CITY OF MABLETON, GEORGIA

5656 Mableton Pkwy SW, Mableton, GA 30126
October 8, 2026 at 6:30 PM

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

PLANNING COMMISSION REGULAR MEETING AGENDA

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES**
4. **ORGANIZATIONAL AND PROCEDURAL ITEMS**
5. **UNFINISHED BUSINESS**
6. **NEW BUSINESS**
   a. **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.**
   d. **Adoption of the 2045 Comprehensive Plan**
7. **ADJOURNMENT**

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

WORKSPACE INFORMATION

Application number
REZ-2026-010

Category
Rezoning

Workspace state
In circulation

Workspace created
07/01/2026, 6:17:23 PM EDT

Application submitted
07/01/2026, 7:12:27 PM EDT

Assignee

Package generation date
07/15/2026, 12:21:21 PM EDT

LOCATION INFORMATION

Address
922 VETERANS MEMORIAL HWY, City of Mableton

Property information
18016600110,

PARTIES

NAME AND COMPANY	CONTACT DETAILS	ROLES
J. Kevin Moore Moore Ingram Johnson & Steele, LLP	326 Roswell Street Suite 100 Marietta w7@mijs.com +1 7704291499	Applicant
ZOE CHRISTIAN FELLOWSHIP INC	2132 JACKSON PKWY ATLANTA GA 30318	Property owner

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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)	Acreage
1800.0 sq.ft.	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

Attachment A

Application for Rezoning
Mableton, Georgia

Application No. _____

PC Hearing Date: _____ (2026)

M&C Hearing Date: _____ (2026)

Applicant David Pearson Communities, Inc. **Phone#** (770) 321-5032
(applicant's name printed)

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

Moore Ingram Johnson & Steele, LLP
J. Kevin Moore **Address** Emerson Overlook, Suite 100
326 Roswell Street, Marietta, GA 30060
(representative's name, printed)

BY: _____ **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 Public

My commission expires: January 10, 2027

CAROLYN E COOK NOTARY PUBLIC EXP JAN 10, 2027 COBB COUNTY, GA

Titleholder Zoe Christian Fellowship, Inc.; Dabney Partners, L.L.C.; David Pearson **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:

_____
Notary Public

My commission expires: _____

Zoning Request From NRC, R-20 *to* RM-8
(present zoning) (proposed zoning)

For the Purpose of Single-Family Detached and Attached Residential Community *Size of Tract* 15.58+/- *Acre(s)*
(subdivision, restaurant, warehouse, apt., etc.)

Location Southwesterly side of Veterans Memorial Highway; northwesterly side of Queen Mill Road; Easterly and southeasterly side of Hickory Trail
(street address, if applicable; nearest intersection, etc.) (922 Veterans Memorial Highway; 6170 Queen Mill Road; unnumbered Queen Mill Road)

Land Lot(s) 165, 166, 180, 181 *District(s)* 18th

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there XXX are no such assets. If any exist, provide documentation with this application.
to the best of our knowledge, information, and belief.

David Pearson Communities, Inc.
BY: _____
(applicant's signature)
David Pearson, President

We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there XXX is not such a cemetery. If any exist, provide documentation with this application.
to the best of our knowledge, information, and belief.

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

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

Application No.: _____
Hearing Dates: _____, 2026
_____, 2026

Applicant: **David Pearson Communities, Inc.**
Titleholder: **Zoe Christian Fellowship, Inc.**

Tax Parcel Number: **18016600110**

Zoe Christian Fellowship, Inc.

BY: _____
Jonathan Posey
President/Chief Executive Officer

[Corporate Seal]

Address: 2527 Hampton Valley Drive
Marietta, Georgia 30008

Telephone No.: (404) 914-1564
E-mail: thevideopreacher@gmail.com

Signed, sealed, and delivered in the presence of:

Chelsea Rueda
Notary Public
Commission Expires: January 27, 2026

[Notary Seal]

CHELSEA RUEDA
MY COMMISSION EXPIRES
NOTARY
PUBLIC
JANUARY 27, 2026
COBB COUNTY, GEORGIA

EXHIBIT "1" - ATTACHMENT TO APPLICATION FOR REZONING

(City of Mableton, Georgia)

Application No.: _____

Hearing Dates: _____, 2026

_____, 2026

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

Titleholder: **Dabney Partners, L.L.C.**

Tax Parcel Number: **18016600190**

Dabney Partners, L.L.C.

