



CITY OF MABLETON, GEORGIA
5656 Mableton Parkway , Mableton , GA 30126
October 1, 2026 at 4:00 PM

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

PLANNING COMMISSION WORK SESSION MEETING AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. ORGANIZATIONAL AND PROCEDURAL ITEMS

4. UNFINISHED BUSINESS

5. NEW BUSINESS

- a. **REZ2026-010 - 922 Veterans Memorial Hwy (Tax Parcel #18016600110); 0 Queen Mill Road (Tax Parcel #18016600190); and 6170 Queen Mill Road (Tax Parcel #18018100030) - Request to rezone 15.58 acres from Neighborhood Retail Commercial (NRC) District and R-20 (Single Family Residential) District to RM-8 (Multiple Family Residential) District for the purpose of 98 Single-Family Detached and Attached Residential Unit Community.**
- b. **TLUP2026-003 - 5480 Burdett Road SE (Tax Parcel #17039500330) & 5486 Burdett Road SE (Tax Parcel #17039500290) - Request a Temporary Land Use Permit (TLUP) to operate a home-based dog training business.**
- c. **SLUP2026-005 - 7377 Cityview Drive SW (Tax Parcel #18059200050) - Request for the installation of a 142' monopole telecommunications tower.**

6. ADJOURNMENT

Persons with special needs relating to handicapped accessibility, disability, or foreign language may contact the City Clerk at (404) 927-9502 or susan.hiott@mableton.gov at least three days prior to the meeting. The clerk can be located at the City of Mableton Offices, 1245 Veterans Memorial Highway, STE 20, Mableton, Georgia 30126 during regular office hours.



WORKSPACE INFORMATION

Application number REZ 2026 010	Category Rezoning	Workspace state In circulation
Workspace created 07/01/2026, 6:17:23PM EDT	Application submitted 07/01/2026, 7:12:27PM EDT	
Assignee	Package generation date 07/15/2026, 12:21:21PM EDT	

LOCATION INFORMATION

Address 922 VETERANS MEMORIAL HWY, City of Mableton	Property information 18016600110,
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PARTIES

NAME AND COMPANY	CONTACT DETAILS	ROLES
J. Kevin Moore Moore Ingram Johnson & Steele, LLP	326 Roswell Street Suite 100 Marietta [REDACTED]	Applicant
ZOE CHRISTIAN FELLOWSHIP INC	2132 JACKSON PKWY ATLANTA GA 30318	Property owner



Rezoning Application

1400 Veterans Memorial Highway SE

Suite 134-200, Mableton,

Georgia 30126

Signage Details

Number of Road Frontages

4

Number of Signs Required

4

Summary of Intent for Rezoning

Rezoning Category

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

Summary of Intent

Single-family detached and attached residential community containing maximum of 98 residential homes; minimum of 1,800 square feet; traditional and/or craftsman in style and architecture

Proposed unit square-footage(s)

1800.0 sq.ft.

Acreage

15.58

Proposed building architecture

Traditional/Craftsman

List all requested variances

See Submitted Site Plan

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 07/01/2026	

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 07/01/2026

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:

07/01/2026, 6:43:31 PM EDT

Attachment type(s):

Application

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	07/01/2026, 6:43:31 PM EDT	Attachment A - Application for Rezoning-Owner Signatures-Corporate Authority.pdf	application/pdf

Phase:

Application

Uploaded on:

07/01/2026, 6:46:01 PM EDT

Attachment type(s):

Letter of Intent

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	07/01/2026, 6:46:01 PM EDT	Attachment B - Summary of Intent for Rezoning.pdf	application/pdf

Phase:

Application

Uploaded on:

07/01/2026, 6:46:46 PM EDT

Attachment type(s):

C1 & C2 Disclosure Forms

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	07/01/2026, 6:46:46 PM EDT	Attachments C1 & C2 (Applicant Disclosures).pdf	application/pdf

Phase:

Application

Uploaded on:

07/01/2026, 6:47:11 PM EDT

Attachment type(s):

C1 & C2 Disclosure Forms

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	07/01/2026, 6:47:11 PM EDT	Attachment C1 & C2 (MIJS JKM Disclosures).pdf	application/pdf

Phase:

Application

Uploaded on:

07/01/2026, 6:48:25 PM EDT

Attachment type(s):

Warranty Deed

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	07/01/2026, 6:48:25 PM EDT	Attachment D - Vesting Deeds (Zoe Christian Fellowship).pdf	application/pdf

Phase: Application
Uploaded on: 07/01/2026, 6:48:56 PM EDT
Attachment type(s): Warranty Deed

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	07/01/2026, 6:48:56 PM EDT	Attachment D - Vesting Deed (Dabney Partners, LLC).pdf	application/pdf

Phase: Application
Uploaded on: 07/01/2026, 6:49:27 PM EDT
Attachment type(s): Warranty Deed

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	07/01/2026, 6:49:27 PM EDT	Attachment D Vesting Deed (David Pearson).pdf	application/pdf

Phase: Application
Uploaded on: 07/01/2026, 6:50:07 PM EDT
Attachment type(s): Legal Description

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	07/01/2026, 6:50:07 PM EDT	Attachment E Legal Description (Overall).pdf	application/pdf

Phase: Application
Uploaded on: 07/01/2026, 6:50:25 PM EDT
Attachment type(s): Legal Description

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	07/01/2026, 6:50:25 PM EDT	Attachment E - Legal Description (Overall) (Original).rtf, Attachment E - Legal Description (Overall) 2.pdf	application/msword

Phase: Application
Uploaded on: 07/01/2026, 6:51:06 PM EDT
Attachment type(s): Tax Receipt

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	07/01/2026, 6:51:06 PM EDT	Attachment F Tax Receipt (2025) (Exempt) (Zoe Christian Fellowship).pdf	application/pdf

Phase: Application
Uploaded on: 07/01/2026, 6:51:27 PM EDT
Attachment type(s): Tax Receipt

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	07/01/2026, 6:51:27 PM EDT	Attachment F - Tax Receipt (2025) (Dabney Partners LLC).pdf	application/pdf

Phase: Application
Uploaded on: 07/01/2026, 6:51:53 PM EDT
Attachment type(s): Tax Receipt

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	07/01/2026, 6:51:53 PM EDT	Attachment F Tax Receipt (2025) (David Pearson).pdf	application/pdf

Phase: Application
Uploaded on: 07/01/2026, 6:52:41 PM EDT
Attachment type(s): Site Plan

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	07/01/2026, 6:52:41 PM EDT	VETMEMBOLTONZONEBAB14 5 27 25.pdf	application/pdf

Phase: Application
Uploaded on: 07/01/2026, 6:53:16 PM EDT
Attachment type(s): Septic Tank Documentation

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	07/01/2026, 6:53:16 PM EDT	ATTACHMENT H - Septic Tank Doc (Not Applicable).pdf	application/pdf

Phase: Application
Uploaded on: 07/01/2026, 6:54:05 PM EDT
Attachment type(s): Statement of Agreeable Zoning Conditions

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	07/01/2026, 6:54:05 PM EDT	Attachment I - Stipulation Letter.pdf	application/pdf

Phase: Application
Uploaded on: 07/01/2026, 6:55:43 PM EDT
Attachment type(s): Additional Documentation

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	07/01/2026, 6:55:43 PM EDT	Attachment J - Zoning Impact Analysis.pdf	application/pdf

Phase: Application
Uploaded on: 07/01/2026, 6:56:44 PM EDT
Attachment type(s): Additional Documentation

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	07/01/2026, 6:56:44 PM EDT	Attachment K 25 092 SR 8 US 78 Queen Mill Road Res Dev Mableton GA TIS.pdf	application/pdf

Phase: Application
Uploaded on: 07/01/2026, 6:57:50 PM EDT
Attachment type(s): Additional Documentation

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	07/01/2026, 6:57:50 PM EDT	ATTACHMENT L DRI Development Thresholds (Not Applicable).pdf	application/pdf

Phase: Application
Uploaded on: 07/01/2026, 6:58:30 PM EDT
Attachment type(s): Elevation or Renderings

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	07/01/2026, 6:58:30 PM EDT	Elevation TH - 06-2026.pdf	application/pdf

Phase: Application
Uploaded on: 07/01/2026, 6:58:48 PM EDT
Attachment type(s): Elevation or Renderings

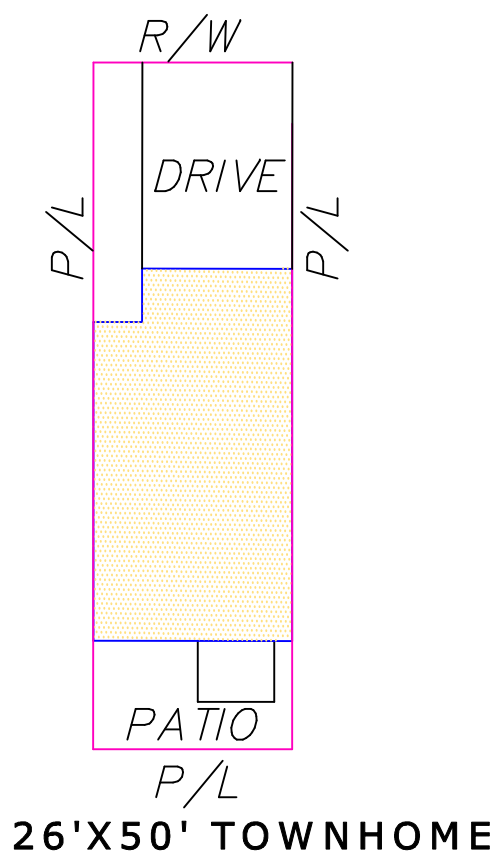
VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	07/01/2026, 6:58:48 PM EDT	Elevations SF (Combined) - 06-2026.pdf	application/pdf

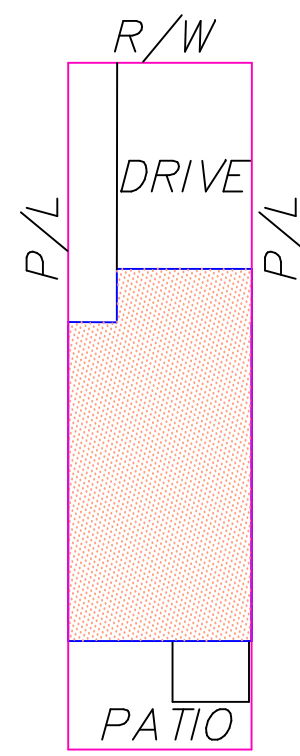
Phase: Application
Uploaded on: 07/01/2026, 6:59:30 PM EDT
Attachment type(s): Additional Documentation

VERSIONS

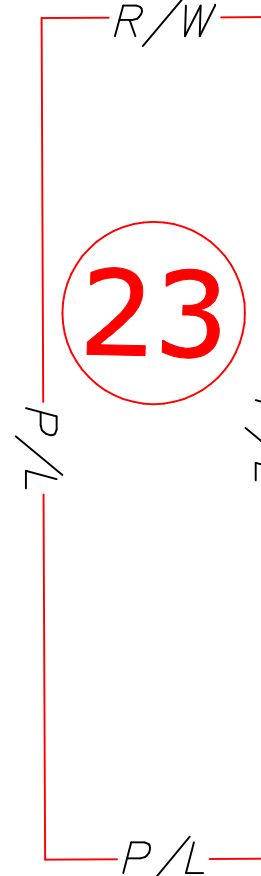
VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	07/01/2026, 6:59:30 PM EDT	Constitutional Challenge.pdf	application/pdf



26'X50' TOWNHOME



24'X50' TOWNHOME

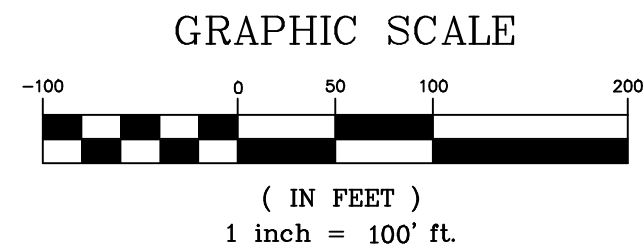
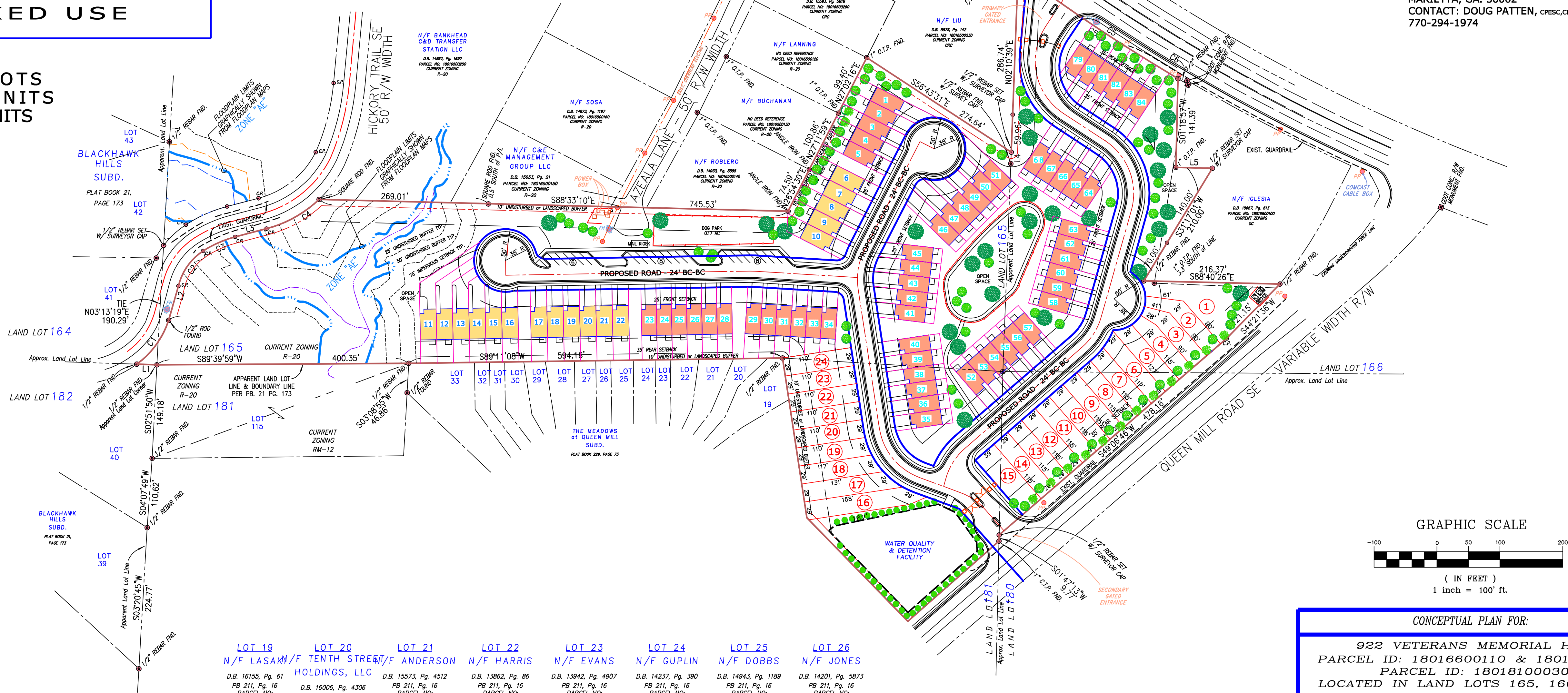


