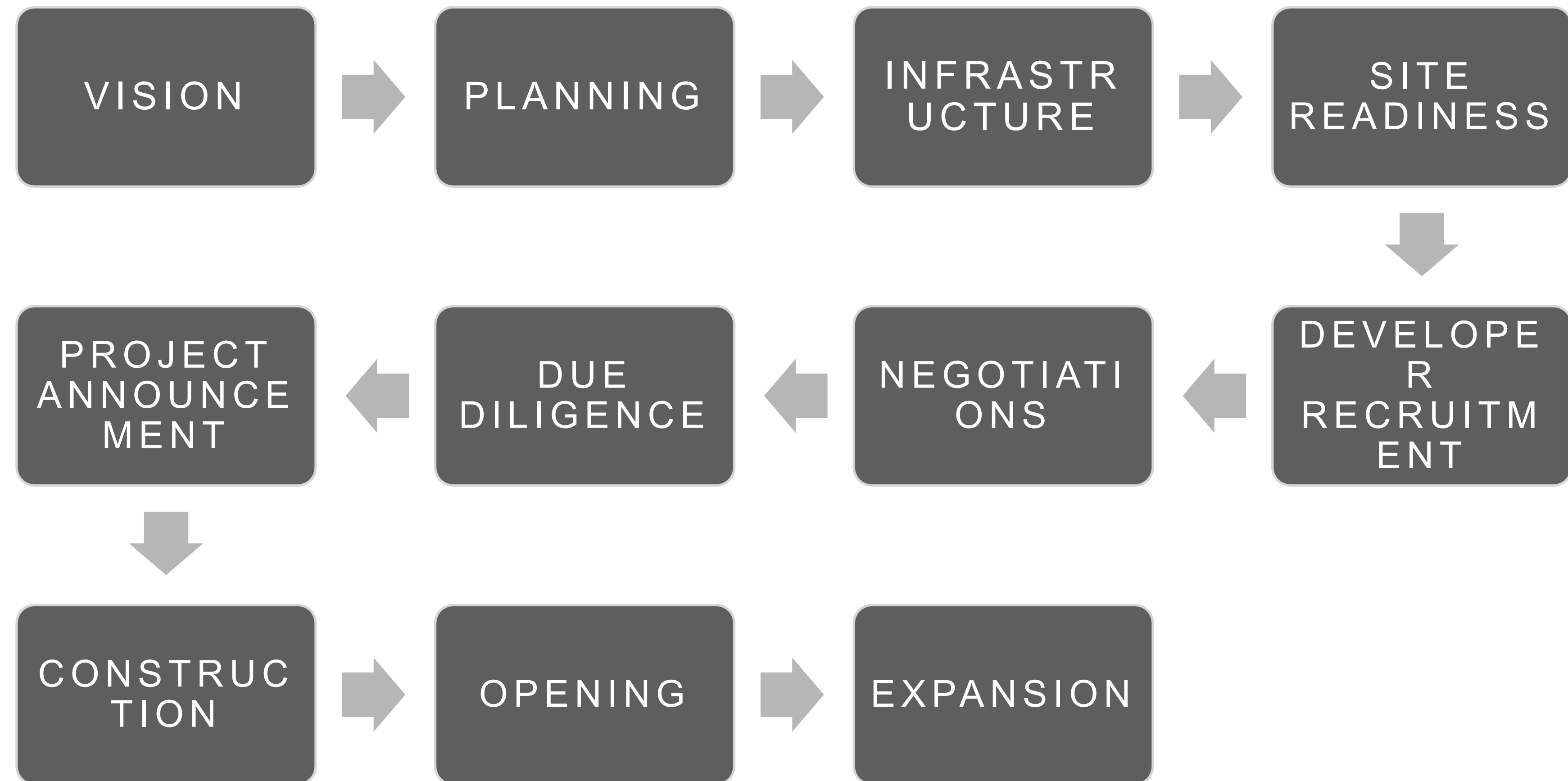
Economic Development is **NOT**:

- X Selling land
- X Issuing permits
- X Inspecting buildings
- X Code Enforcement
- X Planning & Zoning
- X Public Works
- X Day-to-day management of development projects

Economic Development serves as:

- ✓ Strategist
- ✓ Convener
- ✓ Facilitator
- ✓ Business Advocate
- ✓ Relationship Builder
- ✓ Investment Recruiter

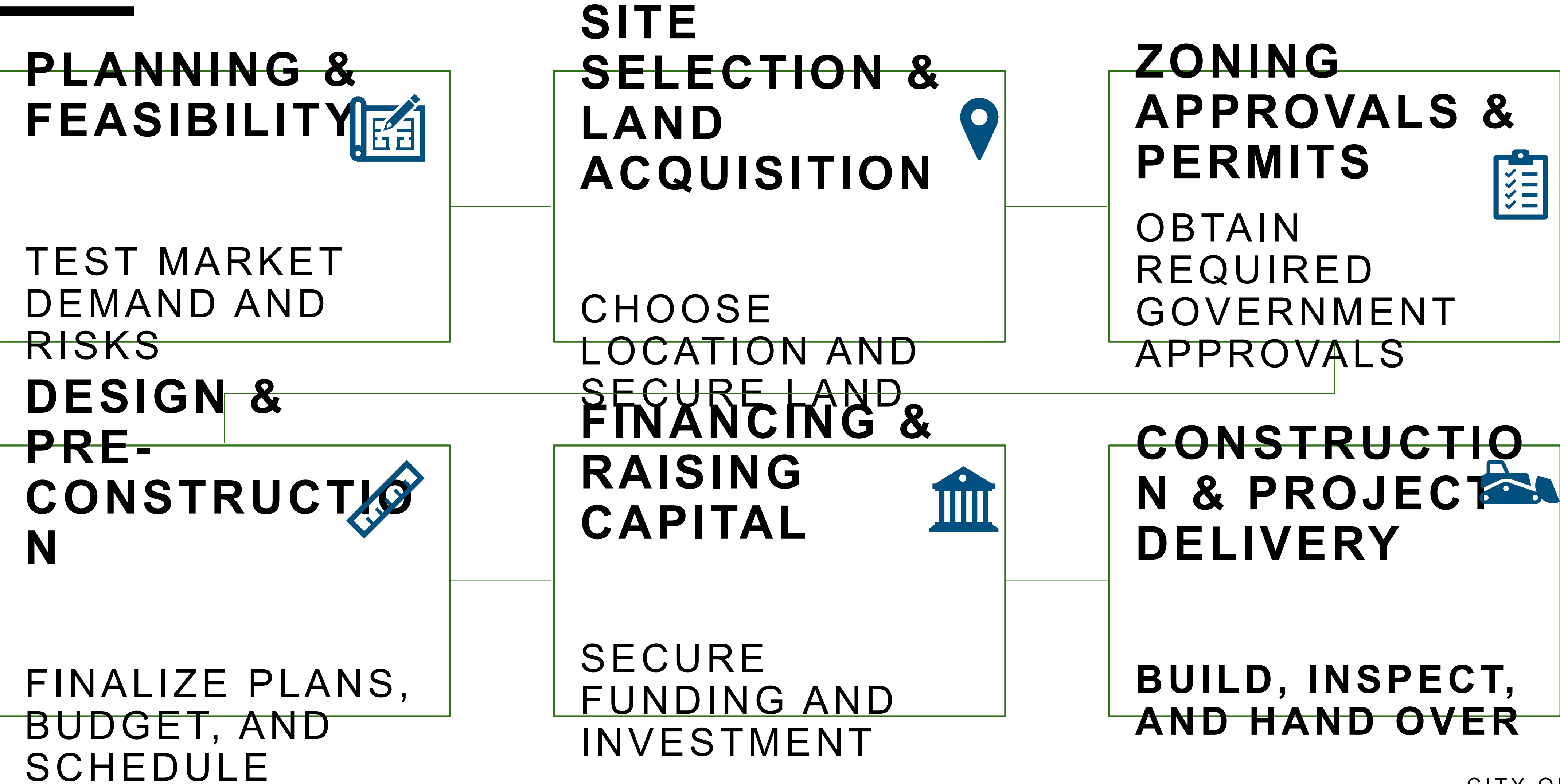
THE ECONOMIC DEVELOPMENT PROCESS



Most transformational projects require 3-10 years for concept to completion.