BY: _____

Thornton W. Morris, Jr.
Managing Member

Address: 1775 The Exchange, S.E.
Suite S-130
Marietta, Georgia 30067

Telephone No.: (770) 226-1000
E-mail: tmorris@tierraco.com

Signed, sealed, and delivered in the presence of:

_____

Notary Public
Commission Expires January 10, 2027

[Notary Seal]

CAROLYN E COOK NOTARY PUBLIC EXP. JAN. 10, 2027 COBB COUNTY, GA

EXHIBIT "1" - ATTACHMENT TO APPLICATION FOR REZONING

City of Mableton, Georgia

Application No.: _____

Hearing Dates: _____, **2026**

_____, **2026**

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

Titleholder: **David Pearson**

Tax Parcel No.: **18018100030**

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:

Sandra Blair

Notary Public

Commission Expires: 12-3-27

[Notary Seal]

SANDRA BLAIR
My Commission Expires
NOTARY
PUBLIC
December 3, 2027
PAULDING COUNTY, GEORGIA

RESOLUTION OF ZOE CHRISTIAN FELLOWSHIP, INC.

THE UNDERSIGNED, being the President/Chief Executive Officer of ZOE CHRISTIAN FELLOWSHIP, INC., a non-profit corporation organized and existing under the laws of the State of Georgia (hereinafter referred to as the "Church"), does state as follows:

WHEREAS, the Church is the owner of certain real property located on and along the southwesterly side of Veterans Memorial Highway and the easterly and southeasterly side of Hickory Trail, identified as Tax Parcel No. 18016600110, located in Land Lots 165 and 166, 18th District, 2nd Section, City of Mableton, Cobb County, Georgia, and being more particularly known as 922 Veterans Memorial Highway (hereinafter the "Property" or the "Subject Property"); and

WHEREAS, the Church consents to the filing of an Application for Rezoning of the Property in the City of Mableton, Cobb County, Georgia, and, in connection therewith, the Church must execute an Application for Rezoning and any other ancillary documentation (hereinafter collectively referred to as "Application") to consummate the contemplated filing of the Application, and written documentation is required to authorize the Application and to specifically authorize the execution on behalf of the Church of all documents necessary to consummate the filing of the Application; and

WHEREAS, the undersigned has reviewed and approved the form of the Application and related documents; and

WHEREAS, the undersigned is the President/Chief Executive Officer of the Church.

NOW, THEREFORE, BE IT RESOLVED that JONATHAN POSEY, as President/Chief Executive Officer of the Church, is authorized to execute the aforesaid Application for Rezoning and any and all other documents necessary or appropriate to file and complete the rezoning process for the Subject Property on such terms, conditions, and provisions as he deems necessary and appropriate; such execution of any documents being conclusive evidence that JONATHAN POSEY deems the terms, conditions, and provisions thereof to be proper and in the best interest of the Church.

RESOLVED, FURTHER, that any and all acts of JONATHAN POSEY are pursuant to the authority granted to him by the Church and are accepted as actions of the Church.

IN WITNESS WHEREOF, the undersigned President/Chief Executive Officer of the Church has hereunto set his hand and seal as of the day and year written below.

ZOE CHRISTIAN FELLOWSHIP, INC.

BY: _____

Jonathan Posey, President/Chief Executive Officer

[Corporate Seal]

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

DOCKET NUMBER : 021050958
CONTROL NUMBER : K324516
EFFECTIVE DATE : 04/04/2002
REFERENCE : 0077
PRINT DATE : 04/15/2002
FORM NUMBER : 611

ZOE CHRISTIAN FELLOWSHIP
2132 JACKSON PKWY
ATLANTA, GA 30318

CERTIFICATE OF NAME CHANGE AMENDMENT

I, Cathy Cox, the Secretary of State and the Corporations Commissioner of the State of Georgia, do hereby certify under the seal of my office that

FAITH CHRISTIAN FELLOWSHIP OF CENTRAL ATLANTA, INC.
A DOMESTIC NONPROFIT CORPORATION

has filed articles of amendment in the Office of the Secretary of State changing its name to

ZOE CHRISTIAN FELLOWSHIP, INC.

and has paid the required fees as provided by Title 14 of the Official Code of Georgia Annotated. Attached hereto is a true and correct copy of said articles of amendment.

WITNESS my hand and official seal in the City of Atlanta and the State of Georgia on the date set forth above.

Cathy Cox
Secretary of State

Articles of Amendment to the Articles of Incorporation of FAITH CHRISTIAN FELLOWSHIP OF CENTRAL ATLANTA, INC.

J21056958

ARTICLE I

The name of the corporation is FAITH CHRISTIAN FELLOWSHIP OF CENTRAL ATLANTA, INC. These Articles change the name of the corporation to ZOE CHRISTIAN FELLOWSHIP, INC.

ARTICLE II

The Articles of Incorporation of the corporation are amended as follows:

A. In Article One of the present Articles of Incorporation the name of the corporation is hereby changed to Zoe Christian Fellowship, Inc. Said Article One is further amended by deleting the second sentence of the present Article so that the Article reads after amendment as follows: "The name of said corporation shall be Zoe Christian Fellowship, Inc."

B. Article Three of the present Articles of Incorporation is amended by adding a section (i) at the end thereof to read as follows: "To conduct such other operations, programs and activities as shall be consistent with its status as a Georgia nonprofit organization exempt from taxation under Section 501(c)(3) of the Internal Revenue Code."