SINGLE FAMILY DETACHED LOT
(SEE PLAN FOR DIMENSIONS)

3 PRODUCT TYPES / MIXED USE

TOTAL PROPOSED RESIDENTIAL UNITS - 98
PROPOSED SINGLE FAMILY DETACHED - 24 LOTS
PROPOSED 26 FT WIDE TOWNHOMES - 17 UNITS
PROPOSED 24 FT WIDE TOWNHOMES - 57 UNITS
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
CURRENT ZONING - NRC AND R-20
TOTAL TRACT ACREAGE - 15.58 AC.
OVERALL SITE DENSITY - 6.29 UNITS PER ACRE

98
24 LOTS
17 UNITS
57 UNITS



CONCEPTUAL PLAN FOR:

922 VETERANS MEMORIAL HWY
PARCEL ID: 18016600110 & 18016600190
PARCEL ID: 18018100030
LOCATED IN LAND LOTS 165, 166 & 180
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

DESIGN
CONSULTANT



DRAWN BY:	DP	DATE:	08/23/24
CHECKED BY:	DP	DRAWING NO.:	CONCEPT
JOB NO.:	QUEENSMILL	SHEET	1 OF 1
NO.	DATE	REVISION DESCRIPTION	BY
1	5-27-25	REVISED PER CDOT COMMENTS	DP
2			
3			
4			

TOWNHOME BUILDING SETBACK REQUIREMENTS:
FRONT - 25 FT.
EXTERIOR LOTS BOUNDARY REAR -35 FT.
SIDE - 20 FT BETWEEN BUILDINGS
MAJOR SIDE - 10 FT.
SINGLE FAMILY DETACHED BUILDING SETBACK REQUIREMENTS:
FRONT - 25 FT.
EXTERIOR LOTS BOUNDARY REAR -35 FT.
SIDE - 0 FT WITH 5 FT BETWEEN BUILDINGS
MAJOR SIDE - 10 FT.

















WORKSPACE INFORMATION

Application number TLUP 2026 003	Category Land Use Permits	Workspace state Submitted
Workspace created 05/04/2026, 5:35:47 AM EDT	Application submitted 05/05/2026, 2:53:37 PM EDT	
Assignee	Package generation date 09/08/2026, 12:26:24 PM EDT	

LOCATION INFORMATION

Address 5480 BURDETT RD SE, City of Mableton	Property information 17039500330,
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PARTIES

NAME AND COMPANY	CONTACT DETAILS	ROLES
Jonathan Irons	5480 Burdette Rd SE Mableton [REDACTED]	Applicant
THE MAYA MOORE DECLARATION OF TRUST	101 MONTGOMERY ST SAN FRANCISCO CA 94104	Property owner

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Temporary Land Use Permit Application

1400 Veterans Memorial Highway SE
Suite 134-200, Mableton,
Georgia 30126

Permit Information		
Current Zoning Designation R20		
Number of Road Frontages 1	Number of Signs Required 0	

Temporary Use		
With respect to any portion of this property, has anyone previously applied for a variance, temporary use permit, or appeal? ☒ Yes ☐ No		
List and describe all previous appeals, and/or applications Application for Temporary Land Use Permit in Cobb County well over almost 2 years ago.		
Present Zoning R20		
Land Lot(s) 2	District 4	Size of Tract (Acreage) 10
Will any site improvements (i.e. grading, tree removal, paved parking, detention facilities, additions to house or other permitted structure, etc.) be undertaken on the subject property? ☐ Yes ☒ No		

For Business Use or a Use Not Permitted

Type of business or request?

Dog Training

Number of employees?

2

Days of operation?

Monday Saturday

Hours of operation?

8am 8pm

Number of clients, customers or salespersons coming to the property per day?

0

Per week?

0

Where do clients, customers and/or employees park?

☒ Driveaway ☐ Street ☐ Other

If other, explain:

Only by schedule if allow by commission, otherwise applicant can transport

Number of Signs?

☐ Yes ☒ No

If Yes, then how many, size and location:

Number of vehicles related to this request? (Also state type of vehicle, i.e. dump truck, box truck, passenger cars)

1 van ford transit

Deliveries?

☐ Yes ☒ No

If Yes, then how many per day or week, and is the deliver via semi-truck, USPS, Fedex, UPS, etc.

Does the applicant live at the property?

☒ Yes ☐ No

For Numbers of Adults and/or Vehicles

Number of unrelated adults in the house?

4

Number of related adults in the house?

8

Number of vehicles and type of vehicles at the house?

10 but there are 2 homes on our property. 4 stay at "5480 Burdette Rd SE" and 4 stay at "5486 Burdette Rd SE." Note: I put "1" unrelated adults box, but we are all related. It would not let me put "0."

Outdoor Storage

Any outdoor storage?

☐ Yes ☒ No

If Yes, state what is kept outside:

n/a

Is the application a result of a Code Enforcement Action? (If Yes, upload a copy of the Notice of Violation and/or tickets under Attachments)

☐ Yes ☒ No

Any additional information? (Upload additional sheets under Attachments if needed)

Attachment to application, gives a full description

PROPERTY/FINANCIAL DISCLOSURE REPORT

(If more than one applicant, a separate form must be completed by each applicant. A physical copy can be found under the Required Documentation(s). Upload documentation under attachment)

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

If yes, describe the nature and extent of such interest:

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?

☐ Yes ☒ No

If yes, describe the nature and extent of such interest:

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?

☐ Yes ☒ No

If yes, describe the nature and extent of such interest:

Does any member of the Mayor and Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above?

☐ Yes ☒ No

If yes, describe the relationship and the nature and extent of such interest:

Certification Date

05/04/2026

CAMPAIGN DISCLOSURE REPORT
(If more than one applicant, a separate form must be completed by each applicant. A physical copy can be found under the Required Documentation(s). Upload documentation under attachment)
Has the applicant 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? ☐ Yes ☒ No
If yes, 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 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:
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:
If 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. 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 zoning action.
Certification Date 05/04/2026

Required Documentation(s)
Notarized Acknowledgement https://drive.google.com/file/d/1eZhr5AtU9kg87Ua91HeE2ZGXGz3PM80c/view?usp=sharing
Attachment C1 https://drive.google.com/file/d/16kQEvi7Woko8dUeDqy_kW3Oo30QYPM1n/view?usp=sharing
Attachment C2 https://drive.google.com/file/d/1LTw7uvH3z_Lq9LcQmLCdIdCy-ZSQQGx5/view?usp=sharing

Council and committee meetings

Name and municipality:	Planning Commission, Mableton, GA
Date:	10/01/2026, 4:00:00 PM EDT
Status:	Pending
Agenda:	Planning Commission agenda 10/01/2026.pdf

Name and municipality:	Planning Commission, Mableton, GA
Date:	10/08/2026, 6:30:00 PM EDT
Status:	Pending
Agenda:	Planning Commission agenda 10/08/2026.pdf

Name and municipality:	City Council, Mableton, GA
Date:	10/28/2026, 6:30:00 PM EDT
Status:	Pending
Agenda:	City Council agenda 10/28/2026.pdf

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:

05/04/2026, 5:52:54AM EDT

Attachment type(s):

Application

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	05/04/2026, 5:52:54AM EDT	DWT TLUP.pdf	application/pdf

Phase:

Application

Uploaded on:

05/04/2026, 5:54:26AM EDT

Attachment type(s):

Approved Plan Set

Drawing number:

1

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	05/04/2026, 5:54:26AM EDT	5480 SP.pdf	application/pdf

Phase:

Application

Uploaded on:

06/01/2026, 2:14:41AM EDT

Contents:

Tax Receipt for 5486 Burdette Rd SE

Attachment type(s):

Tax Receipt

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	06/01/2026, 2:14:41AM EDT	5486 Tax Receipt.pdf	application/pdf

Phase:

Application

Uploaded on:

06/01/2026, 2:15:18AM EDT

Contents:

5480 Burdette Rd SE Tax Receipt

Attachment type(s):

Tax Receipt

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	06/01/2026, 2:15:18AM EDT	5480 Tax Receipt.pdf	application/pdf

Phase: Application
Uploaded on: 06/01/2026, 2:16:34AM EDT
Contents: Property owned by Maya Moore and Jonathan Ironss
Attachment type(s): Warranty Deed

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	06/01/2026, 2:16:34AM EDT	Limited Warranty Deed.pdf	application/pdf

Phase: Application
Uploaded on: 06/01/2026, 2:31:38AM EDT
Contents: Letter of Intent
Attachment type(s): Additional Documentation

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	06/01/2026, 2:31:38AM EDT	Letter to Neighbors.pdf	application/pdf

Phase: Application
Uploaded on: 06/01/2026, 11:55:25AM EDT
Contents: Legal Description Included
Attachment type(s): Legal Description, Warranty Deed

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	06/01/2026, 11:55:25AM EDT	Legal Description 5480 burdette road se.pdf	application/pdf

Phase: Application
Uploaded on: 06/04/2026, 9:25:24 PM EDT
Contents: Dog Training Education and Experience
Attachment type(s): Additional Documentation

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	06/04/2026, 9:25:24 PM EDT	Dog Training Certification.pdf	application/pdf

Phase: Application
Uploaded on: 06/04/2026, 9:38:50 PM EDT
Contents: Letter of Experience
Attachment type(s): Additional Documentation

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	06/04/2026, 9:38:50 PM EDT	Letter of Experience.pdf	application/pdf

Phase: Application
Uploaded on: 07/09/2026, 10:28:45 PM EDT
Contents: Cobb County Septic Records
Attachment type(s): Septic Tank Documentation

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	07/09/2026, 10:28:45 PM EDT	Cobb County Septic Records (2026).pdf	application/pdf

Phase: Application
Uploaded on: 09/08/2026, 7:06:51 AM EDT
Contents: Picture of Sign posted in front yard
Attachment type(s): Additional Documentation

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	09/08/2026, 7:06:51 AM EDT	483B0687-5CA8-4AC6-AE33-8405AA3276BC (Original)_2.heic, 483B0687-5CA8-4AC6 AE33 8405AA3276BC 2.pdf	image/heic

Phase: Application
Uploaded on: 09/08/2026, 7:09:15 AM EDT
Attachment type(s): Posting of Sign

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	09/08/2026, 7:09:15 AM EDT	483B0687-5CA8-4AC6-AE33-8405AA3276BC (Original).heic, 483B0687-5CA8-4AC6-AE33 8405AA3276BC.pdf	application/pdf

This box reserved for the Clerk of Superior Court

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-8-67.

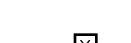
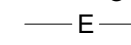
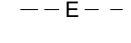

12/19/2024 RYAN HONICAN
DATE PRINTED NAME

SURVEYORS NOTES:
1. ANGLES AND DISTANCES MEASURED WITH LEICA TCPR 1203+ ROBOTIC TOTAL STATION, A CARLSON RT3 DATA COLLECTOR, & 2 CARLSON BRX7 MULTI BAND GNSS RECEIVERS USING THE BASE / ROVER CONFIGURATION.
2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED WAS GATHERED PARTIALLY BY RTK GPS (90%) AND PARTIALLY BY ROBOTIC TOTAL STATION (10%). PERIODIC POSITIONAL ACCURACY EXAMINATIONS HAVE YIELDED RESULTS OF 0.08 FT. VERTICAL ACCURACY AND 0.06 FT. HORIZONTAL ACCURACY AT 95% CONFIDENCE LEVEL.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 474,099 FEET.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE. THEREFORE THERE MAY BE OTHER RESTRICTIONS, EASEMENTS, SETBACKS, AGREEMENTS, OR OTHER SIMILAR MATTERS NOT SHOWN HEREON. ALL MATTERS OF TITLE ARE EXCEPTED.
5. ZONING: R-20 WITH VARIANCE. SETBACKS SHOWN PER CURRENT ZONING REGULATIONS. SURVEYOR MAKES NO WARRANTY AS TO THE EFFECT OF ZONING TO THE CURRENT OR FUTURE USE OF THE SUBJECT PROPERTY. USER OF THIS MAP IS HEREBY CAUTIONED TO CONSULT THE APPROPRIATE GOVERNING BODY FOR FINAL INTERPRETATION CONCERNING ZONING.