THE 6 STAGES OF COMMERCIAL DEVELOPMENT



SITE SELECTION: HOW COMPANIES CHOOSE COMMUNITIES

Companies evaluate communities using objective criteria, including:

- Workforce availability
- Transportation access
- Utility capacity
- Tax structure
- Available sites
- Regulatory environment
- Leadership stability
- Quality of life
- Educational institutions
- Speed of government decision-making

AVERAGE TIMELINE

RETAIL RECRUITMENT: 18-36
MONTHS

MIXED-USE DEVELOPMENT: 3-7
YEARS

ENTERTAINMENT DISTRICT: 5-10
YEARS

INDUSTRIAL PROJECTS: 2-5
YEARS



BEFORE

AFTER

ATLANTA STEEL MILL
Once an industrial site with limited use and opportunity.

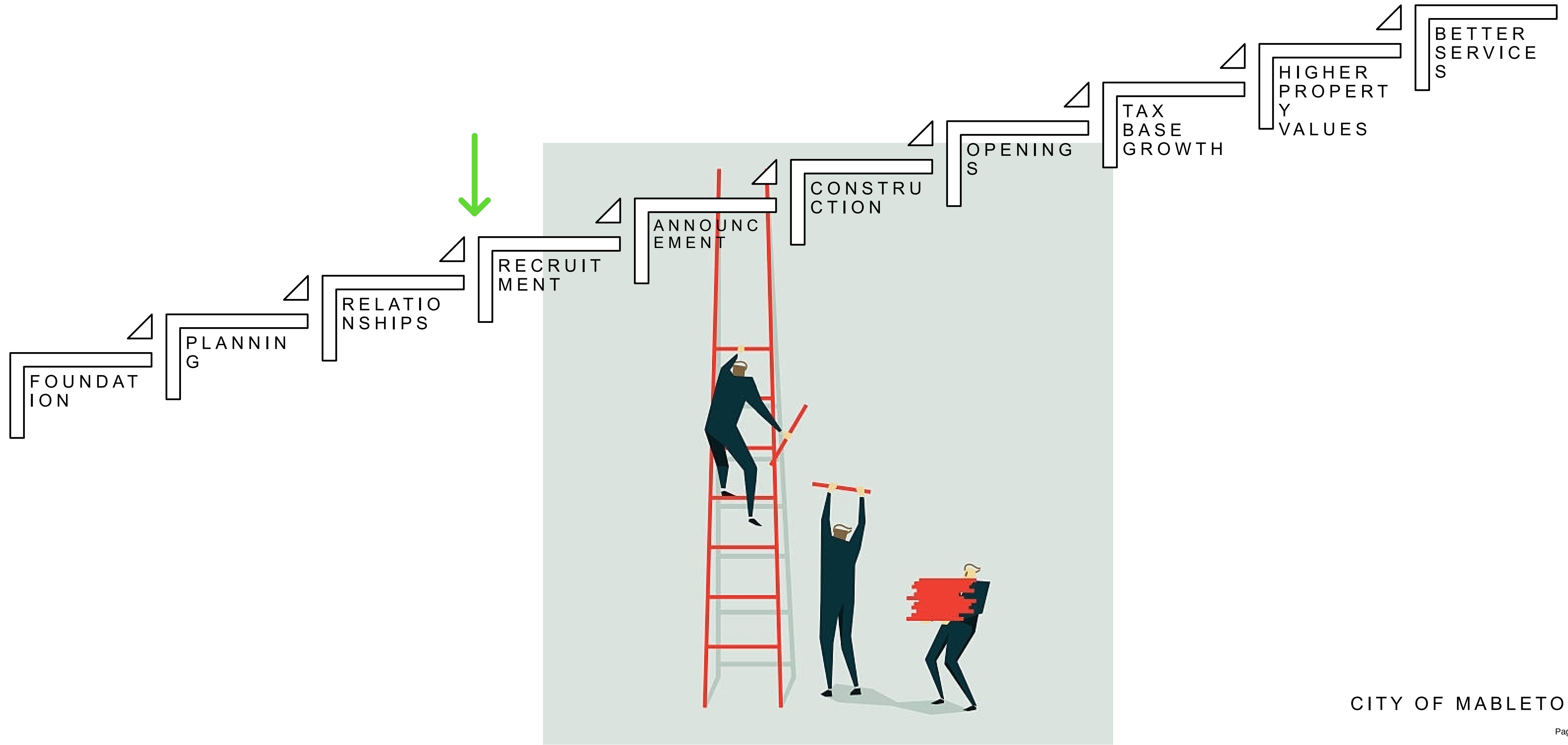
ATLANTIC STATION TODAY
A thriving, walkable community featuring retail, office, residences, and green spaces.

WHAT SUCCESS LOOKS LIKE

Economic Development Success Indicators

- How many projects are active?
- How many investors are evaluating Mableton?
- How many businesses were assisted?
- How many development meetings occurred?
- How much private investment is in the pipeline?
- How many partnerships were created?

WHAT SUCCESS WILL LOOK LIKE OVER TIME



WHY CONFIDENTIALITY MATTERS

Economic Development professionals routinely execute:

- Non-Disclosure Agreements (NDAs)
- Confidentiality Agreements
- Exclusive Negotiating Agreements
- Letters of Intent