ARTICLE III

The foregoing amendment was adopted on the 1st day of April, 2002

ARTICLE IV

The corporation has no members and approval of members is not required for this amendment. The amendment was approved by a sufficient vote of the Board of Directors of the corporation.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Amendment to the Articles of Incorporation on behalf of the corporation.

This 1 day of April, 2002

Johnathan A. Posey, President

DABNEY PARTNERS, LLC
AMENDED AND RESTATED OPERATING AGREEMENT

THIS AMENDED AND RESTATED OPERATING AGREEMENT (the "Agreement") of Dabney Partners, LLC (the "Company"), effective the 1st day of July, 2015, is made and entered into by the Members of the Company.

BACKGROUND

Thornton W. Morris, Jr. and Guy H. Kelley (the "Initial Members") have formed Dabney Partners, LLC as a limited liability company under the Georgia Limited Liability Company Act pursuant to Articles of Organization filed with the Georgia Secretary of State on February 12, 1997, and desire to enter into this Agreement to govern the operations of the Company.

The Members intend that the Company be classified as a partnership for federal and state income tax purposes.

THE AGREEMENT

NOW, THEREFORE, the Members on behalf of themselves agree as follows:

1. THE COMPANY

1.1 *Formation.*

1.1.1 *Formation; Statutory Compliance.* The Company constitutes a limited liability company formed pursuant to, and governed by, the Georgia Act and other applicable laws of the State of Georgia. The Members shall, when required, file such amendments to or restatements of the Articles, and such other documents and instruments, in such public offices in the State of Georgia or elsewhere as the Members deem advisable to give effect to the provisions of this Agreement and the Articles, to respect the formation of and the conduct of business by, the Company, and to preserve the character of the Company as a limited liability company.

1.1.2 *Investment Representations.* Each Member represents and warrants as to the following:

(a) The Member acknowledges that the Company will not register the issuance of Membership Interests under the federal Securities Act of 1933, as amended (the "1933 Act"), or any state securities laws (the "State Acts") in reliance upon exemptions from registration contained in the 1933 Act and the State Acts, and that the Company relies upon these exemptions, in part, because of the Member's representations, warranties, and agreements contained in this Agreement.

(b) The Member is acquiring its Membership Interest for its own purpose, with the intention of holding the Membership Interest for investment and with no present intention of dividing or allowing others to participate in this investment or of reselling or otherwise participating, directly or indirectly, in a distribution of the Membership Interest; and it will not make any sale, transfer, or other disposition of the Membership Interest without registration under the 1933 Act and the State Acts unless an exemption from registration is available under the 1933 Act and the State Acts.

(c) The Member is familiar with the business in which the Company is or will be engaged, and based upon its knowledge and experience in financial and business matters, it is familiar with the investments of the type that it is undertaking to purchase; it is fully aware of the problems and risks involved in making an investment of this type; and it is capable of evaluating the merits and risks of this investment. The Member acknowledges that, prior to executing this Agreement, it has had the opportunity to ask questions of and receive answers or obtain additional information from a representative of the Company concerning the financial and other affairs of the Company, and, to the extent it believes necessary in light of its knowledge of the Company's affairs, it has asked these questions and received satisfactory answers.

(d) The investment that the Member is undertaking corresponds with the nature and size of its present investments and net worth, and the Member can financially bear the economic risk of this investment, including the ability to afford holding the Membership Interest for an indefinite period or to afford a complete loss of this investment.

1.1.3. *Organizer Release.* The Company hereby ratifies and adopts the acts and conduct of the Company's organizer in connection with the Company's organization as acts and conduct by and on behalf of the Company. The organizational and other activities for which the organizer was responsible have been completed. The organizer is hereby relieved of any further duties and responsibilities in that regard, and the Company and the Members hereby indemnify and hold harmless the organizer for any loss, liability or expense arising from his actions or conduct in such capacity.

1.2 *Name; Place of Business; Registered Office and Registered Agent.*

The business of the Company is conducted under the name of "Dabney Partners, LLC" or such other name as the Members shall hereafter designate. The principal office and place of business of the Company is 1950 North Park Place, Suite 400, Atlanta, GA 30339. The registered agent for service of process at the registered office of the Company is Thornton W. Morris (*A Professional Corporation*). The registered office of the Company is located at 1950 North Park Place, Suite 400, Atlanta, GA 30339.

(e) distributing the proceeds of liquidation and any undisposed Property to the Members in accordance with Section 4.2.

1.5 *Books, Records and Tax and Accounting Matters.*

1.5.1 *Availability.* At all times during the existence of the Company, the Members must keep or cause to be kept complete and accurate books and records appropriate and adequate for the Company's business. Such books and records, whether financial, operational or otherwise and including a copy of this Agreement, any amendments to it, and a record of ownership by the Members of Membership Interests, must at all times be maintained at the principal place of business of the Company. Any Member or such Member's duly authorized representative, subject to reasonable standards governing what information and documents are to be furnished at what time and location and at whose expense, has the right at any time, for any purpose reasonably related to such Member's Membership Interest, to inspect and copy from such books and documents during normal business hours.