APPROVED VARIANCE - V-15(2016)
1. REDUCE THE REQUIRED MINIMUM PUBLIC ROAD FRONTAGE FOR TWO SINGLE-FAMILY RESIDENTIAL LOTS FROM 75' TO 37.49'.
2. REDUCTION OF REQUIRED DISTANCE OF AN ACCESSORY STRUCTURE OVER 650 TOTAL GROSS SQUARE FEET FROM ANY PROPERTY LINE OF 100' TO 88.8'.
3. WAIVER OF REQUIREMENT FOR THE LOCATION OF AN ACCESSORY BUILDING OR STRUCTURE TO THE REAR OF THE PRIMARY STRUCTURE.

6. BEARINGS ARE BASED ON STATE PLANE GRID COORDINATES, NAD 83, GEORGIA WEST ZONE, PER GPS OBSERVATIONS ON THE EGPS NETWORK.
7. LOT ADDRESS - 5486 BURDETTE ROAD (TRACT 1) & 5480 BURDETTE ROAD (TRACT 2)
8. CURRENT OWNER(S): MAYA MOORE
9. THIS SITE IS SERVICED BY AN ON-SITE SEWERAGE DISPOSAL SYSTEM (SEPTIC TANK(S) AND LEECH FIELD(S)). THESE SYSTEMS ARE NOT SHOWN HEREON WITH THE EXCEPTION OF EVIDENCE FOUND ON THE GROUND SURFACE. IT IS THIS SURVEYORS RECOMMENDATION THAT PROPERTY OWNER CONTRACT A LICENSED SEPTIC EXPERT TO LOCATE AND FLAG THESE SUBSURFACE FEATURES PRIOR TO ANY CONSTRUCTION ACTIVITIES.
10. 20' INGRESS/EGRESS EASEMENT IS SHOWN PER THE RECORDED FINAL PLAT. DRIVEWAY ACCESS FOR TRACT "2" WAS CONSTRUCTED OUTSIDE OF THIS PLATTED EASEMENT.

REFERENCE INFORMATION
PLAT BOOK 275, PAGE 662
DEED BOOK 15886, PAGE 622
DEED BOOK 15637, PAGE 1828-1830

ABBREVIATIONS	SYMBOL KEY
B.S.L. = BUILDING SETBACK LINE C/P = COVERED PORCH CL = CENTERLINE CB = CHORD BEARING CH = CHORD CONC = CONCRETE CTPF = CRIMP TOP PIPE FOUND DB = DEED BOOK Esp = EDGE OF PAVEMENT HDPE = HIGH-DENSITY POLYETHYLENE IPF = IRON PIN FOUND L = ARC LENGTH LL = LAND LOT N/F = NOW OR FORMERLY OTPF = OPEN TOP PIPE FOUND PB = PLAT BOOK PG = PAGE P = PORCH POB = POINT OF BEGINNING R = RADIUS RBF = REBAR FOUND RBS = REBAR SET R/W = RIGHT-OF-WAY	 - CALCULATED POINT (NO MONUMENTATION)  - CENTRAL ANGLE (DELTA)  - DROP INLET  - ELECTRIC METER  - ELECTRICAL TRANSFORMER  - GAS METER  - GUY ANCHOR WIRE  - LAND LOT NUMBER  - LIGHT POLE  - MAIL BOX  - RE-BAR SET  - MONUMENT FOUND  - SANITARY SEWER CLEANOUTS  - SANITARY SEWER MANHOLE  - STREET ADDRESS  - TELEPHONE BOX  - UTILITY POLE  - WATER METER  - WATER VALVE
LINETYPES	
 FENCE - ALUMINUM  FENCE - CHAIN LINK  FENCE - WOOD  GAS LINE  OVERHEAD ELECTRIC  UNDERGROUND ELECTRIC	

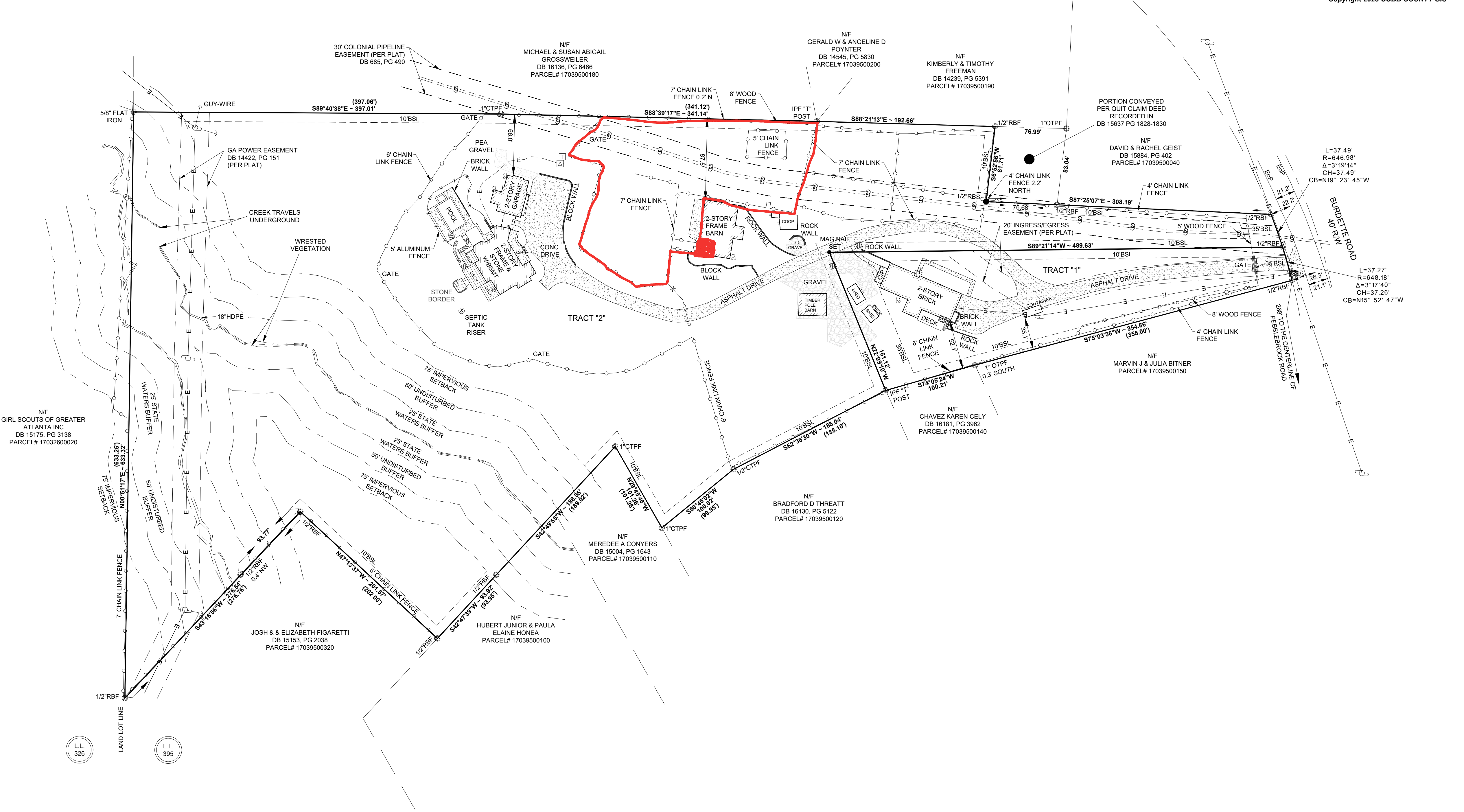
MEASUREMENT NOTE
DIMENSIONS ENCLOSED BY "()" ARE RECORD DIMENSIONS. ALL OTHER DIMENSIONS ARE ACTUAL BASED ON FIELD MEASUREMENTS.
EXAMPLE:
(135.26') - RECORD DIMENSION

LOT COVERAGE CALCULATION

TRACT "1"
LOT = 44,879 SF
DRIVEWAY = 7,558 SF
TRAILER = 161 SF
DWELLING & PORCH = 2,998 SF
FRONT CONC. WALKWAY = 347 SF
REAR DECK = 416 SF
SIDE CONC. WALKWAY = 138 SF
GRAVEL = 1,885 SF
SHEDS = 463 SF
MISC. WALLS = 83 SF
TOTAL IMPERVIOUS = 13,850 SF
LOT COVERAGE = 30.9

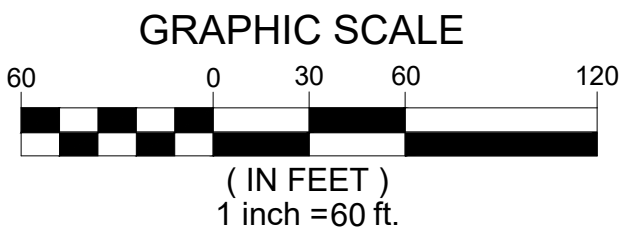
LOT COVERAGE CALCULATION

TRACT "2"
LOT = 391,630 SF
DRIVEWAY = 11,030 SF
ACCESSORY BUILDING = 2,272 SF
REAR PATIO = 522 SF
FIRE PIT AREA = 334 SF
COOP = 387 SF
PRIMARY DWELLING & GARAGE = 4,364 SF
GRAVEL PATH = 513 SF
REAR DECKING = 980 SF
REAR PATIO = 147 SF
REAR STONE WALKWAY = 97 SF
POOL AREA = 1,890 SF
MISC. WALLS = 378 SF
TOTAL IMPERVIOUS = 22,714 SF
LOT COVERAGE = 5.8%



AREA
TRACT "1" = 1.03 ACRES OR 44,879 SQUARE FEET
TRACT "2" = 8.99 ACRES OR 391,630 SQUARE FEET

PREPARED FOR:
JONATHAN IRONS & MAYA MOORE IRONS

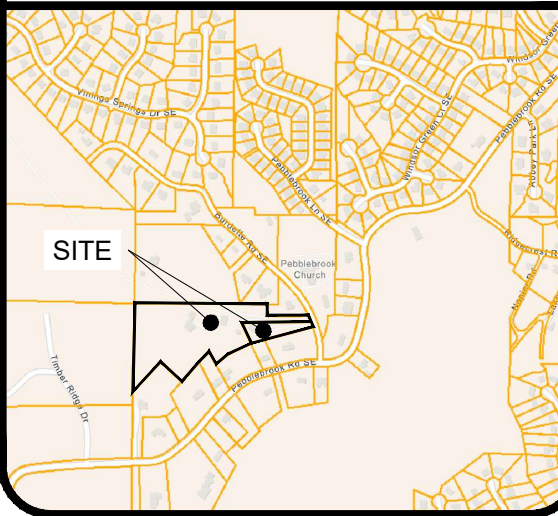


ISSUE DATE : 04-27-2025
REVISED : 04-29-2025 CHANGE KENNEL TO BARN
FIELD SURVEY COMPLETE: 12-19-2024
DRAWN BY : PJB
CHECKED BY : HRH
DWG FILE : 2480 BURDETTE-BNDY-1



BOUNDARY RETRACEMENT SURVEY
of
PARCELS 17039500290 (TRACT 1) & 17039500330 (TRACT 2)
SHOWN AS TRACTS 1 & 2 ON THE FINAL PLAT FOR MITCHELL NIMEY SITUATED IN LAND LOT 395 17TH DISTRICT - 2ND SECTION CITY OF MABLETON COBB COUNTY, GEORGIA

VICINITY MAP



Copyright 2025 COBB COUNTY GIS



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 SUMMARY REPORT – TEMPORARY LAND USE PERMIT

Work Session: October 1st, 2026, **Public Hearing:** October 8th 2026

Case Number: TLUP-2026-03

Current Zoning: R-20 Single Family Residential

Proposed Request: The applicant is requesting a temporary land use permit to operate a dog training facility.

Staff Recommendation:

APPLICANT & PROPERTY INFORMATION

Name: Jonathan Irons

Property Address: 5480 Burdett RD SE

City/State: Mableton, Georgia 30126

Acreage: Appx. 10.00

District: 4, Council member Cassandra Brown

Parcel Identification: 17039500330 and 17039500290

Future Land Use: Low Density Residential (LDR).