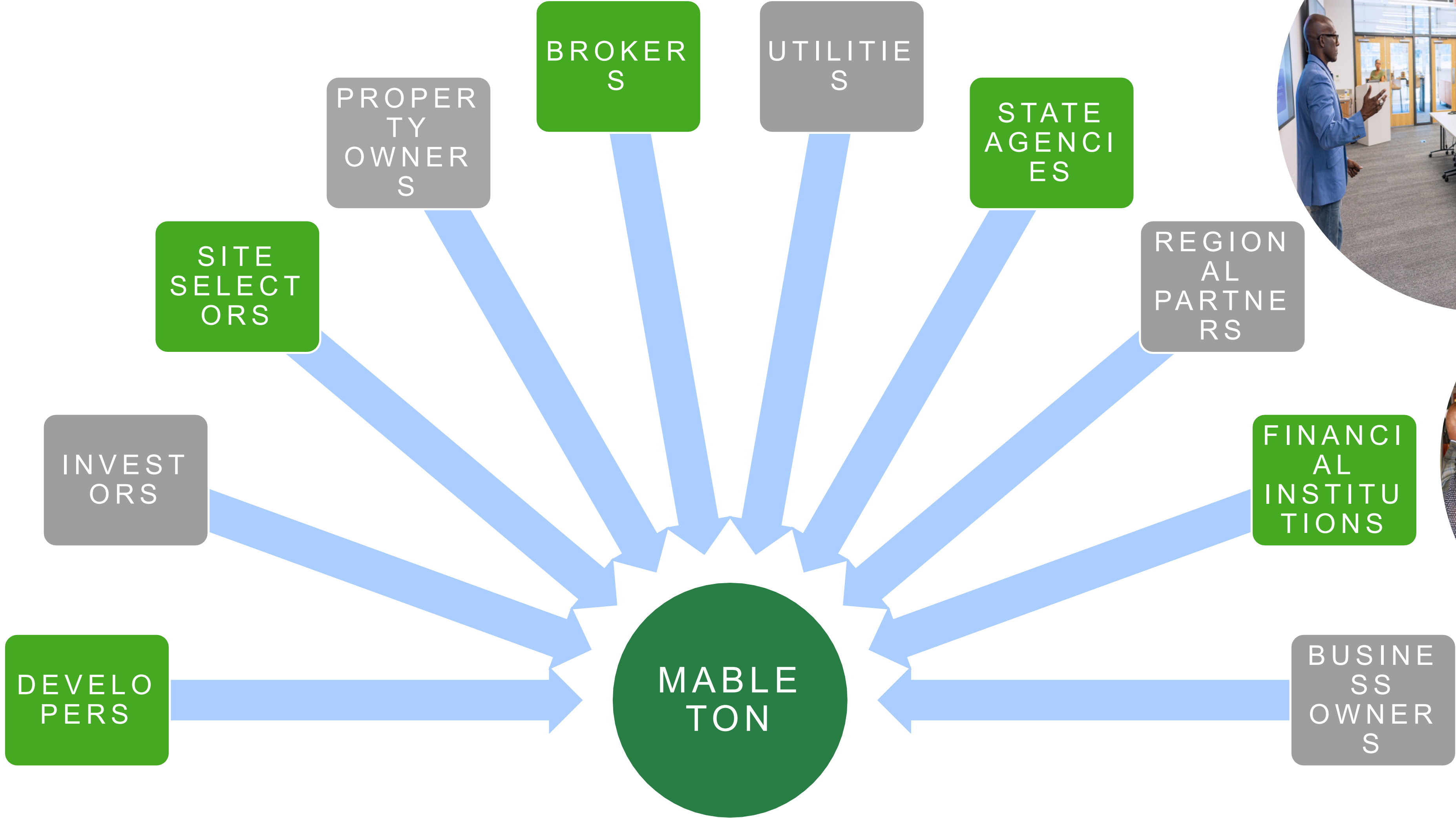
WHAT CAN BE SHARED

Without breaching confidentiality, Council can be informed of:

- ✓ Number of active projects
- ✓ Industry sectors being recruited
- ✓ General investment trends
- ✓ Department performance metrics
- ✓ Strategic initiatives
- ✓ Business outreach
- ✓ Partnership activities
- ✓ Marketing efforts



ECONOMIC DEVELOPMENT IS RELATIONSHIP DRIVEN



ECONOMIC DEVELOPMENT STAFF EXECUTES:

- ✓ Recruitment
- ✓ Business Retention
- ✓ Project Management
- ✓ Strategic Implementation

This reinforces the Council-Manager form of government.

MEASURING DEPARTMENT PERFORMANCE

- Business Retention & Expansion Visits
- Projects in Pipeline
- Marketing Campaigns
- Project Management Platform
- Community Partnerships
- Business Licenses/Commercial Building Permits



DEPARTMENT PILLARS & INITIATIVES

<u>Business Attraction</u>	<u>Business Retention</u>	<u>MARKETING</u>	<u>Redevelopment</u>
■ National retailer recruitment ■ Hospitality recruitment ■ Entertainment industry outreach ■ Mixed-use development recruitment	■ Existing business visits ■ Expansion assistance ■ Workforce partnership	■ ONEMABLETON BRANDING ■ DEVELOPER OUTREACH ■ SITE MARKETING ■ NATIONAL CONFERENCES	■ Redevelopment planning ■ Tax Allocation District preparation ■ Urban design initiatives



ACCOMPLISHMENTS & INITIATIVES UNDERWAY

Organizational Leadership

- ✓ Established Mableton's first Economic Development Department
- ✓ Assumed management of the Mableton Development Authority (MDA)
- ✓ Facilitated the MDA's strategic planning retreat
- ✓ Leading the official establishment of Meet Mableton

Business Engagement

- ✓ Conducted several BRE visits
- ✓ Conducted door-to-door business outreach w/ Code Enforcement
- ✓ Established an internal listing of major revenue-generating businesses
- ✓ Held the inaugural ONEMableton Breakfast
- ✓ Established Small Business Connect & Program Calendar
- ✓ DevelopMableton Luncheon – Spring 2027

Economic Development Planning

- ✓ Retail Plan & Recruitment Services RFP
- ✓ Initiated development on Mableton's first Economic Development Strategic Plan
- ✓ Feasibility Study for Entertainment District

Redevelopment Efforts

- ✓ Launched & facilitated Redevelopment Powers Law & TAD Education Campaign
- ✓ Launching Redevelopment & Small Area Planning RFP

KEY TAKEAWAYS

Economic Development is:

- ✓ Strategic
- ✓ Long-Term
- ✓ Relationship-Based
- ✓ Competitive
- ✓ Confidential
- ✓ Measurable
- ✓ Focused on Increasing Private Investment

WHY ECONOMIC DEVELOPMENT EDUCATION MATTERS

- ❖ Commercial real estate
- ❖ Corporate site selection
- ❖ Public finance
- ❖ Redevelopment
- ❖ Tax Allocation Districts (TAD)
- ❖ Public-private partnerships
- ❖ Workforce development
- ❖ Infrastructure finance
- ❖ International business
- ❖ Retail recruitment
- ❖ Incentive negotiations

NATIONAL ORGANIZATIONS THAT TRAIN ELECTED OFFICIALS



Organization	Focus
International Economic Development Council	Professional economic development education
*Georgia Academy for Economic Development	Georgia specific economic development
Georgia Municipal Association	Municipal governance
National League of Cities	Municipal leadership
International City/County Management Association	Council-Manager governance
Urban Land Institute	Redevelopment and land use



RECOMMENDED COURSES FOR MABLETON CITY COUNCIL



GEORGIA ACADEMY FOR ECONOMIC DEVELOPMENT

- Business Recruitment
- Business Retention
- Workforce Development
- Downtown Development
- Tourism
- Entrepreneurship
- Site Selection
- Community Marketing

ECONOMIC DEVELOPMENT MYTHS VS. REALITY



Myth

Reality

Developers simply choose cities they like



Companies conduct rigorous site selection

Projects happen quickly



Major developments often require years from conception to completion

Economic development is primarily about recruiting new businesses



Business retention, expansion, redevelopment, and entrepreneurship are equally important.

Incentives alone secure projects



Workforce, infrastructure, market conditions, and leadership are often more influential.

Confidentiality limits transparency



Confidentiality protects the City’s competitiveness and the integrity of negotiations.

EDUCATIONAL PLAN FOR THE CITY COUNCIL



- ✓ Georgia Academy for Economic Development
- ✓ Georgia Municipal Association Newly Elected Officials Institute
- ✓ Economic Development Department Project Tour
- ✓ Retail Market Presentation



HOW COUNCIL CAN SUPPORT ECONOMIC DEVELOPMENT

Council's most valuable contributions include:

- Supporting infrastructure investment
- Funding strategic initiatives
- Championing redevelopment efforts
- Serving as ambassadors for Mableton
- Attending ribbon cuttings and economic development events
- Encouraging regional partnerships

THE MABLETON ECONOMIC DEVELOPMENT JOURNEY



YESTERDAY

- PLANNING
- RELATIONSHIP BUILDING
- COMMUNITY VISION
- STRATEGIC
- PREPARATION



TODAY

- BUSINESS RECRUITMENT
- DEVELOPER ENGAGEMENT
- REDEVELOPMENT PLANNING
- INFRASTRUCTURE COORDINATION



TOMORROW

- NEW INVESTMENT
- HIGHER PROPERTY VALUES
- EXPANDED TAX BASE
- NEW JOBS



QUESTIONS?