1.5.2 *Tax and Accounting Decisions.* All decisions as to tax and accounting matters, except as this Agreement specifically provides to the contrary, are made by the Members; provided, however, that at the request of any Member, the Company shall make an election under Section 754 of the Code. Each of the Members shall supply to the Company the information necessary to give effect properly to any tax election made by the Company under this Section 1.5.2.

1.5.3 *Reports.* Within ninety (90) days after the end of each fiscal year, or such other times as determined by the Members, there shall be delivered to all Members a profit and loss statement for, and a balance sheet as of the end of, such year or other period and the related notes, if any, together with any report thereon prepared and delivered by the Accountants.

1.5.4 *Tax Returns.* The Accountants shall prepare all federal, state, municipal and other tax returns that the Company is required to file, and file with the appropriate taxing authorities all returns required to be filed by the Company in a manner required for the Company to be in compliance with any law governing the timely filing of such returns.

1.5.5 *Taxable and Fiscal Year.* The fiscal year of the Company shall be its taxable year. The Company's taxable year shall be selected by the Members, subject to the requirements and limitations of the Code.

1.5.6 *Depositories.* The Members shall maintain or cause to be maintained one or more accounts for the Company in such depositories as the Members shall select. All receipts of the Company from whatever source received shall be deposited to such accounts, all expenses of the Company shall be paid from such accounts, and no funds not belonging to the Company shall be deposited to such accounts. All amounts so deposited shall be received, held and disbursed only for the purposes authorized by this Agreement.

business activities. Neither the Company nor any Member shall have any right, by virtue of this Agreement, to share or participate in other investments or activities of any other Member. No Member shall incur liability to the Company or any other Member as a result of engaging in any other business or venture.

3.1.3 *Officers*

(a) *General Provisions.* The officers of the Company may consist of a Chairman, President, Vice President, Secretary, and a Treasurer, or such other officers as may be elected by the Members. Each officer shall be elected or appointed for such term as provided by resolution of the Members. Each officer shall serve for the term of office for which he or she is elected or appointed and until his or her successor has been elected or appointed and has qualified or his or her earlier resignation, removal from office, or death. Any two or more offices may be held by the same person.

(b) *Chairman.* The Chairman shall perform such duties and have such powers as may from time to time be authorized by the Members.

(c) *President.* The President shall be the chief executive officer of the Company and shall have general and active management of the operation of the Company subject to the authority of the Members. The President shall be responsible for the administration of the Company, including general supervision of the policies of the Company and general and active management of the financial affairs of the Company. The President shall have the authority and power to execute on behalf of the Company bonds, mortgages, notes, contracts, leases and other documents and instruments (whether or not requiring the seal of the Company) except where such documents or instruments are required by law to be otherwise signed and executed and except where the signing and execution thereof shall be expressly delegated by the Members to some other officer or agent of the Company. If there shall be no Treasurer, the President shall have the custody of the Company funds and securities and shall keep full and accurate accounts of receipts and disbursements in books belonging to the Company and shall deposit all moneys and other valuable effects in the name and to the credit of the Company in such depositories as may be designated by the Members. The President shall disburse the funds of the Company as may be ordered by the Members, taking proper vouchers for such disbursements, and shall render to the Members, at its regular meetings, or when the Members so requires, an account of all the President's transactions as Treasurer and of the financial condition of the Company. The President shall be Thornton W. Morris, Jr.

(d) *Vice President.* The Company may have one or more Vice Presidents, elected by the Members, who shall perform such duties and have such powers as may be delegated by the Members. The Vice President shall be Guy H. Kelley.

(e) *Secretary.* The Secretary shall keep minutes of all meetings of the Members and have charge of the minute books and shall perform such

other duties and have such other powers as may from time to time be delegated to him or her by the Members. The Secretary shall be Thornton W. Morris, Jr.

(f) *Treasurer.* The Treasurer shall be charged with the management of the financial affairs of the Company, shall have the power to recommend action concerning the Company's affairs to the President, and shall perform such other duties and have such other powers as may from time to time be delegated to him or her by the Members. The Treasurer shall have the custody of the company funds and securities and shall keep full and accurate accounts of receipts and disbursements in books belonging to the Company and shall deposit all moneys and other valuable effects in the name and to the credit of the Company in such depositories as may be designated by the Members. The Treasurer shall disburse the funds of the Company as may be ordered by the Members, taking proper vouchers for such disbursements, and shall render to the President and the Members, at its regular meetings, or when the Members so requires, an account of all the Treasurers transactions as Treasurer and of the financial condition of the Company. If required by the Members, he shall give the Company a bond in such sum with surety or sureties as shall be satisfactory to the Members for the faithful performance of the duties of the office and for the restoration to the Company, in case of the Treasurer's death, resignation, retirement or removal from office, of all books, papers, vouchers, money and other property of whatever kind in the Treasurers possession or under the Treasures control belonging to the Company. The Treasurer shall be Guy H. Kelley.