PURPOSE OF REQUEST

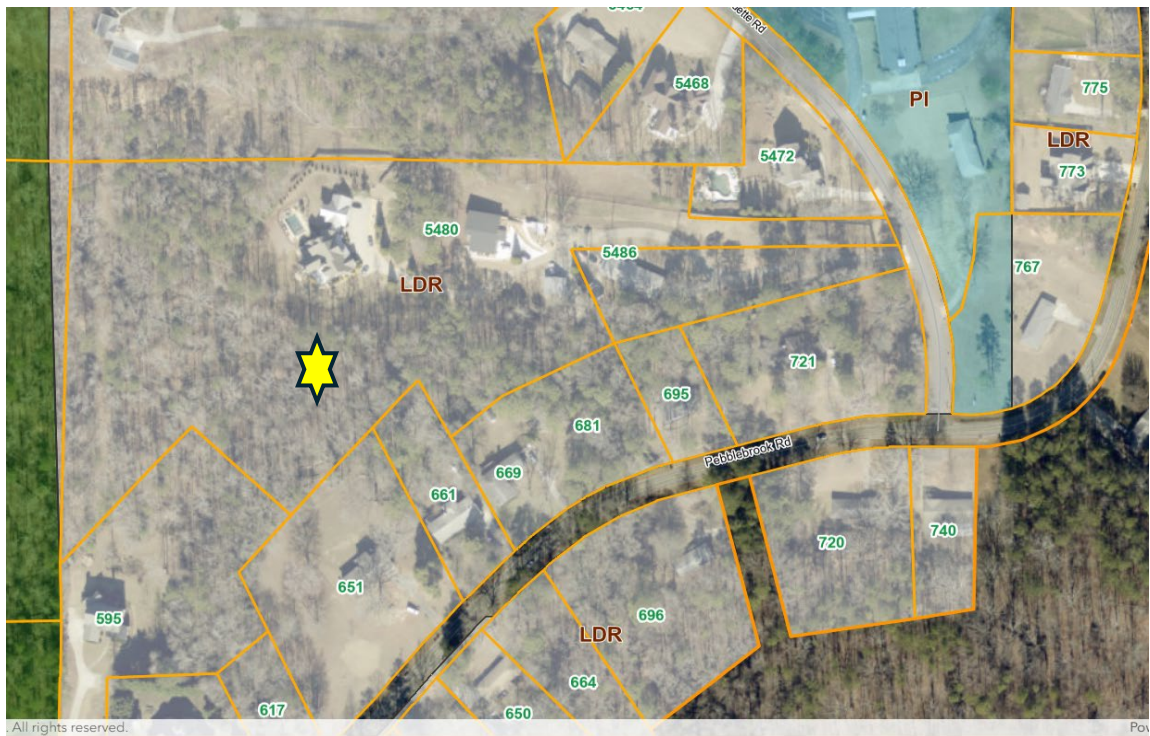
The applicant, Jonathan Irons (on behalf of Dogs We Trust, LLC and owner The Maya Moore Declaration of Trust), is requesting a Temporary Land Use Permit (TLUP-2026-003) for a duration of 24 months. The intent is to operate a low-impact home occupation consisting of canine training, behavior modification, enrichment, and service-dog development program ("stay-and-train") with limited supporting boarding

ZONING MAP



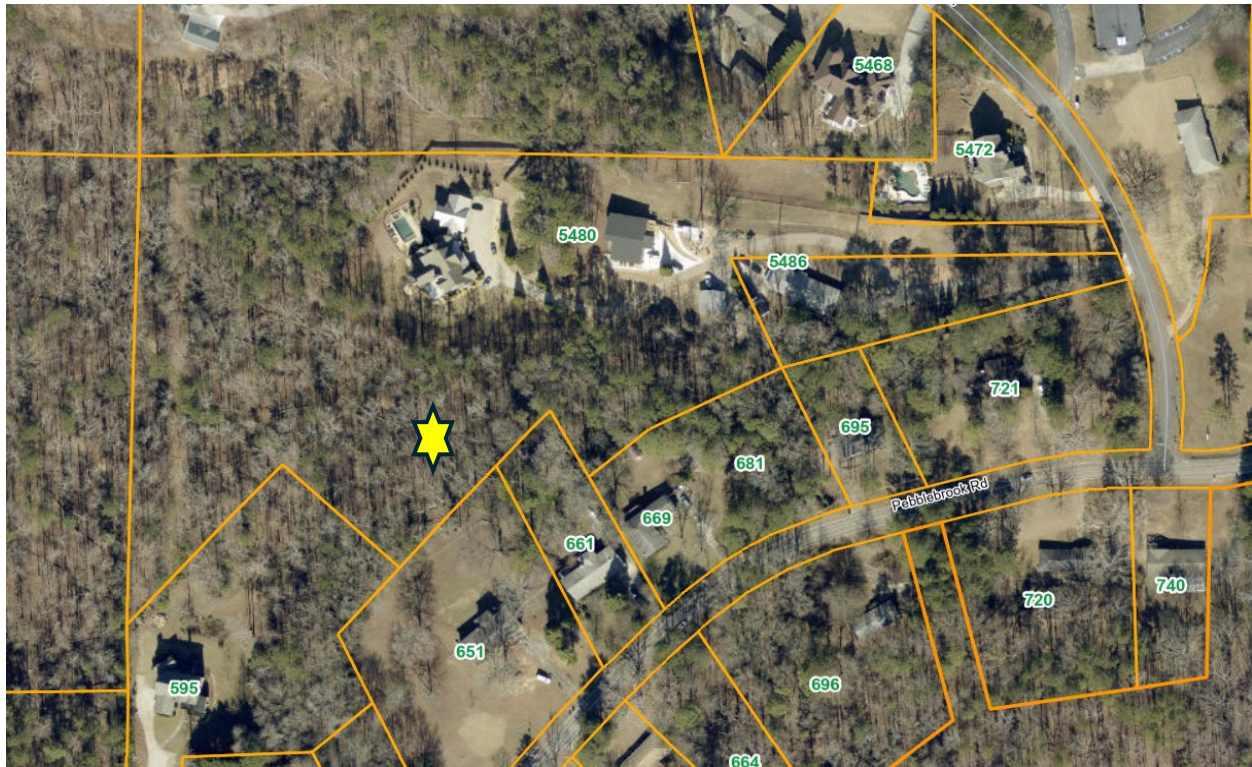
Star: Location of Subject Property

FUTURE LAND USE MAP



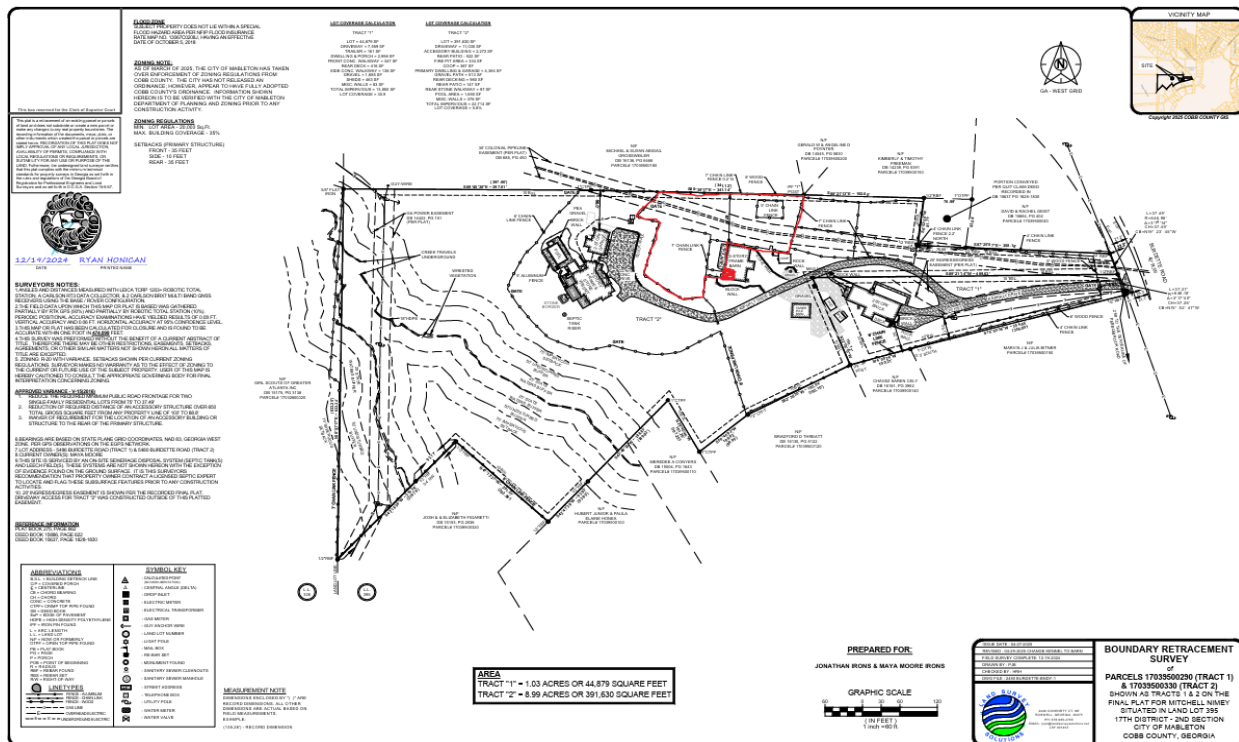
Star: Location of Subject Property

AERIAL MAP



Star: Location of Subject Property

SITE PLAN



ENLARGED SITE PLANS



SITE ANALYSIS

I. Background Information on the Property

The subject property consists of approximately 10 acres across two parcels located at 5480 and 5486 Burdett Road SE, Mableton, Georgia 30126, identified as Parcel Nos. 17039500330 and 17039500290. The properties are currently zoned R-20 (Single-Family Residential) under the applicable Cobb County zoning classification and are owned by The Maya Moore Declaration of Trust / Jonathan Irons and Maya Moore Irons.

On December 17, 2024, during the zoning public hearing meeting, the Cobb County Board of Commissioners considered **LUP-41**, submitted by Maya Moore, Trustee of The Maya Moore Declaration of Trust, for a Temporary Land Use Permit allowing a home occupation for dog training at 5480 Burdette Road. Following public comments and discussion, the Board approved the permit unanimously by a **5-0 vote for six months**, with no subsequent renewal requests permitted. Approval included several conditions, including limiting the property to no more than eight dogs at any time, consisting of up to five customer dogs and three personal dogs. The applicant was also required to install perimeter fencing, including improvements to the front gate, within **30 days** of approval to prevent dogs from escaping. All other applicable staff comments and recommendations remained conditions of approval.

The applicant proposes a use supported by substantial professional experience in animal training and handling. The applicant has accumulated more than 15,000 documented hours as a U.S. Department of Labor-certified Animal Trainer, with training and practical experience obtained through the Puppies for Parole program. This extensive professional background demonstrates the applicant's qualifications and experience relevant to the proposed animal-related use of the property.

II. Applicants Proposed Project Analysis

The proposed operation will provide structured obedience training, behavioral modification, and service-dog preparation, with boarding limited exclusively to dogs participating in active "stay-and-train" programs rather than general commercial boarding. The facility will accommodate a maximum of 7 to 15 client dogs at any given time and will operate from 8:00 AM to 8:00 PM, Monday through Saturday, with no routine outdoor business activities on Sundays or legal holidays. Operations will be managed by two onsite resident employees/trainers. To minimize neighborhood impacts, no client drop-offs or pick-ups will occur at the residence. Staff will transport dogs using a company-owned Ford Transit van on scheduled routes, thereby limiting additional traffic.

Dogs will be primarily housed in climate-controlled indoor areas, with supervised outdoor activities occurring within a designated 3–4-acre area enclosed by an eight-foot privacy fence and sound-dampening screening. The property will also maintain 24-hour video and audio surveillance. Professional-grade daily sanitation procedures, including routine disinfection and secure waste storage, will be implemented to minimize odor, waste, and runoff and maintain sanitary site conditions.

III. Surrounding Land Use and Zoning Pattern

The subject property is surrounded on the north, south, east, and west by a combination of single-family residential properties and undeveloped wooded parcels, generally within the R-20 Single-Family Residential zoning district. The surrounding development pattern is characterized by low-density residential uses, mature vegetation, and substantial areas of natural tree cover.

The approximately 10-acre site provides significant separation between the proposed animal training activities and neighboring residential properties. More than 100 feet of natural wooded setbacks and existing vegetation are maintained around the property boundaries, creating a substantial visual and physical buffer. These wooded areas help screen the active training area from adjacent residences while providing additional separation that may reduce potential noise, visibility, and operational impacts. The combination of the property's acreage, existing mature vegetation, and substantial setbacks provides an effective transition between the proposed use and surrounding single-family residential development.

IV. Applicants Proposed Development

- **Site Improvements:** No main structural additions or heavy commercial site alterations are proposed.
- **Existing Facilities:** Uses existing primary residence and finished accessory spaces for indoor training and boarding.
- **Fencing Infrastructure:** Active outdoor exercise and training space is enclosed by an existing 8-foot privacy fence outfitted with interior visual/sound fabric screening.
- **Signage:** No commercial exterior signage will be posted on or near the residential property.

PREVIOUS ZONING PETITION

REGULAR AGENDA (CONT.)

- LUP-41** **Maya Moore, as Trustee of The Maya Moore Declaration of Trust dated 07.20.2017** (Maya Moore, as Trustee of The Maya Moore Declaration of Trust dated 07.20.2017, owner) requesting a **Temporary Land Use Permit** for home occupation – dog training in land lot 395 of the 17th district. Property is located on the west side of Burdette Road, north of Pebblebrook Road (5480 Burdette Road). *(Continued by Staff from the November 5, 2024, Planning Commission (PC) hearing until the December 3, 2024, PC hearing).*

The public hearing was opened; Adam Rozen, Jonathan Irons, Maya Moore Irons, Steve Jungk, John Hoxie, Rachel Geist, and Susan Grossweiler addressed the Board. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Sheffield, second by Birrell, to approve LUP-41 for **6 months** (from today's date), subject to:

1. Letter of agreeable conditions from Adam Rozen dated December 16, 2024 (attached and made a part of these minutes), with the following changes:
 - A. Item No. 3 – revise to read: *“The LUP approval shall be for six months only with no subsequent requests or application submitted for renewal.”*

MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
DECEMBER 17, 2024
PAGE 18

REGULAR AGENDA (CONT.)