AGENDA ITEM MEMORANDUM

MEETING OF: August 10, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Parks and Recreation Department Presentation - Travis Landrum, Parks and Recreation Director

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. Parks and Recreation Department Presentation
2. _2027 Mableton City Events Calendar - City Council Powerpoint Presentation



Parks and Recreation Department Overview

Mission and Vision Statement

◆ Mission

- ◆ *To strengthen our community's quality of life through welcoming parks, meaningful recreation, and dependable services delivered with consistency, transparency, and responsible, cost-efficient management.*

◆ Vision

- ◆ *To be a trusted and innovative parks and recreation department that enriches everyday life—where vibrant parks, inclusive programs, and responsible stewardship create a thriving, connected community for generations to come.*

DEPARTMENT OPERATIONS

- ◆ Org Structure
- ◆ Overview of each Division:
 - ◆ Administration
 - ◆ Collaboration
 - ◆ Special Events
- ◆ Upcoming Initiatives



PARKS AND RECREATION TEAM

- ◆ Travis Landrum - Director
- ◆ Dr. Ashlee Newton - Event Coordinator
- ◆ Michele Coursey - Event Coordinator
- ◆ Seasonal Positions

Classification and Pay Plan - Feb. 2, 2026

- (1) Parks and Recreation Director
- (1) Administrative Assistant
- (1) Cultural Arts and Affairs Manager
- (2) Events Coordinator
- (1) Operations and Facilities Manager
- (1) Volunteer Coordinator
- (20) Seasonal Employees

Proposed in FY 27 Budget

- (1) Parks and Recreation Director
- (2) Event Coordinators
- (5) Seasonal Employees
- (2) FTES Request to Reclassification
 - Cultural Arts and Affairs Manager
 - Operations and Facilities Manager
- (2) FTES Unfunded
 - Administrative Assistant
 - Volunteer Coordinator

ADMINISTRATION

TASKS & OBJECTIVES TO DATE

- ◆ NRPA Membership
- ◆ GRPA Membership
 - ◆ Executive Process (underway)
 - ◆ Resolution of department establishment
- ◆ Department SOP's
- ◆ Team Professional Development
- ◆ Operational Assessment
 - ◆ PlacerAI
 - ◆ Eventeny
- ◆ FY 27 Budget Prep
- ◆ Discussions regarding 22 acres
- ◆ Hired additional staff: (1) FTE, Seasonals

COLLABORATION

- ◆ Sustainability, Beautification & Greenspace
 - ◆ Outdoor Initiatives
 - ◆ Tree Canopy Workshop
- ◆ Economic Development
 - ◆ Entertainment District
- ◆ Community Development
 - ◆ Comprehensive Plan
- ◆ Communications
 - ◆ Georgia Cities Week
 - ◆ Branding Committee
- ◆ Courts
 - ◆ Mural Project
- ◆ Capital Project: 22 acres land development

SPECIAL EVENTS

TASKS & OBJECTIVES TO DATE

- ◆ 2026 Event Schedule
 - ◆ Movie Night Series
 - ◆ Fall Jazz Concert
 - ◆ Living Legends Senior Brunch
 - ◆ Mableton Day Festival
 - ◆ Food Truck Fridays
 - ◆ Senior Thanksgiving Luncheon
 - ◆ Blues & BBQ

UPCOMING INITIATIVES

- ◆ Seniors
- ◆ Programming
- ◆ Additional/New Events



Parks and Recreation Questions?



Parks and Recreation Department

2027 Special Events



2027 CITY EVENTS CALENDAR



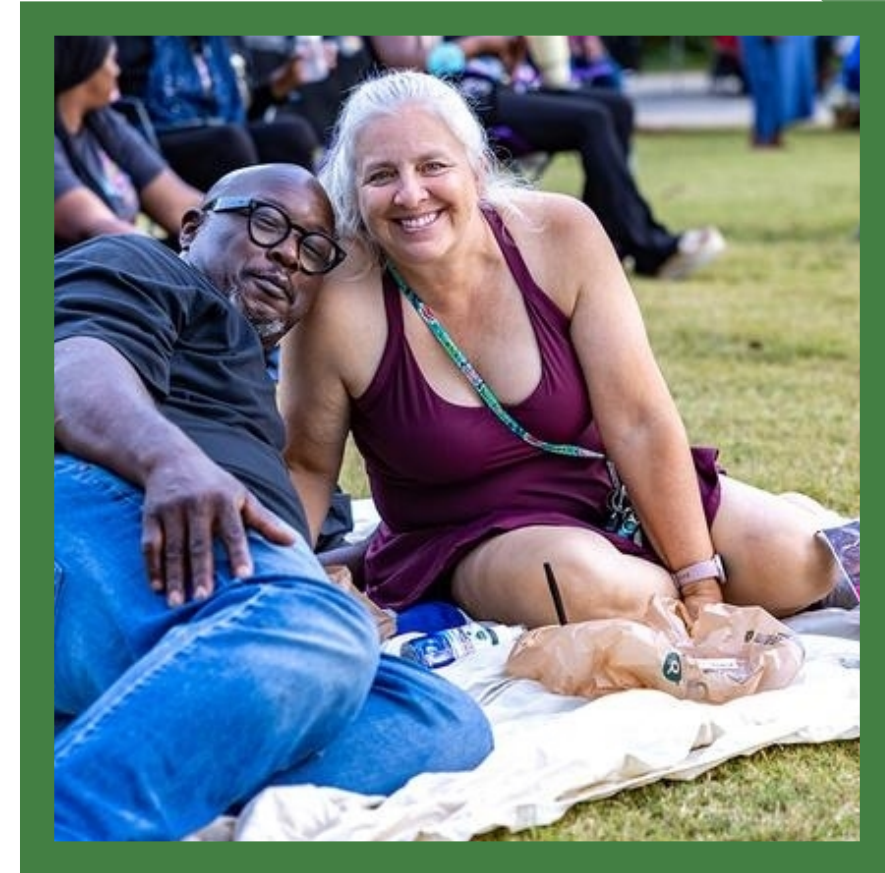
- ▶ *Mableton Movie Night Series* - various dates
- ▶ *Living Legends Seniors Brunch* - May 28, 2027
- ▶ *Mableton Anniversary Concert* - May 28, 2027
- ▶ *Mableton Day Festival* - May 29, 2027
- ▶ *Blues & BBQ* - August 14, 2027
- ▶ *Fall Jazz Concert* - September 24, 2027
- ▶ *Seniors Thanksgiving Luncheon* - November 12, 2027

Mableton Movie Night Series

- **March 19, 2027**
- **April 23, 2027**
- **July 16, 2027**
- **September 10, 2027**
- **October 15, 2027**
- **October 22, 2027**
- **December 10, 2027**

MOVIE THEMES:

- Women's History Month
- Georgia Cities' Week
- Back to School
- Hispanic Heritage Month
- Halloween (Family-Friendly)
- Horror (Adults Only)
- Holiday



Living Legends Senior's Brunch

May 28, 2027

EVENT DETAILS:

- Mableton Banquet Hall Venue Rental
- DJ
- Brunch for Seniors (Roughly 250 Seniors; Elected Officials + Workers)
- Living Legends Awards
- Marketing + Advertising
- Entertainment



Mableton Anniversary Concert

May 28, 2027

EVENT DETAILS:

- Mablehouse Amphitheatre
- Performers
- Staff T-Shirts
- Marketing + Advertising
- Entertainment



Mableton Day Festival

May 29, 2027

EVENT DETAILS:

- LED Screen + Stage Rental + Emcee
- Staff T-Shirts
- Larger Venue Rental
- Cobb County Overflow Parking
- DJ; Kid Zone; Stage Entertainment
- Tent; Table + Chairs for Patrons
- Marketing + Advertising
- Porta Potty + Handwashing Stations
- Cobb County Police Department Officers for public safety and road blockage



Blues & BBQ

August 14, 2027

EVENT DETAILS:

- LED Screen + Stage Rental + Emcee
- Staff T-Shirts
- Blues Performers
- Cobb County Overflow Parking
- Tent; Tables + Chairs for Patrons
- Marketing + Advertising
- Porta Potty + Handwashing Stations
- Cobb County Police Department Officers for public safety and road blockage
- Awards for best BBQ

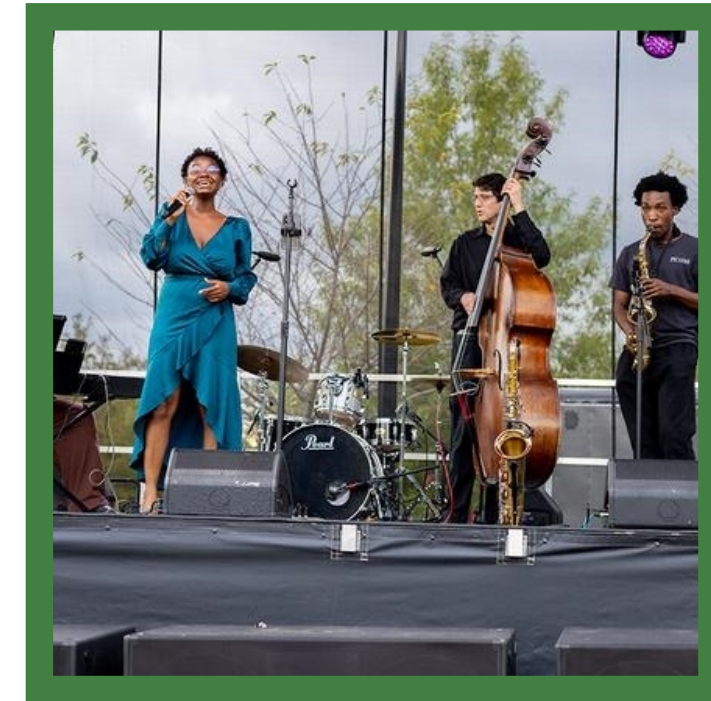


Fall Jazz Concert

September 24, 2027

EXPENSES INCLUDE:

- LED Screen + Stage Rental + Emcee
- Staff T-Shirts
- Jazz Bands
- Cobb County Overflow Parking
- Tent; Tables + Chairs for Patrons
- Marketing + Advertising
- Porta Potty + Handwashing Stations
- Cobb County Police Department Officers for public safety and road blockage



Seniors Thanksgiving Luncheon

November 12, 2027 **EXPENSES INCLUDE:**

- Entertainment
- Mableton Banquet Hall Rental + Decor
- DJ
- Marketing + Advertising
- Thanksgiving Meal (Roughly 250 Seniors; Elected Officials + Workers)



QUESTIONS



AGENDA ITEM MEMORANDUM

MEETING OF: August 10, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Household Hazardous Waste Collection Event Recap - Emily Ryan, Sustainability, Greenspace, and Beautification Director

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. SGB - 08.10.26 - HHW Event Recap - Final



Household Hazardous Waste Event Recap

Prepared for: City Council Work Session, August 10, 2026

*Prepared by: Julia Greatrex -Sustainability, Greenspace, and
Beautification (SGB) Manager*

Event Overview & Grant Funding



Grant Funded

Funded in part through Georgia EPD's **Recycling and Waste Diversion (RWD) Grant**, leveraging state resources directly for Mableton residents.



Location & Logistics

Hosted locally at the **Gordon Road Village Shopping Center** on June 6th from 8 AM – 12 PM in a centralized, easily accessible drive-thru setup.



Resident Signups

250 registration slots offered and 216 sign-ups — demonstrating strong local demand for home hazardous waste disposal.



Expert Vendor Partner

Partnered with **MXI Environmental Services** for safe, certified sorting, packaging, and environmental processing.

A Better Experience for Our Community

Previous Challenges

Regional Competition: Neighbors had to compete for limited county-wide registration slots.

Long Drives: Required a long trip all the way up to Jim R. Miller Park in Marietta.

Missed Opportunities: Limited spots meant many Mableton families got turned away each year.

The Mableton Way

Right at Home: Hosted directly in our city at Gordon Road Village Shopping Center.

Mableton Exclusive: Reserved 100% for our local residents—no outside competition.

Easy & Nearby: Short drive, zero hassle, and tailored right to our community.



Operational Highlights & Resident Experience

Great Service, Zero Hassle

- ✔ **Households Served:** 142 registered residents participated in the event!
- ⚡ **Zero Line Delays:** Our smooth drive-thru setup kept cars moving with virtually no wait time.
- 😊 **Top-Notch Service:** City and vendor staff answered questions and handled every item with friendly care.



Measurable Environmental Impact

15,300

POUNDS COLLECTED

4 Hours of High-Impact Action

Mableton residents safely disposed of **7.6 tons of hazardous materials**.

This massive diversion directly prevents severe environmental harm:

- ✓ Keeps dangerous contaminants out of local landfills
- ✓ Protects Mableton's creeks, rivers, and watershed ecosystem
- ✓ Safeguards soil quality and surrounding habitats



What We Safely Collected

Our team safely collected, sorted, and packed up key household items:

-  **Paint & Stains:** Stacks of latex and oil paint cans
-  **Household Chemicals:** Cleaners, lawn and garden pesticides
-  **Batteries & Oils:** Car batteries, lithium cells, and used motor oil
-  **Tanks & Canisters:** Propane tanks and helium cylinders



Teamwork & What's Next

Kudos! - A huge shoutout to our volunteers and seasonal workers who worked tirelessly on event day

Vendor Team - Our collection partner delivered a seamless, safe, and friendly experience for every neighbor.

Building a Tradition - We now have a proven blueprint to keep making history and keeping Mableton clean year after year!





Questions & Discussion

Thank you, Mayor and City Council, for supporting local environmental initiatives!





AGENDA ITEM MEMORANDUM

MEETING OF: August 10, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Department of Communications Annual Update — Gregory Woods, Communications Director

BACKGROUND/SUMMARY: The Department of Communications will provide an annual update highlighting departmental accomplishments, recent communications analytics, and internal processes that support timely, accurate, and consistent City information.

BUDGETED/FINANCIAL IMPACT – FUND: No additional budgeted or financial impact.

RECOMMENDATION: Receive the annual update for informational purposes.

ATTACHMENTS:

1. Communications Annual Update



COMMUNICATIONS ANNUAL UPDATE

PRESENTED BY: GREGORY WOODS
DIRECTOR OF COMMUNICATIONS

TODAY'S PURPOSE

This presentation will cover three things:

- The role of Communications
- How departments can work with Communications effectively
- What the department has accomplished so far



A large crowd of people is gathered outdoors, likely at a festival or event. The word "ARE" is overlaid in large, white, bold, sans-serif capital letters across the center of the image. The background shows a grassy area with people standing and sitting. Some people are holding up phones to take pictures. The overall scene is bright and sunny.

WHO WE ARE

The Department of Communications serves as the City's centralized office for public information, helping ensure internal and external stakeholders receive accurate, timely, and accessible information about City business.

We help connect City operations to the people they serve.