(g) *Assistant Secretary.* Assistants to the Secretary and such other officers may be designated from time to time, and may be elected by the Members. The Assistant Secretaries shall be Thornton W. Morris and Ryan T. Bowden.

(h) *Duties and Obligations of Tax Matters Person.* The Tax Matters Person may enter into and execute on behalf of all Members an agreement with the Internal Revenue Service extending the statute of limitations for making an assessment of federal income taxes or the time periods relating to submitting administrative adjustment requests for the Company. The Tax Matters Person may not enter into any agreement with the Internal Revenue Service which affects the amount, deductibility or credit of any Company item without the prior written consent of the Members then holding a Majority in Interest. In the event of an audit of the Company's federal income tax return, the Tax Matters Person will provide all Members with the information required by law relating to the administrative or judicial proceedings for the adjustment of Company items. The Tax Matters Person is entitled to reimbursement by the Company for all expenses reasonably incurred by him in representing the Company in any administrative or judicial proceeding relating to the tax treatment of Company items.

3.1.4 *Member Approval Requirements.*

(a) The consent of all of the Members is required to approve the amendment of this Agreement.

(b) The consent of a Majority in Interest is required to approve the following:

(i) amend this Articles;

(ii) dissolve the Company;

(iii) file a voluntary petition or otherwise initiate proceedings (x) to have the Company adjudicated insolvent or, (y) seeking an order for relief of the Company as debtor under the United States Bankruptcy Code (11 U.S.C. §§ 101 et seq.); file any petition seeking any composition, reorganization, readjustment, liquidation, dissolution or similar relief under the present or any future federal bankruptcy laws or any other present or future applicable federal, state or other statute or law relative to bankruptcy, insolvency, or other relief for debtors with respect to the Company; or seek the appointment of any trustee, receiver, conservator, assignee, sequestrator, custodian, liquidator (or other similar official) of the Company or of all or any substantial part of the Property, or make any general assignment for the benefit of creditors of the Company, or admit in writing the inability of the Company to pay its debts generally as they become due, or declare or effect a moratorium on the Company's debt or take any action in furtherance of any proscribed action;

(iv) require additional Capital Contributions;

(v) admit new Members or cause the withdrawal of a Member;

(vi) remove or replace a Tax Matters Person;

(vii) consent to Transfers of Membership Interests;

(viii) transfer all or substantially all of the Property;

(ix) merge the Company pursuant to §14-11-903 of the Georgia Act; or

(x) do any other matters expressly set forth in this Agreement as requiring the consent, vote or approval of a Majority in Interest.

No Member shall be entitled under O.C.G.A. § 14-11-1002(a)(1) or (2) to dissent from, or obtain payment in the event of, any of the events described in this Section 3.1.4. or elsewhere in this Agreement, which are taken with the consent of a Majority in Interest of the Members.

3.1.5 *Liability of Members.* A Member of the Company is not liable to the Company or to any other Member or Economic Interest Owner for any action taken, or any failure to take any action, as a Member, except for liability with respect to (a) intentional misconduct or a knowing violation of law, or (b) any transaction for which such Member received a personal benefit in violation or breach of any provision of this

Agreement. If the Georgia Act is hereafter amended to authorize the further elimination or limitation of the liability of members, then the liability of a Member of the Company, in addition to the limitation on liability provided herein, shall be limited to the fullest extent permitted by the amended Georgia Act. In the event that any of the provisions of this Section 3.1.5 (including any provision within a single sentence) is held by a court of competent jurisdiction to be invalid, void or otherwise unenforceable, the remaining provisions are severable and shall remain enforceable to the fullest extent permitted by law.

3.2 *Indemnification of Members.*

3.2.1 *Obligation to Indemnify; Limits.*

(a) *General.* The Company must indemnify and hold harmless its Members, or any individual who is a party to a proceeding because he or she is or was a Member, officer, director, or partner of the Company ("Indemnitee"), from and against any and all liability whatsoever arising in connection with the Company, except that the Company may not indemnify an Indemnitee for any liability incurred in a proceeding in which such Person is adjudged liable to the Company or is subjected to injunctive relief in favor of the Company (i) for acts or omissions that involve intentional misconduct or a knowing violation of law, or (ii) for any transaction for which such Member received a personal benefit in violation or breach of any provision of this Agreement, or as otherwise prohibited by the Georgia Act.

(b) *Specific.* Without limiting the foregoing, the Company must indemnify, hold harmless, and pay all expenses or liabilities of any Indemnitee who for the benefit of the Company makes any deposit, acquires any option, or makes any other similar payment or assumes any obligation in connection with any property proposed to be acquired by the Company and who suffers any financial loss as the result of such action.