- LUP-41** **Maya Moore, as Trustee of The Maya Moore Declaration of Trust dated 07.20.2017 (CONT.)**

- B. Item No. 12 – revise to reflect: *There may be no more than a total of eight dogs on the subject property at any given time where no more than five of the eight dogs are customer dogs; three of the eight dogs are personal dogs owned by the Irons’.*
 - C. Item No. 14 – revise to reflect: *Fencing is to be installed around the perimeter within 30 days of the approval of this application, and that is including, but not limited to, the front gate where there is a gap where the gate does not extend all the way to the ground. A solution shall be provided that will extend the front gate to cover the gap so no dogs can escape from the fenced area.*
 2. All other Staff comments and recommendations, *not otherwise in conflict*

VOTE: **ADOPTED** 5-0 (Statements previously submitted by Commissioner Birrell and Commissioner Gambrell are attached and made a part of these minutes.)

Chairwoman Cupid called for a lunch recess at 12:32 p.m. The hearing reconvened at 1:31 p.m.



WORKSPACE INFORMATION

Application number SLUP 2026 005	Category Land Use Permits	Workspace state In review
Workspace created 05/07/2026, 3:32:46 PM EDT	Application submitted 05/07/2026, 3:49:55 PM EDT	
Assignee	Package generation date 09/09/2026, 11:44:21 AM EDT	

LOCATION INFORMATION

Address 7377 CITYVIEW DRIVE SW, AUSTELL, GEORGIA 30168, City of Mableton	Property information 18059200050,
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PARTIES

NAME AND COMPANY	CONTACT DETAILS	ROLES
Ryan Pulley Holt Ney Zatcoff & Wasserman, LLP	100 Galleria Parkway Suite 1800 Atlanta [REDACTED]	Applicant
Shawn Blassingill Municipal Communications III, LLC	600 Galleria Parkway Suite 850 Atlanta [REDACTED]	Applicant
	[REDACTED]	Applicant
Kishoribahen Kotak Shiva Inn LLC	7377 Cityview Drive Austell [REDACTED]	Property owner



Special Land Use Permit Application

1400 Veterans Memorial Highway SE

Suite 134-200, Mableton,

Georgia 30126

Permit Information

Current Zoning Designation
Tourist Services (TS) District

Number of Road Frontages
2

Number of Signs Required
2

Special Use

With respect to any portion of these premises a previous appeal or application for variance or special use was made

☒ Yes ☐ No

List and describe all previous appeals, and/or applications

A previous application for a tower SLUP was submitted but subsequently withdrawn to adjust tower height.

Current Use of Property
Commercial/Hospitality Super Eight Hotel

Proposed Use of Property
Commercial/Hospitality Super Eight Hotel with a 142' tower
(which includes a 2' lightning rod)

Area of work
2215.0 sq.ft.

Project Description

The proposed use for the SLUP is a 142' monopole telecommunications tower (which includes a 2' lightning rod) to be located on a 2,215 sq. ft. leased site of a larger 2.87 acre parent tract.

Standards for SLUP Criteria

Section 5.03 STANDARDS FOR SLUP

The Mayor and City Council may grant special land use permits for any period of time in their discretion. In addition to purpose and intent of the zoning district where the property lies, the Mayor and City Council shall consider, at a minimum, the following in its determination of whether or not to grant a special land use permit:

A. Will there will be a significant adverse effect on the neighborhood or area in which the proposed use will be located?

Applicant does not anticipate a significant adverse effect on the neighborhood or area surrounding the real property located at 7377 Cityview Drive, Austell, Georgia 30168 (the "Property"), in which the proposed use will be located. To the contrary, Applicant believes that the proposed use will benefit the neighborhood and surrounding area. nd tourist uses, including, without limitation, GC, TS and NS, each of which permits the use of the Tower with a special land use permit. Of the approximately 5 parcels adjoining the Property, only one is currently developed and occupied, which is the restaurant located on the parcel immediately west of the Property and owned by the same owner as the Property. Therefore the Tower will not have an adverse effect on the uses of the surrounding parcels. In addition, the Tower will not have a significant adverse effect on the aesthetics of the neighborhood or surrounding area. The galvanized steel monopole tower is designed to be unobtrusive and will blend in with the power poles, streetlights, tall trees and commercial signage already in the area. Applicant further notes that there are four (4) towers within a 1 mile radius of the proposed Site which do not appear to have a significant adverse effect on the neighborhood.

More importantly, the proposed Tower is anticipated to benefit the surrounding area by filling an existing gap in coverage experienced by T Mobile customers traversing along, or living or working near, the Interstate 20 and Riverside Parkway corridors near the Site. The residents and businesses subscribed with T-Mobile should experience The proposed Tower will be located on a hotel parcel zoned TS and will be surrounded on all sides by either public right of way or vacant and/or operating properties with zoning designations compatible with commercial a stronger, more reliable coverage as a result of the new Tower and, as other carriers collocate on the Tower, subscribers of other wireless providers should benefit as well. In addition, gaps in wireless coverage negatively impact neighborhoods by posing health and safety risks. A gap in coverage affects (i) a person's ability to contact E911 services in the event of emergencies, whether the emergencies relate to house or business fires, health emergencies or car accidents along Interstate 20 and Riverside Parkway, and (ii) a person's ability to receive critical notices from the City and Cobb County, including severe weather alerts, missing persons alert, and water and sewer disruptions. Resolving the existing gap in coverage via the construction of the proposed Tower will reinforce the City's and County's E911 and emergency alert services, providing a great benefit to the public welfare.

B. Is the use is compatible with the neighborhood?

As noted in paragraph A above, the use as a proposed tower is compatible with the neighborhood. The Property and all parcels surrounding the Property are zoned for commercial or tourist issues, and the proposed Tower is a permitted use with a special use land permit on each of the parcels immediately surrounding the Property. In addition, the Property is designated as a community activity center on the Future Land Use map, which is a category designed to meet the needs of neighborhoods by encouraging low to medium intensity office, retail and commercial services, particularly around freeway interchanges and arterial roads. The coverage provided by the proposed Tower will provide an essential function to support those office, retail and commercial uses. There are also four (4) towers within a 1-mile radius of the Site which have previously been determined to be compatible with the neighborhood, and Applicant knows of no fact which would suggest that the addition of the Tower on the Site would be incompatible with the neighborhood.

C. Will the use proposed will result in a nuisance as defined under state law?

Georgia law defines a nuisance as "anything that causes hurt, inconvenience, or damage to another and the fact that the act done may otherwise be lawful shall not keep it from being a nuisance. The inconvenience complained of shall not be fanciful, or such as would affect only one of fastidious taste, but it shall be such as would affect an ordinary, reasonable man." (See O.C.G.A. Section 41 1 1). A telecommunications tower does not cause hurt, inconvenience or damage to others nor would it adversely affect an ordinary, reasonable person. In fact, the service that the Tower provides benefits individuals. Cellphones have become commonplace and provide a significant value to the average person in an increasingly mobile and remote environment by providing individuals with the ability to communicate effectively with anyone at all times.

D. Will the quiet enjoyment of surrounding property will be adversely affected?

The operation and maintenance of the Tower will not adversely affect the quiet enjoyment of surrounding property. Once constructed, there will be low and infrequent activity to and from the Tower, which such activity will be limited to installing carrier equipment at the Site and maintaining the Tower and Site. Such activity will ordinarily be confined to business hours unless in an event of an emergency.

E. Will the property values of surrounding property will be adversely affected?

The use of a small portion of the Property as a Tower should not have an adverse effect on surrounding property values given that the Property is surrounded by public right-of-way and commercial uses.

F. Are adequate provisions made for parking and traffic considerations?

Adequate provisions have been made for parking and traffic considerations. The operation and maintenance of the Tower will have little to no effect on existing traffic counts after construction, and construction activity itself is also limited. In addition to leasing a portion of the Property, Applicant has obtained access, utility and parking easements on the parent tract to permit Applicant to access the Site using existing roads and drive aisles and to park on the Property during any construction, maintenance or operational activities.

G. Is the site or intensity of the use appropriate?

The use of the Site as a Tower is not an intense use, and, as discussed above, the uses surrounding the Site are compatible with the use of the Site as a Tower. Therefore, the location and low intensity of the use is an appropriate use of the Site.

H. Do special or unique conditions overcome the Mayor and City Council's general presumption that residential neighborhoods should not allow noncompatible business uses?

Applicant notes that the Site and the parcels immediately adjacent to the Site are not zoned residential, but instead are zoned for compatible commercial uses.

I. Are adequate provisions made regarding hours of operation?

Applicant has obtained an easement from the owner of the Property to access the Site twenty-four hours, seven days a week to operate the Tower and perform regularly scheduled and emergency maintenance. Except during events of emergency, the majority of operations and maintenance activities will occur during normal business hours. Applicant has also assigned a member of its staff to act as a 24 7 contact for the Site and the Tower.

J. Are adequate controls and limits placed on commercial and business deliveries?

There will not be regular commercial and business deliveries to the Site. Wireless carries, such as T Mobile, will bring any equipment with them that is needed to install or maintain their equipment located on the Tower. Applicant has obtained adequate parking from the owner of the Property to ensure that both Applicant and wireless carriers can deliver equipment to the Site as needed.

K. Are adequate landscape plans incorporated to ensure appropriate transition?

Applicant has designed a plan that incorporates a retaining wall and a brick column wooded fence to level the Site, ensure proper runoff and drainage, secure the Site and ensure an aesthetic appearance to the Site. As of today, the Site is currently on a gradual, downward slope which has resulted in the accumulation of trash and debris in the natural vegetation between Riverside Parkway and the Site. Additional vegetation could be added, but Applicant believes leveling the Site with a retaining wall and providing an aesthetic fence is a better means to shield and secure the Site and to keep the area free of trash and debris.

L. Will the public health, safety, welfare or moral concerns of the surrounding neighborhood be adversely affected?

The use of the Site as a Tower will not adversely affect the health, safety, welfare or moral concerns of the surrounding neighborhood. Security fencing will be implemented to deter and prevent the public from accessing the Site, such that only authorized personnel will have access to the Site. In addition, the Tower may promote public health and safety by increasing access to E911 services in areas around the Site with existing gaps in coverage.

M. Will the application complies with any applicable specific requirements set forth in this chapter for special land use permits for particular types of uses?

The Application complies with Section 7.19 of the Ordinance, which is the provision of the Ordinance relating to the issuance of special land use permits for antennas and towers over 35 feet in height.

N. Has the applicant has provided sufficient information to allow a full consideration of all relevant factors?

Applicant believes it has provided sufficient information to allow the Mayor and City Council to fully consider the request to issue a special land use permit for the Tower. Applicant remains available to answer any questions that the Mayor and City Council may have relating to the Application or the proposed use.

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:

05/07/2026, 3:43:18 PM EDT

Contents:

Letter of Intent to SLUP Application

Attachment type(s):

Letter of Intent

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	05/07/2026, 3:43:18 PM EDT	Cover Letter Letter of Intent.pdf	application/pdf

Phase:

Application

Uploaded on:

05/07/2026, 3:47:07 PM EDT

Contents:

Propogation Maps

Attachment type(s):

Additional Documentation

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	05/07/2026, 3:47:07 PM EDT	8. T-Mobile Propogation Maps (Original).pptx, 8. T-Mobile Propogation Maps.pdf	application/vnd.openxmlformats-officedocument.presentationml.presentation

Phase:

Application

Uploaded on:

05/07/2026, 3:47:07 PM EDT

Contents:

Map of Nearby Towers

Attachment type(s):

Additional Documentation

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	05/07/2026, 3:47:07 PM EDT	9. Map of Nearby Towers.pdf	application/pdf

Phase:

Application

Uploaded on:

05/07/2026, 3:47:07 PM EDT

Contents:

Application form

Attachment type(s):

Application

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	05/07/2026, 3:47:07 PM EDT	1. Application Form.pdf	application/pdf

Phase: Application
Uploaded on: 05/07/2026, 3:47:07 PM EDT
Contents: SLUP Criteria Responses
Attachment type(s): Additional Documentation

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	05/07/2026, 3:47:07 PM EDT	7. SUP Criteria Responses.pdf	application/pdf

Phase: Application
Uploaded on: 05/07/2026, 3:47:07 PM EDT
Contents: Zoning Site Plan, Landscape Plan and Tower Drawings
Attachment type(s): Site Plan

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	05/07/2026, 3:47:07 PM EDT	4. Zoning Site Plan.pdf	application/pdf

Phase: Application
Uploaded on: 05/07/2026, 3:47:07 PM EDT
Contents: Surveyor's Certification Regarding Survey
Attachment type(s): Lot Survey

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	05/07/2026, 3:47:07 PM EDT	2b. Survey Certification.pdf	application/pdf

Phase: Application
Uploaded on: 05/07/2026, 3:47:07 PM EDT
Contents: Affidavit of Need
Attachment type(s): Additional Documentation

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	05/07/2026, 3:47:07 PM EDT	6. Affidavit of Need.pdf	application/pdf

Phase: Application
Uploaded on: 05/07/2026, 3:47:07 PM EDT
Contents: Legal Description
Attachment type(s): Legal Description

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	05/07/2026, 3:47:07 PM EDT	3. Legal (Original).docx, 3. Legal.pdf	application/vnd.openxmlformats-officedocument.wordprocessingml.document

Phase: Application
Uploaded on: 05/07/2026, 3:47:07 PM EDT
Contents: Disclosure Form
Attachment type(s): Application

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	05/07/2026, 3:47:07 PM EDT	10. Attachment H Disclosure Forms (P. Corry).pdf	application/pdf

Phase: Application
Uploaded on: 05/07/2026, 3:47:07 PM EDT
Contents: Survey
Attachment type(s): Lot Survey