OUR RESPONSIBILITY

Communications helps ensure City information is:



Accurate



Timely



Consistent



Accessible



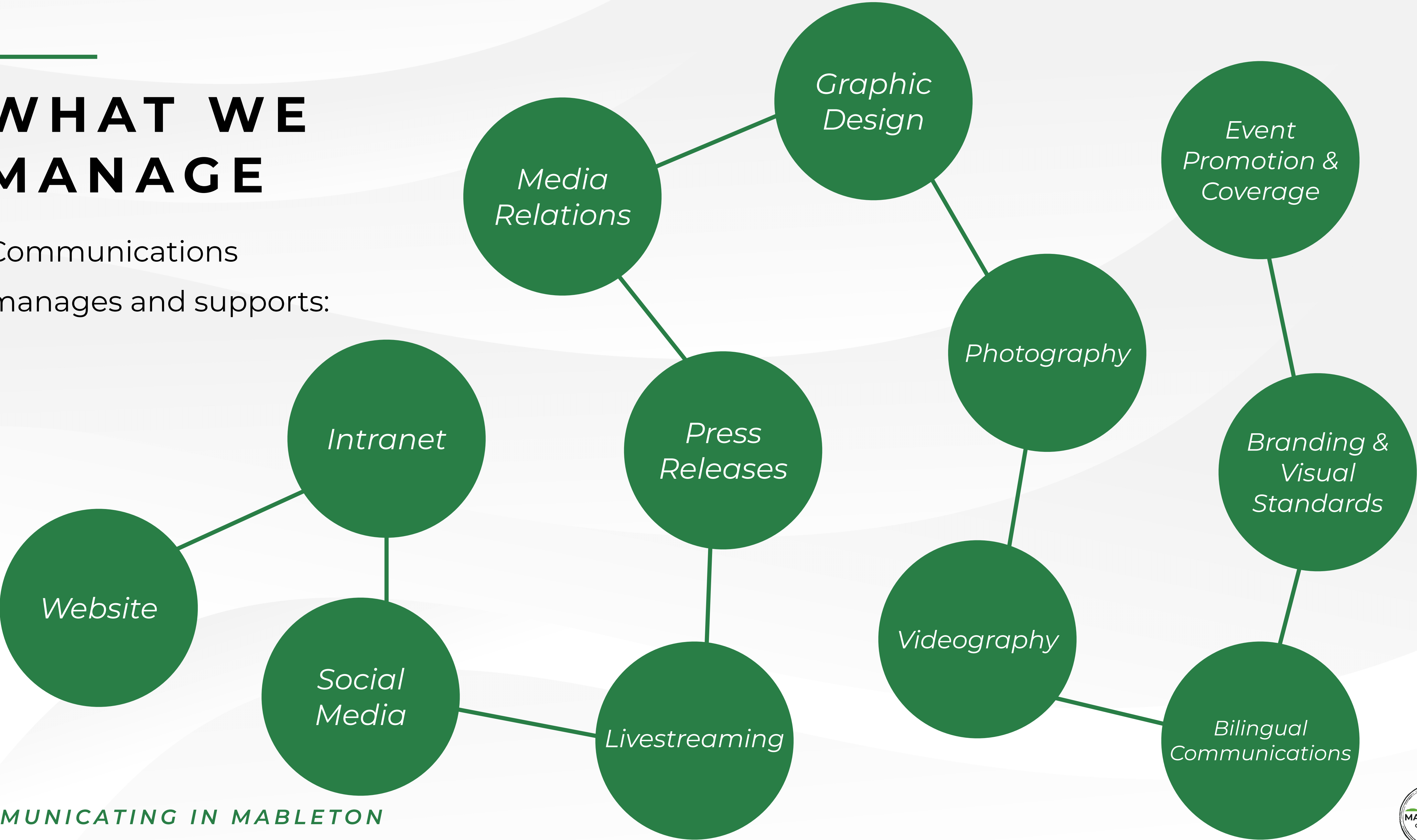
Professional



Aligned with the City's message

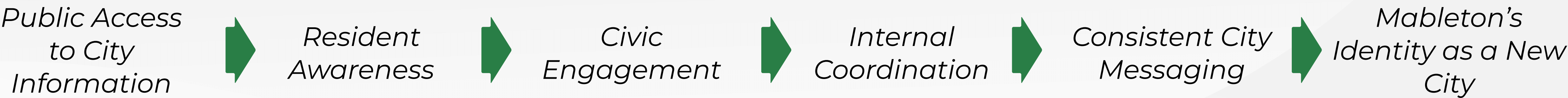
WHAT WE MANAGE

Communications
manages and supports:



WHY COMMUNICATIONS MATTERS

Strong communication supports:



Many core functions of local government depend on clear, timely, and accurate communication.

SECTION 2

WORKING WITH COMMUNICATIONS

Page 217 of 232

WORKING WITH COMMUNICATIONS EFFECTIVELY

Communications works best when departments:

- Bring us in early
- Submit complete information
- Identify the audience
- Provide clear deadlines
- Share draft language or key details
- Identify who gives final approval
- Use the correct intake form



WHAT TO EXPECT FROM US

Communications will:

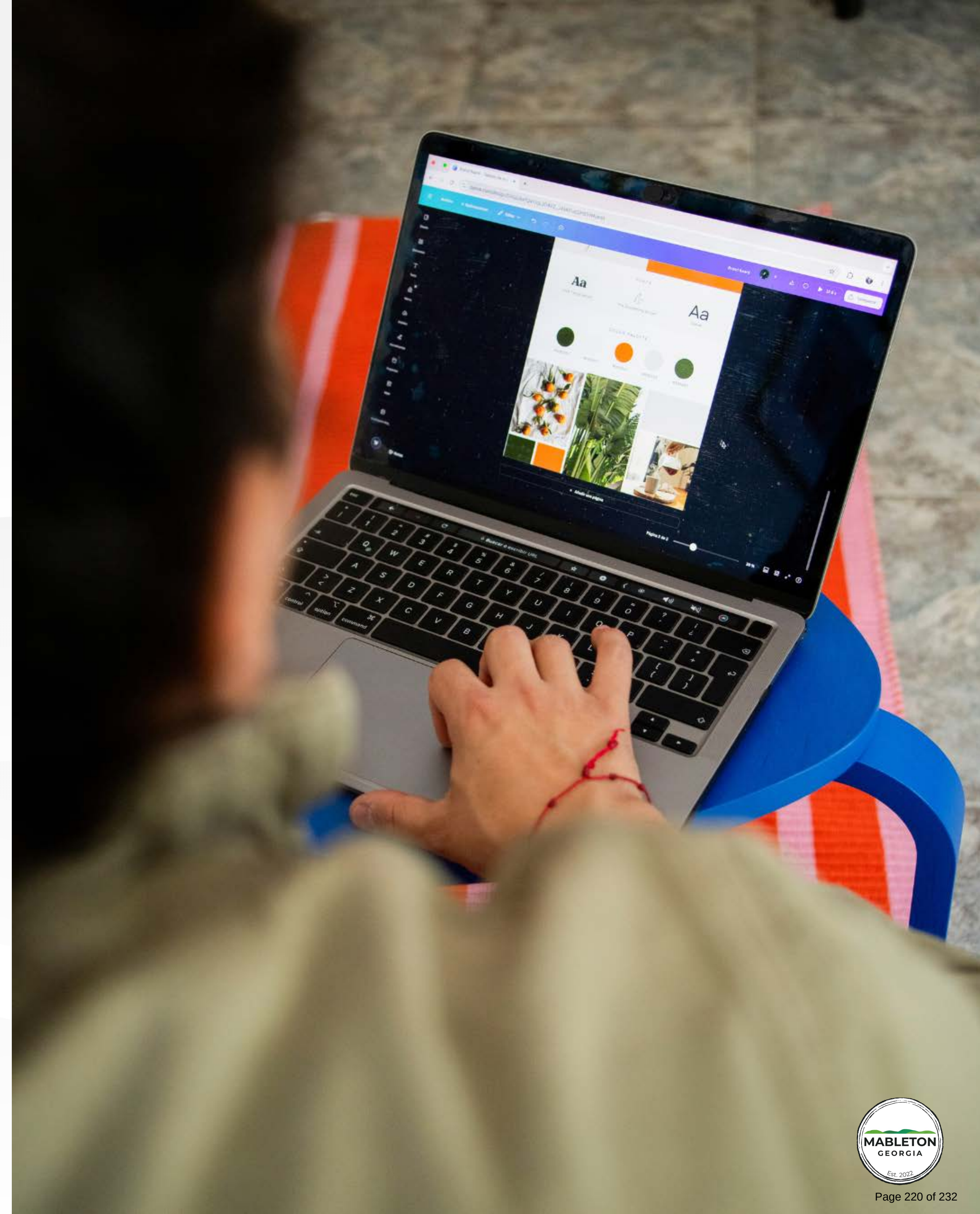
- Review requests
- Clarify project scope
- Coordinate timelines
- Assign the appropriate team member
- Communicate next steps
- Produce, publish, or deliver approved materials