3.2.2 *Advance for Expenses.*

(a) *Prerequisites.* The Company must, before final disposition of a proceeding, advance funds to pay for or reimburse the reasonable expenses incurred by an Indemnitee if such Indemnitee delivers to the Company a written affirmation of his or her good faith belief that his or her conduct does not constitute behavior that would result in liability for (i) intentional misconduct or a knowing violation of law, or (ii) any transaction for which such Indemnitee received a personal benefit in violation or breach of any provision of this Agreement; and such Indemnitee furnishes the Company a written undertaking, executed personally or on his or her behalf, to repay any advances if it is ultimately determined that he or she is not entitled to indemnification under this Section 3.2 or the Georgia Act.

(b) *Undertaking.* The undertaking required by this Section 3.2.2 must be an unlimited general obligation of the proposed Indemnitee but need not be secured

IN WITNESS WHEREOF, the parties hereto have entered into this Agreement as of the date first above written.

MEMBERS:

_____(SEAL)
Thornton W. Morris, Jr.

_____(SEAL)
Guy H. Kelley

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 REPORT[1] BY APPLICANT[2]

(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 30th day of June, 2026.

Moore Ingram Johnson & Steele, LLP

BY: _____

Applicant's Signature

J. Kevin Moore; Georgia Bar No. 519728

Attorneys for Applicant and Property Owners

[1]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.

[2]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

Attachment C2

CAMPAIGN DISCLOSURE REPORT[1] BY APPLICANT[2] Application No.: _____

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

Has the applicant[2] 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 30th day of June, 2026.

Moore Ingram Johnson & Steele, LLP

BY: _____

Applicant's Signature

J. Kevin Moore; Georgia Bar No. 519728

Attorneys for Applicant and Property Owners

[1]If 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.

[2]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.

Deed Book 14150 Pg 2787
Filed and Recorded May-06-2005 03:45pm
2005-0077642
Real Estate Transfer Tax $213.90

Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

RR 6/20

Space Above This Line for Recorder's Use

After recording, please return to:

William H. Dodson II, Esq.
6000 Lake Forrest Drive, N.W
Suite 300
Atlanta, Georgia 30326

STATE OF FLORIDA

COUNTY OF ORANGE

LIMITED WARRANTY DEED

THIS INDENTURE is made this **4th day of May, 2005**, by and between **DISCOVERY BOULEVARD (ATLANTA) PIP, L.P.**, a Georgia limited partnership, herein called "**Grantor**", and **DABNEY PARTNERS, L.L.C.**, a Georgia limited liability company, herein called "**Grantee**". The words "Grantor" and "Grantee" include the neuter masculine and feminine genders, and the singular and the plural.

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) in hand paid to Grantor by Grantee at and before the execution. sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, and the heirs, successors, legal representatives and assigns of Grantee, all that tract or parcel of land lying and being in **Land Lots 166 and 180 of the 18th District, 2nd Section of Cobb County, Georgia**, being more particularly described on **Exhibit "A"**, attached hereto and incorporated herein by reference (herein called the "**Property**").

TO HAVE AND TO HOLD the Property, together with any and all of 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

606147c

GRANTOR SHALL WARRANT and forever defend the right and title to the Property unto Grantee, and the heirs, successors, legal representatives and assigns of Grantee, against the claims of all persons whomsoever, claiming by, through or under Grantor, but not otherwise; provided, however, that the warranties of title made by Grantor herein shall not extend to any claims arising under any matter set forth on **Exhibit "B"**, attached hereto and incorporated herein by reference.

[Signatures Begin on Following Page]

IN WITNESS WHEREOF, Grantor, acting by and through its general partner, has executed and sealed this indenture, and delivered this indenture to Grantee, all the day and year first written above.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Nancy Matteson
Notary Public 4-28-05

My Commission Expires:

August 8, 2008

[NOTARIAL SEAL]

NANCY MATTESON
Notary Public, State of Florida
My comm. exp. Aug. 8, 2008
Comm. No. DD 344594

GRANTOR:

DISCOVERY BOULEVARD (ATLANTA) PIP, L.P., a Georgia limited partnership

By: Avanti Capital Associates, a Florida joint venture, successor by name change to Avanti Properties Group J.V., a Florida joint venture, as sole general partner

By: Avanti Management Partners, J.V., a Florida joint venture, as sole managing venturer

By: Avanti Development Corporation, a Florida corporation, as sole managing venturer

By: Charles Schwartz
Charles Schwartz, President

[CORPORATE SEAL]