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	05/07/2026, 3:47:07 PM EDT	2a. Survey.pdf	application/pdf

Phase: Application
Uploaded on: 05/07/2026, 3:47:07 PM EDT
Contents: Disclosure Form
Attachment type(s): Application

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	05/07/2026, 3:47:07 PM EDT	11. Attachment H Disclosure Forms (Blassingill).pdf	application/pdf

Phase: Application
Uploaded on: 05/07/2026, 3:47:07 PM EDT
Contents: Fall Zone Letter
Attachment type(s): Additional Documentation

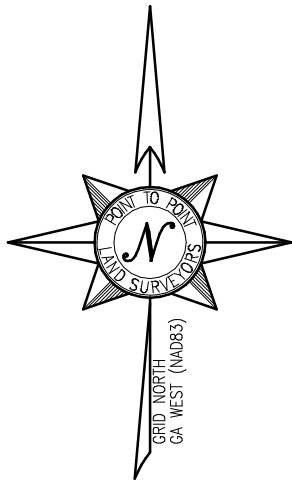
VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	05/07/2026, 3:47:07 PM EDT	5. Fall Zone Letter.pdf	application/pdf

Phase: Application
Uploaded on: 09/08/2026, 11:18:37 AM EDT
Attachment type(s): Posting of Sign

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	09/08/2026, 11:18:37 AM EDT	SLUP Signs Posted.pdf	application/pdf



CMF
(DISTURBED)

ADDRESS: 7365 CITYVIEW DR SW
AUSTELL GA 30168
PARCEL NO.: 18059200080

SIX FLAGS DRIVE
(A.K.A. I-20 RAMP)
PUBLIC RIGHT-OF-WAY WIDTH VARIES
(PER GEORGIA HIGHWAY PROJECT ID-20-1 (43))

LEASE AREA
(SEE SHEET 2 FOR DETAIL)

APPROXIMATE LAND LOT LINE

POC: CMF

RIGHT-OF-WAY LINE

1/2" REBAR FOUND

CMF

N/F
CITY VIEW GROVE, LLC
PARCEL NO.: 18060400010
DB 16148 PG 4132

N/F
EDITH W. LEE AS TRUSTEE
OF THE EDITH W. LEE TRUST
PARCEL NO.: 18059200030
DB 16111 PG 480

PARENT PARCEL
N/F
SHIVA INN LLC
PARCEL NO.: 18059200050
& 18059200080
DB 15013 PG 2181

ADDRESS: 7377 CITYVIEW DR SW
AUSTELL GA 30168
PARCEL NO.: 18059200050

25' INGRESS-EGRESS &
UTILITY EASEMENT
(SEE SHEET 2 FOR DETAIL)

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

APPROXIMATE
TAX PARCEL LINE

BILLBOARD

PROPERTY LINE

APPROXIMATE LAND LOT LINE

LL
592

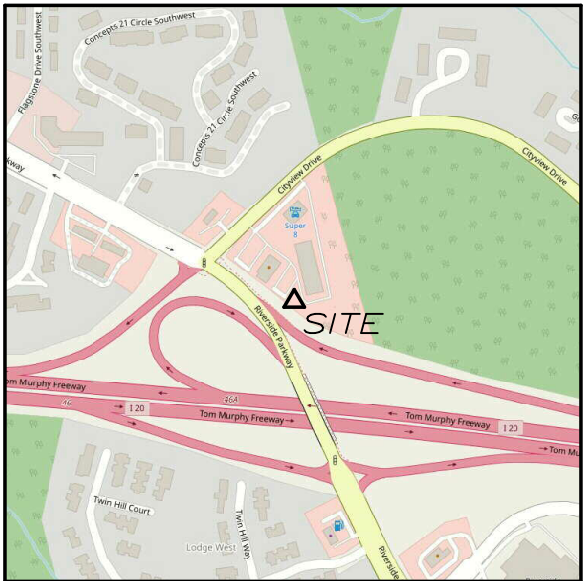
LL
593

LL
592

LL
593

LL
605

LL
604



VICINITY MAP

NOT TO SCALE

GENERAL NOTES

THIS EXHIBIT SURVEY IS FOR THE LEASED PREMISES AND EASEMENTS ONLY. THIS EXHIBIT SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF MUNICIPAL COMMUNICATIONS III, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE LEASED PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFERRAL OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: GEOMAX ZOOM ROBOTIC AND CARLSON BRX7 BASE AND ROVER [DATE OF LAST FIELD VISIT: 11-17-25]. SEE GNSS NOTES FOR GNSS EQUIPMENT.

THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS EXHIBIT SURVEY ARE ADJUSTED TO NAVD 88 DATUM (COMPUTED USING GEOID18) AND HAVE A VERTICAL ACCURACY OF $\pm 0.5'$. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE AND SUPPLEMENTED WITH LIDAR TOPO CONFIRMED BY FIELD OBSERVATIONS.

BEARINGS SHOWN ON THIS EXHIBIT SURVEY ARE BASED ON GRID NORTH (NAD 83) GEORGIA WEST ZONE.

PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD). COMMUNITY PANEL NO. : 13067C0218H DATED: 03/04/2013

NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS EXHIBIT SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.

NOT ALL IMPROVEMENTS SHOWN HEREON.

GNSS NOTES

THE FOLLOWING GNSS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:

POSITIONAL ACCURACY: 0.02 FEET (HORZ) 0.01 FEET (VERT)
TYPE OF EQUIPMENT: CARLSON BRX7 BASE AND ROVER, MULTI-FREQUENCY
TYPE OF GNSS FIELD PROCEDURE: ONLINE POSITION USER SERVICE
DATE OF SURVEY:
DATUM / EPOCH: NAD_83(2011)(EPOCH:2010.0000)
PUBLISHED / FIXED CONTROL USE: N/A
GEOID MODEL: 18
COMBINED GRID FACTOR(S): 0.99987619
CENTERED ON THE BASE POINT AS SHOWN HEREON.
CONVERGENCE ANGLE: 0° 13' 9.62"
BENCHMARKS USED: DR1558, D02374 & DE9144



I HEREBY CERTIFY TO MUNICIPAL COMMUNICATIONS III, LLC & STEWART TITLE GUARANTY COMPANY THAT THIS MAP IS CORRECT AND WAS DRAWN UNDER MY DIRECT SUPERVISION. ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

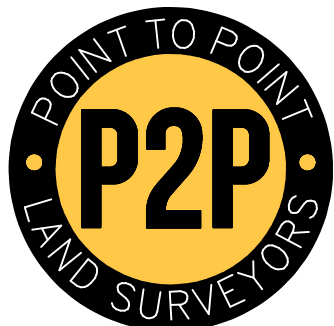
David M. Miller

01/23/26

DAVID M. MILLER, GEORGIA PROFESSIONAL LAND SURVEYOR #3433
POINT TO POINT LAND SURVEYORS, INC.

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.

* SPECIFIC PURPOSE SURVEY PREPARED BY:



Certificate of Authorization: LSF000843

100 Governors Trace, Ste. 103,

Peachtree City, GA 30269

(p) 678.565.4440 (f) 678.565.4497 (w) p2pls.com

SPECIFIC PURPOSE SURVEY PREPARED FOR:



3495 PIEDMONT ROAD NE
ELEVEN PIEDMONT CENTER, SUITE 900
ATLANTA, GA 30305

SUPER 8

SITE NO. 9AT5916

LAND LOTS 592 & 605, 18TH DISTRICT,

2ND SECTION

COBB COUNTY, GEORGIA

PARENT PARCEL

OWNER: SHIVA INN, LLC, A GEORGIA LIMITED LIABILITY COMPANY

SITE ADDRESS: 7377 SIX FLAGS DR, AUSTELL, GA 30168

PARCEL IDS: 18059200050 & 18059200080

AREA: 2.8702 ACRES (PER TAX ASSESSOR) - 18059200050
0.9387 ACRES (PER TAX ASSESSOR) - 18059200080

ZONED: TS

REFERENCE: DEED BOOK 15013 PAGE 2181

50 0 100 200
GRAPHIC SCALE IN FEET
SCALE: 1" = 100' (11x17)

NO.	DATE	REVISION	DRAWN BY:	SHEET:
1.	1/23/26	ADD TITLE	RMR	1
2.	1/23/26	CERT. UPDATE	JKL	1
			APPROVED: D. MILLER	
			DATE: 12/11/2025	
			P2P JOB #: 251560GA	OF 4

SURVEY NOT VALID WITH

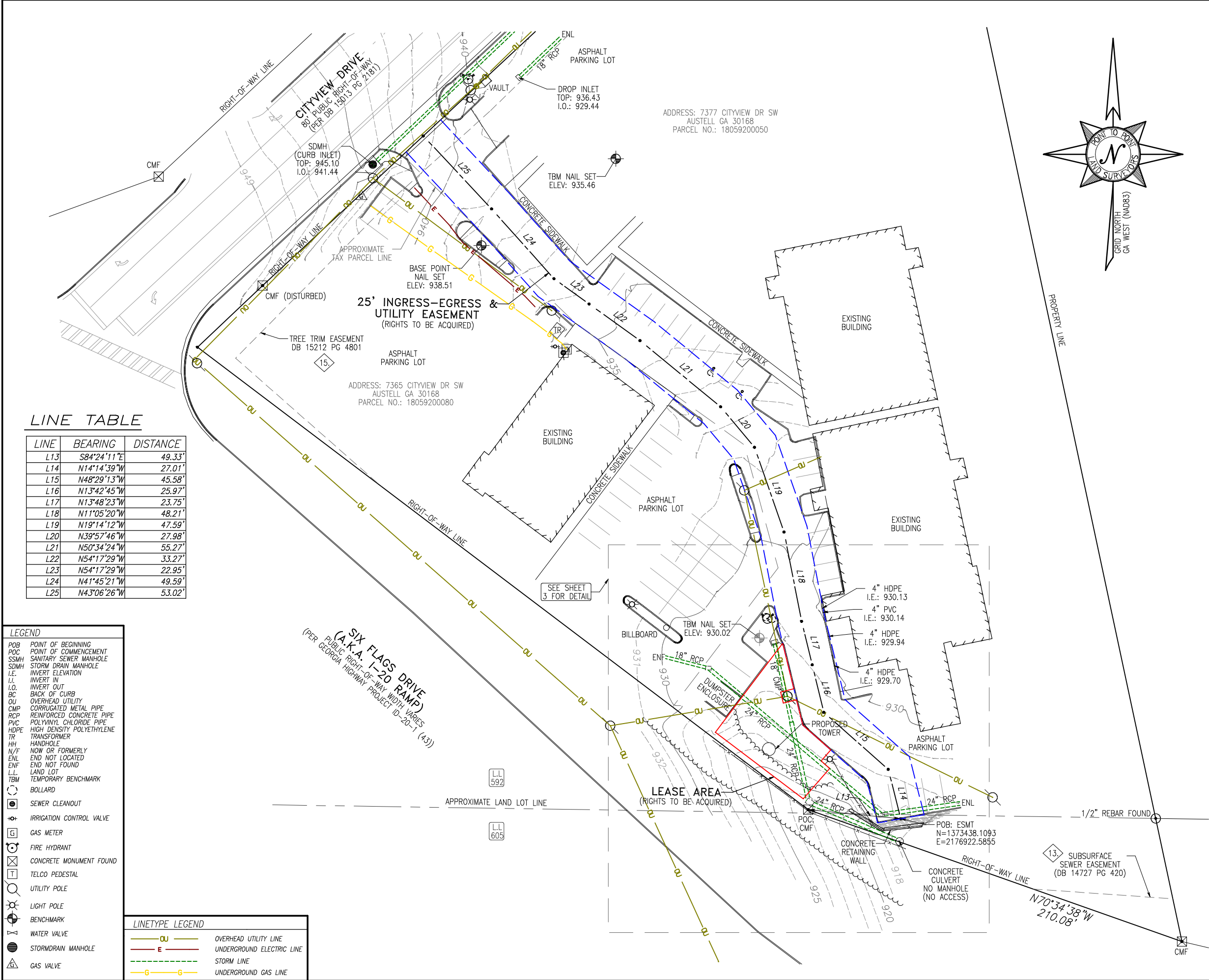
Page 45 of 53

LEGEND	
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
I.E.	INVERT ELEVATION
I.I.	INVERT IN
I.O.	INVERT OUT
BC	BACK OF CURB
OU	OVERHEAD UTILITY
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
HDPE	HIGH DENSITY POLYETHYLENE
TR	TRANSFORMER
HH	HANDHOLE
N/F	NOW OR FORMERLY
ENL	END NOT LOCATED
ENF	END NOT FOUND
L.L.	LAND LOT
TBM	TEMPORARY BENCHMARK
○	BOLLARD
●	SEWER CLEANOUT
+	IRRIGATION CONTROL VALVE
□	GAS METER
⊙	FIRE HYDRANT
⊠	CONCRETE MONUMENT FOUND
⊡	TELCO PEDESTAL
○	UTILITY POLE
⊙	LIGHT POLE
⊙	BENCHMARK
⊙	WATER VALVE
⊙	STORMRAIN MANHOLE
⊙	GAS VALVE

LINETYPE LEGEND	
—OU—	OVERHEAD UTILITY LINE
—E—	UNDERGROUND ELECTRIC LINE
—S—	STORM LINE
—G—	UNDERGROUND GAS LINE



CALL BEFORE YOU DIG



LINE TABLE

LINE	BEARING	DISTANCE
L13	S84°24'11"E	49.33'
L14	N14°14'39"W	27.01'
L15	N48°29'13"W	45.58'
L16	N13°42'45"W	25.97'
L17	N13°48'23"W	23.75'
L18	N11°05'20"W	48.21'
L19	N19°14'12"W	47.59'
L20	N39°57'46"W	27.98'
L21	N50°34'24"W	55.27'
L22	N54°17'29"W	33.27'
L23	N54°17'29"W	22.95'
L24	N41°45'21"W	49.59'
L25	N43°06'26"W	53.02'