WHAT A COMPLETE REQUEST INCLUDES

A complete request should include:

- Project goal
- Target audience
- Requested deliverables
- Deadline or event date
- Draft language or key details
- Supporting documents or images
- Approval contact

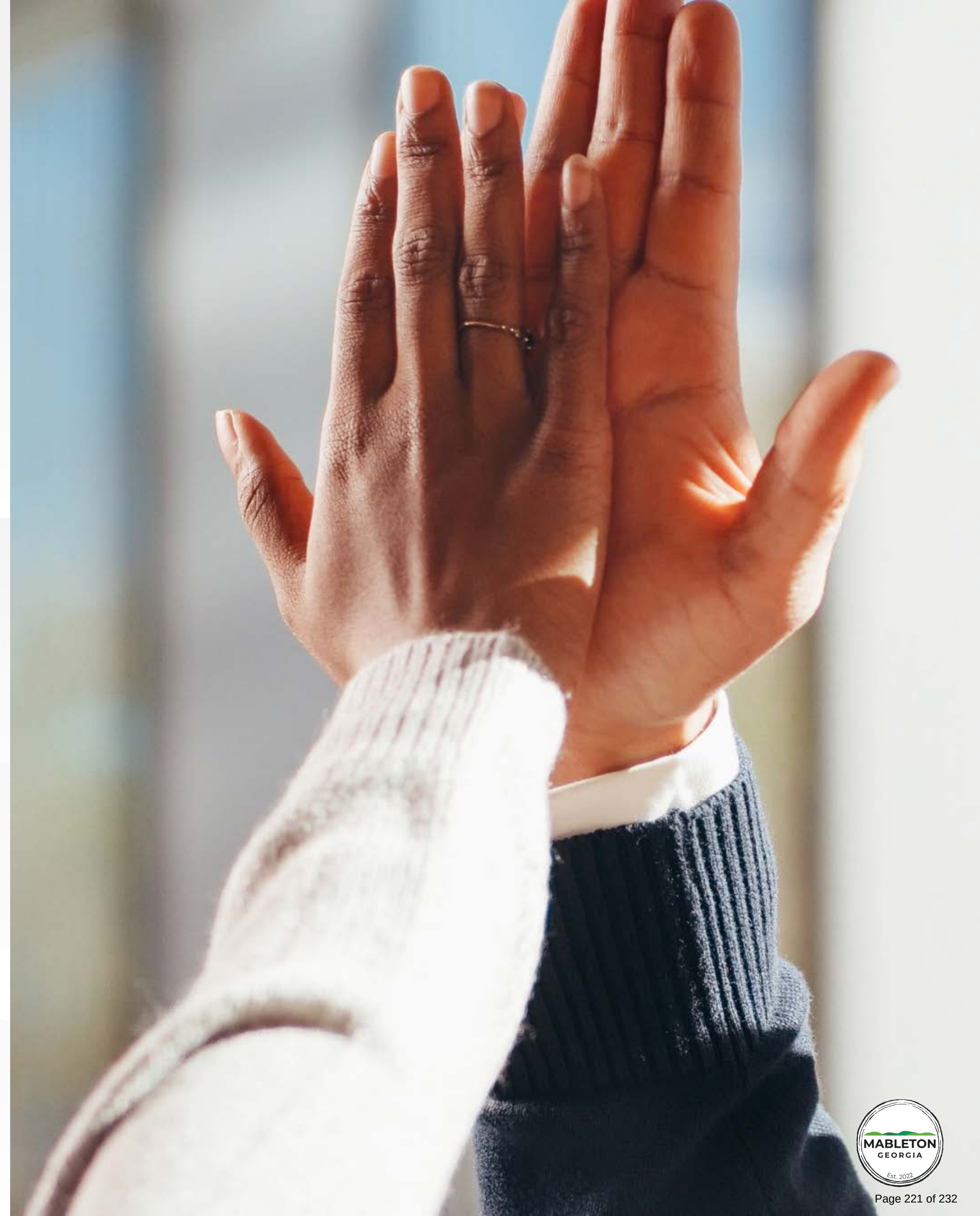


WHY INTAKE FORMS MATTER

Intake forms help us:

- Organize requests
- Prioritize workload
- Track project details
- Plan production schedules
- Reduce confusion
- Deliver stronger work

The goal is coordination.



THE FIVE COMMUNICATIONS FORMS

Communications currently uses five primary forms:

- ▶ EVENT COVERAGE & PROMOTION SUPPORT
- ▶ EVENT COVERAGE SUPPORT ONLY
- ▶ PROJECT SUPPORT (NON-EVENT)
- ▶ WEBSITE UPDATES
- ▶ NOT SURE? START HERE

Located on the Employee Intranet

1

Event Intake Form

2

Non-Event Project Form

3

Event Coverage & Promotion Form

4

Website Update Form

5

Project Consultation Form

WHICH FORM SHOULD I USE?

Event Intake Form

For basic event information and event planning support.

Non-Event Project Form

For flyers, presentations, brochures, videos, campaigns, and other non-event projects.

Event Coverage & Promotion Form

For events that need promotion, graphics, photography, video, social media, or recap content.

Website Update Form

For website edits, new pages, document uploads, calendar updates, and corrections.

Project Consultation Form

For early-stage ideas when you are not sure where to start or what you need.

COMMON DELAYS

Projects are harder to complete when:

- Requests are submitted late
- Details are missing
- The audience is unclear
- Draft language is not provided
- Multiple people give conflicting direction
- Approval contacts are not identified
- Communications is brought in at the last step



WORKING AS PARTNERS

Communications is not just the final step before something is published.

We are here to help departments communicate clearly, professionally, and effectively with residents, staff, stakeholders, and the public.

The earlier we are involved, the stronger the final product.