CORPORATE SEAL

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 166 and 180 of the 18th District, Second Section, Cobb County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found (being a one-inch crimp top pipe) located at the land lot corner being common to Land Lots 165, 166, 180 and 181 of the aforesaid district, section and county and being the eastern boundary line of property now or formerly owned by Harry Dodd; thence leaving said land lot corner common to Land Lots 165, 166, 180 and 181, run along the land lot line being common to Land Lots 165 and 166 and along the eastern boundary line of property now or formerly owned by Harry Dodd North 00° 38' 45" East a distance of 331.38 feet to an iron pin set located on the southern boundary line of property now or formerly owned by Julian R Woodall, et. al; thence leaving the land lot line being common to Land Lots 165 and 166 and the eastern boundary line of property now or formerly owned by Harry Dodd, run along the southern boundary line of property now or formerly owned by Julian R. Woodall, et. al and the southern boundary line of property now or formerly owned by Liberty Hill Church of Christ North 89° 47' 47" East a distance of 320.57 feet to an iron pin set located on the western boundary line of property now or formerly owned by Liberty Hill Church of Christ; thence leaving the southern boundary line of property now or formerly owned by Liberty Hill Church of Christ, run along the western and southern boundary lines of property now or formerly owned by Liberty Hill Church of Christ the following two (2) courses and distances: (1) South 29° 46'43" West a distance of 210.00 feet to an iron pin set; and (2) North 89° 47' 47" East a distance of 216.26 feet to an iron pin set located on the northwestern right-of-way line of Queens Mill Road (having an 80-foot right-of-way width); thence leaving the southern boundary line of property now or formerly owned by Liberty Hill Church of Christ, run along the northwestern right-of-way line of Queens Mill Road the following two (2) courses and distances and following the curvature thereof. (1) along the arc of a 721.31-foot radius curve to the right having an arc distance of 121.29 feet to an iron pin set (said arc being subtended by a chord lying to the northwest thereof bearing South 42° 47' 19" West and being 121.15 feet in length); and (2) South 47° 36 28" West a distance of 478.16 feet to an iron pin set located on the eastern boundary line of property now or formerly owned by Virginia A. Thompson and the land lot line being common to Land Lots 180 and 181 of the aforesaid district, section and county; thence leaving the northwestern right-of-way line of Queens Mill Road, run along the land lot line being common to Land Lots 180 and 181 and the eastern boundary line of property now or formerly owned by Virginia A. Thompson North 00° 10'53" West a distance of 260.29 feet to an iron pin found located at the land lot corner common to Land Lots 165, 166, 180 and 181, said iron pin found being the **POINT OF BEGINNING**.

The above-described property contains 3.236 acres (140,963 square feet) and is shown on and designated as "**Tract B**" according to that certain Survey (Sheet 1 of 8 Sheets) prepared for Avanti Investment Advisors, Inc. and Chicago Title Insurance Company by Hayes, James & Associates (Billy Ray Cheek, Georgia Registered Land Surveyor No. 1615), dated August 11, 1995, last revised July 18, 1996, which Survey is incorporated herein by this reference and made a part of this description.

EXHIBIT "B"

PERMITTED EXCEPTIONS

Recording references are to Cobb County, Georgia unless otherwise stated:

1. Taxes and assessments for the year 2005 and subsequent years not yet due and payable.

2. All assessments levied or imposed upon or assessed against the Property, pursuant to the Declaration and Additional Covenants, for the year 2005 and subsequent years not yet due and payable.

3. Such matters as disclosed by that certain ALTA/ACSM Boundary Survey prepared by Hayes, James & Associates, bearing the seal and certification of LeRoy W. James, Georgia Registered Land Surveyor No. 1795, dated December 7, 2004, last revised January 5, 2005.

4. Zoning ordinances affecting the Property.

5. All easements, covenants, restrictions, reservations and rights-of-way of record as of October 6, 2004.

6. The rights of parties in possession.

7. The state of compliance or non-compliance of the Property as of October 6, 2004 with any laws, codes, ordinances, rules, regulations or private restrictive covenants applicable to our affecting the Property.

8. Easement from Bessemer Properties, Incorporated, to Southern Bell Telephone and Telegraph Company, dated February 14, 1989, recorded in Deed Book 5268, page 248, aforesaid records.

9. Declaration of Protective Covenants for Discovery Industrial by Bessemer Securities Corporation, dated November 4, 1987, recorded in Deed Book 4705, page 373, aforesaid records; as amended by Amendment thereto by Bessemer Properties, Incorporated, dated February 21, 1990, recorded in Deed Book 5644, page 62, aforesaid records; as affected by Grant of Variance Under Declaration of Protective Covenants for Discovery Industrial, Cobb County, Georgia by Bessemer Properties, Incorporated, dated June 9, 1995, recorded in Deed Book 8917, page 446, aforesaid records; as further amended by Second Amendment thereto, dated July 28, 1995, recorded in Deed Book 9011, page 37, aforesaid records; as recorded in Deed Book 9432, page 349, aforesaid records; as further amended by Third Amendment thereto, dated May 22, 1996, recorded in Deed Book 9720, page 433, aforesaid records; and as further amended by Fourth Amendment thereto, dated July 23, 1996, recorded in Deed Book 9771, page 380, aforesaid records, as further

amended by Fifth Amendment thereto, dated July 30, 1996, recorded in Deed Book 9771, page 397, aforesaid records, as further amended by the Corrective Fourth Amendment, dated September 11, 2001, recorded in Deed Book 13417, page 6423, as further amended by the Sixth Amendment, dated October 30, 2001, recorded in Deed Book 13441, page 4550, aforesaid records; as further amended by the Seventh Amendment, recorded in Deed Book 13941, Page 5236, as re-recorded in Deed Book 13981, Page 5729, aforesaid records (herein called **"Declaration"**).