LEGEND

- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- SSMH SANITARY SEWER MANHOLE
- SDMH STORM DRAIN MANHOLE
- I.E. INVERT ELEVATION
- I.I. INVERT IN
- I.O. INVERT OUT
- BC BACK OF CURB
- OU OVERHEAD UTILITY
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- HDPE HIGH DENSITY POLYETHYLENE
- TR TRANSFORMER
- HH HANDHOLE
- N/F NOW OR FORMERLY
- ENL END NOT LOCATED
- ENF END NOT FOUND
- L.L. LAND LOT
- TBM TEMPORARY BENCHMARK
- BOLLARD
- SEWER CLEANOUT
- IRRIGATION CONTROL VALVE
- GAS METER
- FIRE HYDRANT
- CONCRETE MONUMENT FOUND
- TELCO PEDESTAL
- UTILITY POLE
- LIGHT POLE
- BENCHMARK
- WATER VALVE
- STORMDRAIN MANHOLE
- GAS VALVE

LINETYPE LEGEND

- OU OVERHEAD UTILITY LINE
- E UNDERGROUND ELECTRIC LINE
- STORM LINE
- G UNDERGROUND GAS LINE



I HEREBY CERTIFY TO MUNICIPAL COMMUNICATIONS III, LLC & STEWART TITLE GUARANTY COMPANY THAT THIS MAP IS CORRECT AND WAS DRAWN UNDER MY DIRECT SUPERVISION. ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

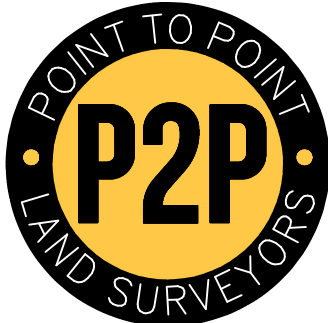
David Michael Miller

01/23/26

DAVID M. MILLER, GEORGIA PROFESSIONAL LAND SURVEYOR #3433
POINT TO POINT LAND SURVEYORS, INC.

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* SPECIFIC PURPOSE SURVEY PREPARED BY:



Certificate of Authorization: LSF000843

100 Governors Trace, Ste. 103,
Peachtree City, GA 30269

(p) 678.565.4440 (f) 678.565.4497 (w) p2pls.com

SPECIFIC PURPOSE SURVEY PREPARED FOR:



3495 PIEDMONT ROAD NE
ELEVEN PIEDMONT CENTER, SUITE 900
ATLANTA, GA 30305

SUPER 8

SITE NO. 9AT5916

LAND LOTS 592 & 605, 18TH DISTRICT,
2ND SECTION
COBB COUNTY, GEORGIA

SITE INFORMATION

LEASE AREA = 2,215 SQUARE FEET (.0509 ACRES)

AT CENTER OF PROPOSED TOWER:

LATITUDE: 33°46'30.56" (NAD 83) (33.775156°)

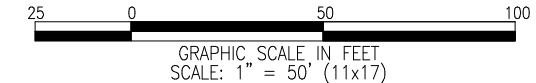
LONGITUDE: -84°33'38.49" (NAD 83) (-84.560692°)

ELEVATION = 926.5' A.M.S.L.

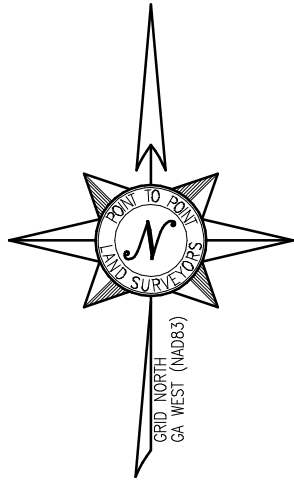
VERTICAL DATUM: NAVD 1988 (COMPUTED USING GEOID18)

HORIZONTAL DATUM: NAD83

BEARINGS ARE BASED ON GEORGIA GRID NORTH (WEST ZONE)



NO.	DATE	REVISION	DRAWN BY: RMR	SHEET:
1.	1/23/26	ADD TITLE	CHECKED BY: JKL	2
2.	1/23/26	CERT. UPDATE	APPROVED: D. MILLER	
			DATE: 12/11/2025	
			P2P JOB #: 251560GA	OF 4

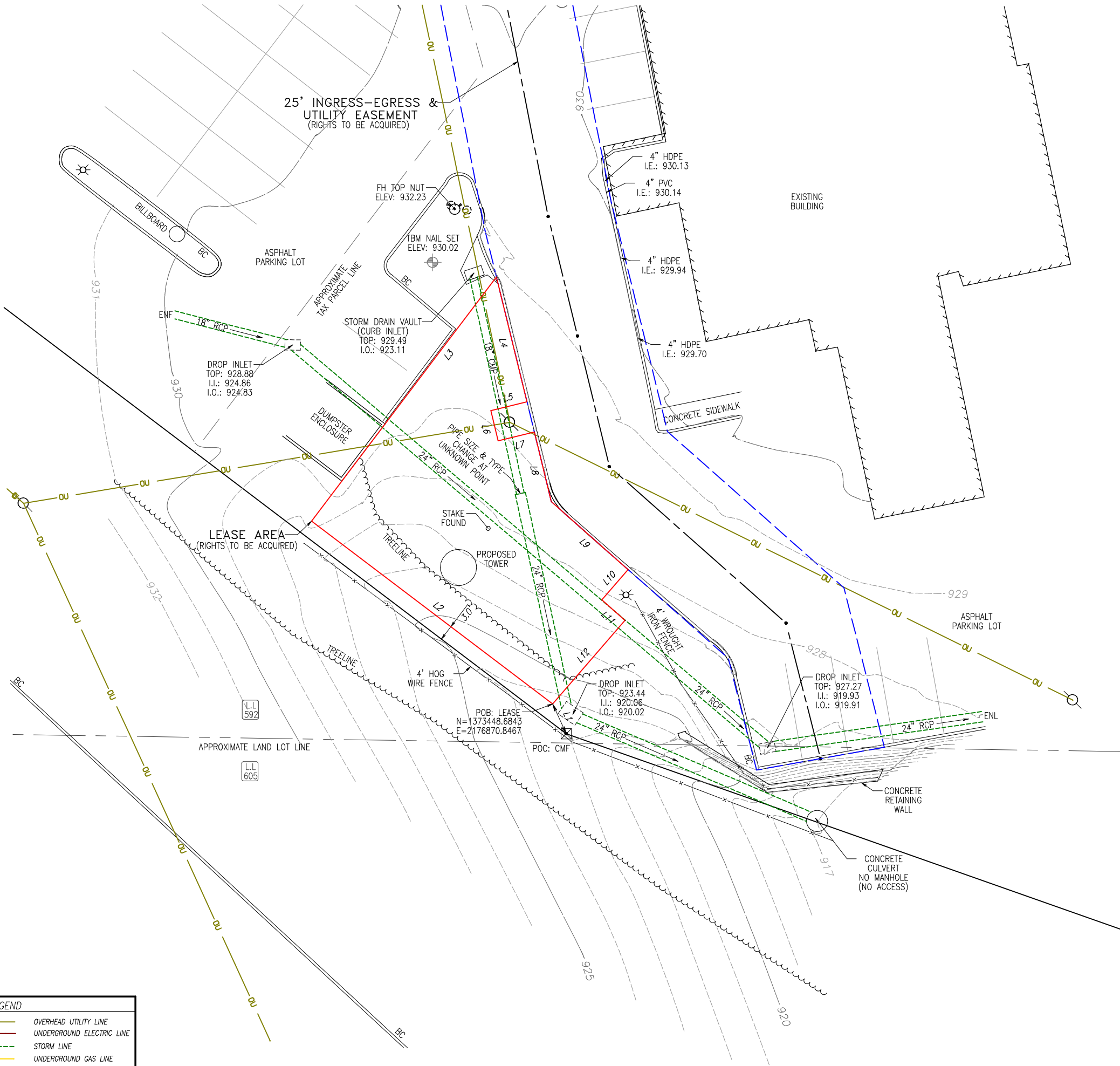


LINE TABLE

LINE	BEARING	DISTANCE
L1	N24°36'52"W	6.34'
L2	N52°51'29"W	58.43'
L3	N37°08'31"E	35.61'
L4	S13°46'06"E	24.83'
L5	S76°17'15"W	7.20'
L6	S13°42'45"E	6.00'
L7	N76°17'15"E	7.20'
L8	S13°42'45"E	13.84'
L9	S48°29'13"E	19.78'
L10	S40°56'39"W	7.75'
L11	S48°29'13"E	6.00'
L12	S40°56'39"W	21.33'

LEGEND	
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
I.E.	INVERT ELEVATION
I.O.	INVERT OUT
BC	BACK OF CURB
OU	OVERHEAD UTILITY
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
HDPE	HIGH DENSITY POLYETHYLENE
TR	TRANSFORMER
HH	HANDHOLE
N/F	NOW OR FORMERLY
ENL	END NOT LOCATED
ENF	END NOT FOUND
L.L.	LAND LOT
TBM	TEMPORARY BENCHMARK
BOLLARD	BOLLARD
SEWER CLEANOUT	SEWER CLEANOUT
IRRIGATION CONTROL VALVE	IRRIGATION CONTROL VALVE
GAS METER	GAS METER
FIRE HYDRANT	FIRE HYDRANT
CONCRETE MONUMENT FOUND	CONCRETE MONUMENT FOUND
TELCO PEDESTAL	TELCO PEDESTAL
UTILITY POLE	UTILITY POLE
LIGHT POLE	LIGHT POLE
BENCHMARK	BENCHMARK
WATER VALVE	WATER VALVE
STORMDRAIN MANHOLE	STORMDRAIN MANHOLE
GAS VALVE	GAS VALVE

LINETYPE LEGEND	
—OU—	OVERHEAD UTILITY LINE
—E—	UNDERGROUND ELECTRIC LINE
—G—	UNDERGROUND GAS LINE

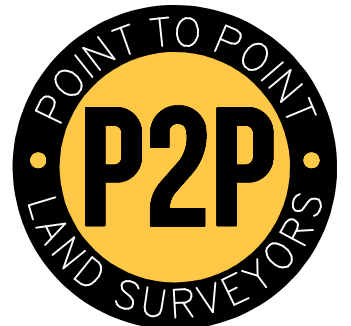


I HEREBY CERTIFY TO MUNICIPAL COMMUNICATIONS III, LLC & STEWART TITLE GUARANTY COMPANY THAT THIS MAP IS CORRECT AND WAS DRAWN UNDER MY DIRECT SUPERVISION. ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

DAVID M. MILLER, GEORGIA PROFESSIONAL LAND SURVEYOR #3433
POINT TO POINT LAND SURVEYORS, INC.

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* SPECIFIC PURPOSE SURVEY PREPARED BY:



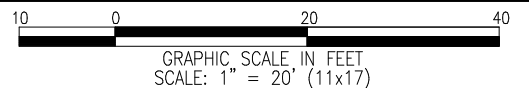
Certificate of Authorization: LSF000843
100 Governors Trace, Ste. 103,
Peachtree City, GA 30269
(p) 678.565.4440 (f) 678.565.4497 (w) p2pls.com

SPECIFIC PURPOSE SURVEY PREPARED FOR:



SUPER 8
SITE NO. 9AT5916
LAND LOTS 592 & 605, 18TH DISTRICT,
2ND SECTION
COBB COUNTY, GEORGIA

LEASE AREA
DETAIL SHEET



NO.	DATE	REVISION	DRAWN BY: RMR	SHEET:
1.	1/23/26	ADD TITLE	CHECKED BY: JKL	3
2.	1/23/26	CERT. UPDATE	APPROVED: D. MILLER	
			DATE: 12/11/2025	
			P2P JOB #: 251560GA	OF 4

PARENT PARCEL ~ EXHIBIT "A"

(PER COMMITMENT NUMBER: 69999.06)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 592 AND 605 OF THE 18TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT FOUND AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY OF NORTH SERVICE ROAD (AN 80-FOOT RIGHT-OF-WAY BY VIRTUE OF INSTRUMENT RECORDED IN DEED BO?K 2119, ?AGE 590, RECORDS OF COBB COUNTY, GEORGIA) AND THE NORTHEASTERLY RIGHT-OF-WAY OF SIX FLAGS DRIVE (GEORGIA HIGHWAY PROJECT ID-20-1 (43)), THENCE RUNNING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY OF NORTH SERVICE ROAD NORTH 45°40'18" EAST, 47.40 FEET TO A CONCRETE MONUMENT FOUND, THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY OF NORTH SERVICE ROAD NORTH 48°48'15" EAST, 349.03 FEET TO A POINT, THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY OF NORTH SERVICE ROAD ALONG THE ARC OF A CURVE TO THE RIGHT, 122.72 FEET TO AN IRON PIN PLACED (SAID CURVE HAVING A CHORD DISTANCE OF 122.70 FEET ON A BEARING OF NORTH 48°50'20" EAST, AND HAVING A RADIUS OF 2,407.51 FEET); THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY OF NORTH SERVICE ROAD AND RUNNING SOUTH 11°40'00" EAST, 683.68 FEET TO A CONCRETE MONUMENT FOUND AT THE NORTHERLY RIGHT-OF-WAY OF THE OFF-RAMP OF INTERSTATE HIGHWAY 20 (GEORGIA HIGHWAY PROJECT ID-20-1(43)), THENCE RUNNING ALONG SAID NORTHERLY RIGHT-OF-WAY OF SAID OFF-RAMP OF INTERSTATE HIGHWAY 20 (GEORGIA HIGHWAY PROJECT ID-20-1(43)) NORTH 70°19'35" WEST, 225.92 FEET TO A CONCRETE MONUMENT FOUND AT THE NORTHEASTERLY RIGHT-OF-WAY OF SAID OFF-RAMP OF INTERSTATE HIGHWAY 20 (GEORGIA HIGHWAY PROJECT ID-20-1(43)), THENCE CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY OF SAID OFFRAMP OF INTERSTATE HIGHWAY 20 (GEORGIA HIGHWAY PROJECT ID-20-1(43)) NORTH 52°28'12" WEST, 368.87 FEET TO A CONCRETE MONUMENT FOUND AT THE NORTHEASTERLY RIGHT-OF-WAY OF SIX FLAGS DRIVE (GEORGIA HIGHWAY PROJECT ID-20-1(43)), THENCE CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY OF SIX FLAGS DRIVE (GEORGIA HIGHWAY PROJECT ID-20- 1(43)) NORTH 53°02'15" WEST, 36.39 FEET TO THE POINT OF BEGINNING.