SECTION 3

ACCOMPLISHMENTS SO FAR

Page 226 of 232

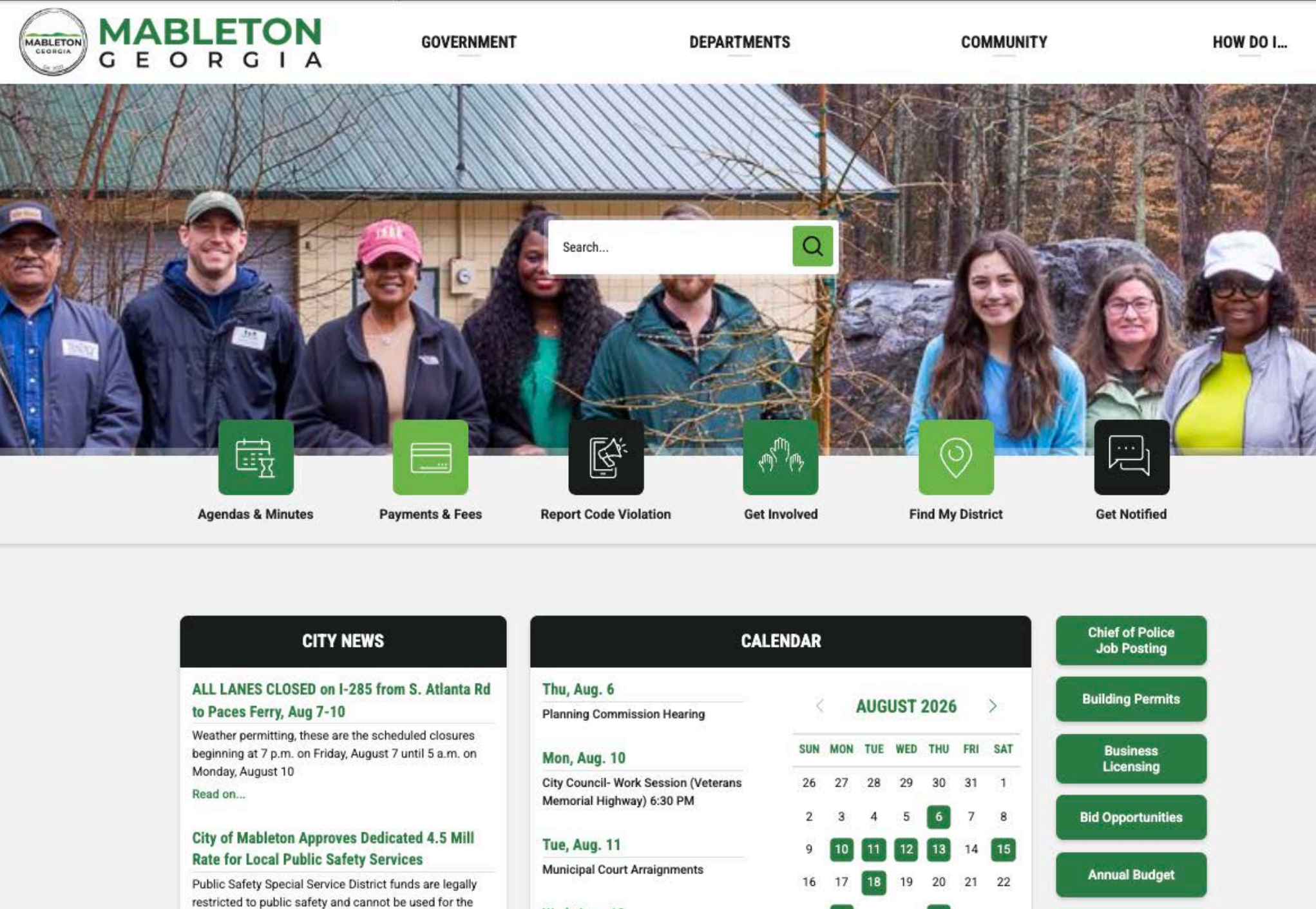


YEAR ONE FOUNDATION

Since July 2025, Communications has helped build the foundation for how the City communicates internally and externally.

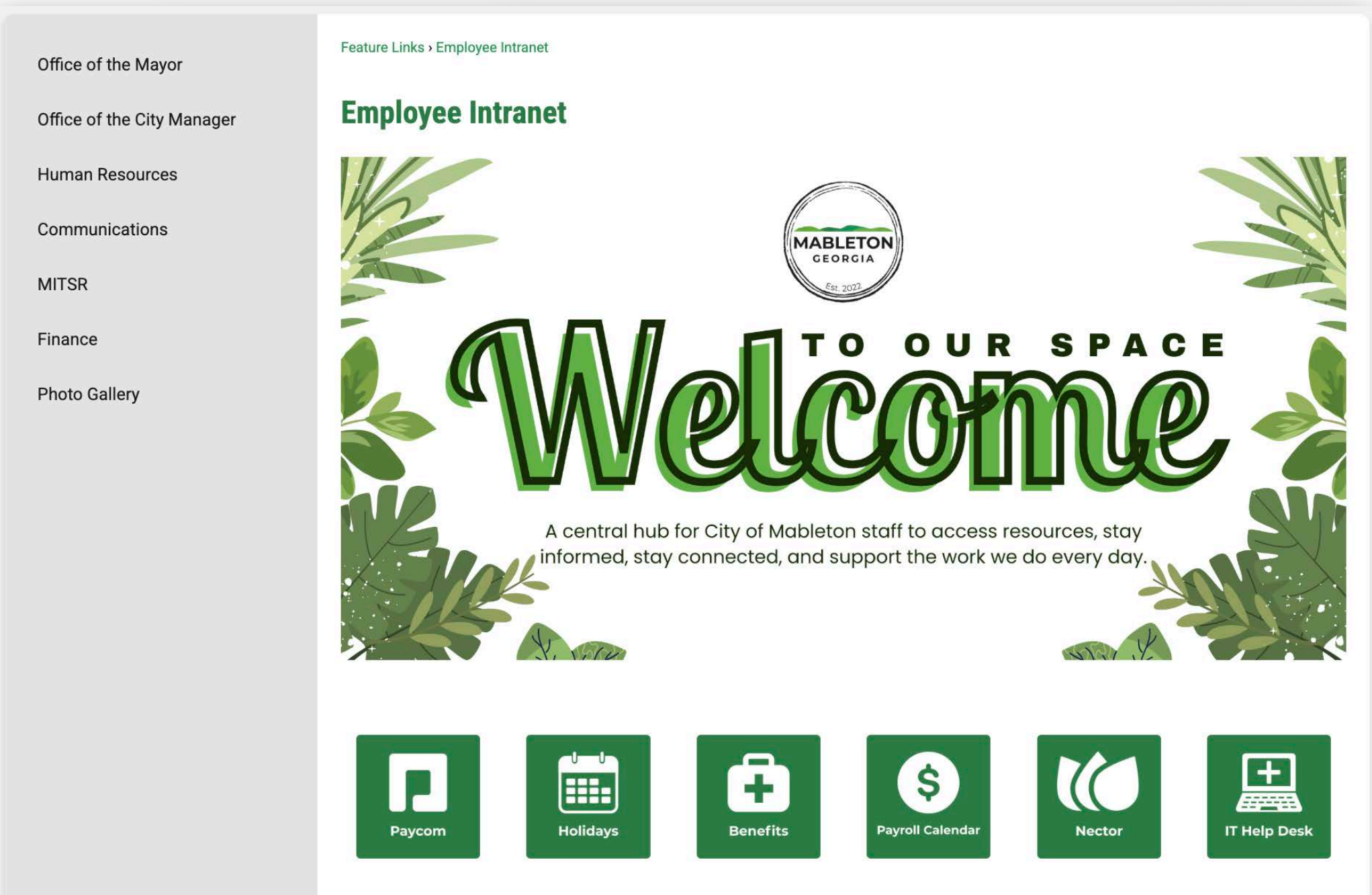
Major accomplishments include:

- Centralized communications operations
- Built communications workflows
- Developed policies and standards
- Built digital infrastructure
- Expanded public information capacity
- Developed internal production capacity



MAJOR ACCOMPLISHMENTS

- New City website
- New City intranet
- Council-approved communications policies
- Official City livestreaming channels
- Standardized press releases
- English and Spanish communications
- Citywide resident awareness campaign
- Professional visual standards
- Citywide headshots and ID badge updates





WORKLOAD SNAPSHOT

150+ documented communications projects

Includes:

- Event promotion and coverage
- Graphics and social media assets
- Video and photography production
- Website and digital updates
- Presentations and educational materials
- Campaigns and special initiatives
- Internal department support

**Documented work only.*

DIGITAL PERFORMANCE

Based on recent weekly analytics:

- 375,000+ average monthly social media views
- 10,400+ average monthly website views
- 3,900+ combined Facebook and Instagram followers

Top-performing content:

1. Mableton Day Festival
2. Housing Development Announcement
3. Mayor Police Deal Statement
4. Safer Intersection / Buckner Road
5. Mableton Police Announcement

KEY TAKEAWAY

Communications helps the City communicate clearly, consistently, and professionally.

To work with us successfully:

- Bring us in early
- Use the correct form
- Provide complete information
- Give realistic timelines
- Treat Communications as a strategic partner





THANK YOU
QUESTIONS?