SAID PROPERTY BEING SHOWN ON PLAT OF SURVEY PREPARED BY FEDERER, RUPPERT & ASSOCIATES, CERTIFIED TO BY JAMES W. WOOLLAY, GEORGIA REGISTERED LAND SURVEYOR NO. 1478, DATED OCTOBER 6, 1984, LAST REVISED DECEMBER 13, 1984, PROJECT NO. 84-498, DRAWING NO. P-498-0.

TITLE EXCEPTIONS

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT DATE OF JANUARY 15, 2026, BEING COMMITMENT NO. 69999.06, FOR THE PARENT PARCEL, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

9. ALL MATTERS SHOWN ON RECORDED PLAT FILED IN PLAT BOOK 25, PAGE 63, COBB COUNTY, GEORGIA RECORDS.

[THIS ITEM IS NOT APPLICABLE TO THE PARENT PARCEL BECAUSE THE PARENT PARCEL HAS BEEN SUBSEQUENTLY RECONFIGURED.]

10. EASEMENTS GRANTED IN RIGHT OF WAY DEED FROM HUE R. LEE TO COBB COUNTY, DATED DECEMBER 3, 1979, FILED DECEMBER 10, 1979, RECORDED IN DEED BOOK 2119, PAGE 590, AFORESAID RECORDS.

[THIS ITEM IS APPLICABLE TO CITYVIEW DRIVE WHICH PROVIDES PUBLIC ACCESS TO THE PARENT PARCEL AS SHOWN HEREON.]

11. DECLARATION OF TAKING IN COBB COUNTY SUPERIOR COURT DOCKET NUMBER. 80-0130, STYLED DEPARTMENT OF TRANSPORTATION VS. 0.485 ACRES OF LAND; AND HUE R. LEE AND CHAMBLEE NATIONAL BANK N/K/A CITIZENS AND SOUTHERN EMORY BANK; AND FABIRON, INC., AND JAMES W. MCKNIGHT; AND HUBBELL METALS, INC., FILED DECEMBER 31, 1979, AFORESAID RECORDS.

[THIS ITEM IS APPLICABLE TO SIX FLAGS DRIVE WHICH PROVIDES PUBLIC ACCESS TO THE PARENT PARCEL AS SHOWN HEREON.]

12. EASEMENT FROM LAQUINTA MOTOR INNS, INC., TO GEORGIA POWER COMPANY, DATED MAY 24, 1985, FILED NOVEMBER 20, 1985, RECORDED IN DEED BOOK 3732, PAGE 265, AFORESAID RECORDS.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL BUT IS NOT PLOTTED HEREON BECAUSE IT IS BLANKET IN NATURE.]

13. EXPRESS GRANT OF SUBSURFACE SEWER EASEMENT FROM SHIVANCHAL, INC., TO COBB COUNTY, DATED AUGUST 30, 2009, FILED SEPTEMBER 29, 2009, RECORDED IN DEED BOOK 14727, PAGE 420, AFORESAID RECORDS.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL, HOWEVER IT IS NOT APPLICABLE TO THE LEASE AREA AND ACCESS EASEMENT. THIS ITEM IS PLOTTED HEREON.]

14. TEMPORARY CONSTRUCTION EASEMENT FROM SHIVA INN, LLC, A GEORGIA LIMITED LIABILITY COMPANY TO COBB COUNTY, DATED JUNE 25, 2014, FILED JULY 21, 2014, RECORDED IN DEED BOOK 15171, PAGE 6315, AFORESAID RECORDS.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL AND IS LOCATED ALONG THE SOUTHERN RIGHT-OF-WAY OF CITYVIEW DRIVE; HOWEVER, IT IS NOT PLOTTED HEREON BECAUSE THE TEMPORARY CONSTRUCTION EASEMENT HAS EXPIRED FOLLOWING COMPLETION OF THE SIX FLAGS FROM RIVERSIDE PARKWAY TO LEE INDUSTRIAL BOULEVARD PROJECT.]

15. TREE TRIM EASEMENT FROM SHIVA INN LLC TO GEORGIA POWER COMPANY, DATED DECEMBER 4, 2014, FILED JANUARY 20, 2015, RECORDED IN DEED BOOK 15212, PAGE 4801, AFORESAID RECORDS.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL, HOWEVER IT IS NOT APPLICABLE TO THE LEASE AREA. THIS ITEM IS PLOTTED HEREON.]

LEASE AREA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 592, 18TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA, AND BEING A PORTION OF THE LANDS OF SHIVA INN, LLC, A GEORGIA LIMITED LIABILITY COMPANY AS DESCRIBED IN DEED BOOK 15013, PAGE 2181 IN THE CLERKS OFFICE FOR COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A CONCRETE MONUMENT FOUND OF THE EASTERLY RIGHT-OF-WAY OF SIX FLAGS DRIVE, ALSO KNOWN AS I-20 RAMP, HAVING A VARIABLE PUBLIC RIGHT-OF-WAY WIDTH, PER GEORGIA HIGHWAY PROJECT ID-20-1 (43)); THENCE LEAVING SAID RIGHT-OF-WAY LINE ALONG A TIE-LINE, NORTH 24°36'52" WEST, 6.34 FEET TO A POINT HAVING A GEORGIA GRID NORTH, NAD83, WEST ZONE VALUE OF N=1373448.6843, E=2176870.8467 AND THE TRUE POINT OF BEGINNING; THENCE, NORTH 52°51'29" WEST, 58.43 FEET TO A POINT; THENCE, NORTH 37°08'31" EAST, 23.55 FEET TO A POINT; THENCE, NORTH 37°08'31" EAST, 35.61 FEET TO A POINT; THENCE, SOUTH 13°46'06" EAST, 24.83 FEET TO A POINT; THENCE, SOUTH 76°17'15" WEST, 7.20 FEET TO A POINT; THENCE, SOUTH 13°42'45" EAST, 6.00 FEET TO A POINT; THENCE, NORTH 76°17'15" EAST, 7.20 FEET TO A POINT; THENCE, SOUTH 13°42'45" EAST, 13.84 FEET TO A POINT; THENCE, SOUTH 48°29'13" EAST, 19.78 FEET TO A POINT; THENCE, SOUTH 40°56'39" WEST, 7.75 FEET TO A POINT; THENCE, SOUTH 48°29'13" EAST, 6.00 FEET TO A POINT; THENCE, SOUTH 40°56'39" WEST, 21.33 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS BASED ON GEORGIA GRID NORTH, NAD83, WEST ZONE.

SAID TRACT CONTAINS 0.0509 ACRES (2,215 SQUARE FEET), MORE OR LESS.

25' INGRESS-EGRESS & UTILITY EASEMENT

TOGETHER WITH A 25-FOOT WIDE INGRESS-EGRESS & UTILITY EASEMENT (LYING 12.5 FEET EACH SIDE OF CENTERLINE) LYING AND BEING IN LAND LOT 592 & LAND LOT 605, 18TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA, AND BEING A PORTION OF THE LANDS OF SHIVA INN, LLC, A GEORGIA LIMITED LIABILITY COMPANY AS DESCRIBED IN DEED BOOK 15013, PAGE 2181 IN THE CLERKS OFFICE FOR COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A CONCRETE MONUMENT FOUND OF THE EASTERLY RIGHT-OF-WAY OF SIX FLAGS DRIVE, ALSO KNOWN AS I-20 RAMP, HAVING A VARIABLE PUBLIC RIGHT-OF-WAY WIDTH, PER GEORGIA HIGHWAY PROJECT ID-20-1 (43)); THENCE LEAVING SAID RIGHT-OF-WAY LINE ALONG A TIE-LINE, SOUTH 84°24'11" EAST, 49.33 FEET TO A POINT HAVING A GEORGIA GRID NORTH, NAD83, WEST ZONE VALUE OF N=1373438.1093, E=2176922.5855 AND THE TRUE POINT OF BEGINNING; THENCE, NORTH 14°14'39" WEST, 27.01 FEET TO A POINT; THENCE, NORTH 48°29'13" WEST, 45.58 FEET TO A POINT; THENCE, NORTH 13°42'45" WEST, 25.97 FEET TO A POINT; THENCE, NORTH 13°48'23" WEST, 23.75 FEET TO A POINT; THENCE, NORTH 11°05'20" WEST, 48.21 FEET TO A POINT; THENCE, NORTH 19°14'12" WEST, 47.59 FEET TO A POINT; THENCE, NORTH 39°57'46" WEST, 27.98 FEET TO A POINT; THENCE, NORTH 50°34'24" WEST, 55.27 FEET TO A POINT; THENCE, NORTH 54°17'29" WEST, 33.27 FEET TO A POINT; THENCE, NORTH 54°17'29" WEST, 22.95 FEET TO A POINT; THENCE, NORTH 41°45'21" WEST, 49.59 FEET TO A POINT; THENCE, NORTH 43°06'26" WEST, 53.02 FEET TO THE ENDING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CITYVIEW DRIVE, HAVING A 80' PUBLIC RIGHT-OF-WAY WIDTH, PER DEED BOOK 15013, PAGE 2181.

BEARINGS BASED ON GEORGIA GRID NORTH, NAD83, WEST ZONE.



I HEREBY CERTIFY TO MUNICIPAL COMMUNICATIONS III, LLC & STEWART TITLE GUARANTY COMPANY THAT THIS MAP IS CORRECT AND WAS DRAWN UNDER MY DIRECT SUPERVISION. ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

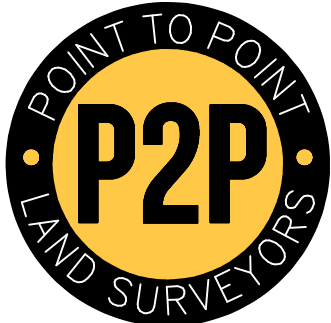
[Signature]

01/23/26

DAVID M. MILLER, GEORGIA PROFESSIONAL LAND SURVEYOR #3433
POINT TO POINT LAND SURVEYORS, INC.

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.

* SPECIFIC PURPOSE SURVEY PREPARED BY:



Certificate of Authorization: LSF000843
100 Governors Trace, Ste. 103,
Peachtree City, GA 30269
(p) 678.565.4440 (f) 678.565.4497 (w) p2pls.com

SPECIFIC PURPOSE SURVEY PREPARED FOR:



SUPER 8
SITE NO. 9AT5916
LAND LOTS 592 & 605, 18TH DISTRICT,
2ND SECTION
COBB COUNTY, GEORGIA

TITLE REVIEW &
LEGAL DESCRIPTIONS
SHEET



GRAPHIC SCALE IN FEET
SCALE: 1" = 20' (11x17)

NO.	DATE	REVISION	DRAWN BY: RMR	SHEET:
1.	1/23/26	ADD TITLE	CHECKED BY: JKL	4
2.	1/23/26	CERT. UPDATE	APPROVED: D. MILLER	
			DATE: 12/11/2025	
			P2P JOB #: 251560GA	
				OF 4



PLANNING COMMISSION STAFF SUMMARY REPORT – SPECIAL LAND USE PERMIT

Work Session: October 1st, 2026, **Public Hearing:** October 8th 2026

Case Number: SLUP-2026-05

Current Zoning: Tourist Services (TS)

Proposed Request: The applicant is requesting a special land use permit to install a 142 feet monopole telecommunications tower (which includes a 2' lightning rod) to be located on a 2,215 sq. ft. leased site of a larger 2.87-acre parent tract.

Staff Recommendation:

APPLICANT & PROPERTY INFORMATION

Name: Municipal Communications LLC

Property Address: 7377 Cityview Drive SW

City/State: Mableton, Georgia 30168

Acreage: 0.050 (2,215 sq ft)

District: 2, Council member Michael McNeely

Parcel Identification: 18059200050

Future Land Use: Community Activity Center.

PURPOSE OF REQUEST

The applicant, Municipal Communications LLC, has submitted a special land use application for the purpose of installing a 142 feet monopole telecommunications tower (which includes a 2' lightning rod) to be located on a 2,215 sq. ft. leased site of a larger 2.87-acre parent tract at 7377 Cityview Drive SW.

ZONING MAP



Star: Location of Subject Property

FUTURE LAND USE MAP



Star: Location of Subject Property

AERIAL MAP



Star: Location of Subject Property

SITE PLAN