10. Declaration of Additional Protective Covenants for the Discovery II Property, dated July 30, 1996, recorded in Deed Book 9771, page 400, aforesaid records; as re-recorded in Deed Book 9815, page 307, aforesaid records; as affected by Scrivener's Affidavit recorded in Deed Book 9815, page 306, aforesaid records; as amended by the Second Amendment to Declaration of Additional Protective Covenants, recorded in Deed Book 13941, Page 5236, as re-recorded in Deed Book 13981, Page 5729, aforesaid records (herein called **"Additional Covenants"**).

11. Boundary Survey prepared for Avanti Investment Advisors, et al. by Billy Ray Cheek, Georgia Registered Land Surveyor No. 1615, Hayes, James & Associates, dated August 11, 1995, last revised July 18, 1996, reveals the following:

    (a) electrical facilities traversing the southern and eastern portions of the Property; and

    (b) Southern Bell Telephone and Telegraph easement located in the eastern portion of the Property.

12. Rights of upper and lower riparian owners in and to the waters of creeks and branches crossing or adjoining subject property and the natural flow thereof, free from diminution or pollution.

NOTE: The inclusion of any of the foregoing title exceptions herein is not intended to impose any encumbrance on the Property under the terms of any of the foregoing title exceptions which do not, by their express terms, affect the Property.

ATTACHMENT "D"

2025016318 Deed Book 16263 Page 3688
Filed and Recorded: 2/26/2025 10:57:00 AM
Real Estate Transer Tax: $689.00
Connie Taylor
Clerk of Superior Court
Cobb County, Georgia

[Space Above This Line For Recording Data]

RETURN TO:
MOORE INGRAM JOHNSON & STEELE, LLP
EMERSON OVERLOOK
326 ROSWELL STREET
MARIETTA, GEORGIA 30060
24R323.1

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF COBB

THIS INDENTURE, made the 24th day of February, in the year Two Thousand Twenty-Five, between

NED J. POWERS, JR.

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 Lot 181 of the 18th District, 2nd Section, 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 the matters (hereinafter referred to as "Permitted Exceptions") set out in the attached Exhibit "B", attached hereto and made a part hereof by this reference.

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:

Unofficial Witness

Notary Public
MY COMMISSION EXPIRES:
COMMISSION EXPIRES: AUGUST 4, 2025

(Seal)
Ned J. Powers, Jr.

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 181 of the 18th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

Beginning at a point where the northwesterly side of Queens Mill Road intersects the original east line of Land Lot 181; Thence North along said Land Lot line 271.0 feet to the original northeast corner of said Land Lot 181; Thence West along the original north line of said Land Lot 352 feet to an iron pin; Thence South Five degrees East 258 feet to an iron pin; Thence Southeast 230 feet to the northwesterly side of Queens Mill Road; Thence northeasterly along the northwesterly side of Queens Mill Road 200 feet to the east line of Land Lot 181 and the Point of Beginning.

LESS AND EXCEPT:

All that tract or parcel of land as described in that certain Cobb County Right of Way Deed from Ned J. Powers, Jr. dated April 3, 2012, filed April 4, 2012 and recorded in Deed Book 14932, Page 5826, aforesaid records.

EXHIBIT "B"

1. Taxes for the year 2025 and all subsequent years not yet due and payable and any and all taxes and assessments which may become due and payable for the current or previous years, due to, but not limited to, reassessments, rebillings, or errors by tax officials or their agents.

2. Cobb County Permanent Easement from Ned J. Powers, Jr. dated April 3, 2012, filed April 4, 2012 and recorded in Deed Book 14932, Page 5823, Cobb County, Georgia Records.

3. Cobb County Right of Way Deed from Ned J. Powers, Jr. dated April 3, 2012, filed April 4, 2012 and recorded in Deed Book 14932, Page 5826, Cobb County, Georgia Records.

4. All matters reflected on that certain ALTA/NSPS Land Title Survey for David Pearson, dated February 20, 2025, prepared by Centerline Surveying and Land Planning, Inc., bearing the seal and certification of Charles C. Franklin, Georgia RLS #2143 and being listed as Project No. 1124012.

Deed Book 15699 Pg 1270
Filed and Recorded Dec-31-2019 09:38am
2019-0153014
Real Estate Transfer Tax $0.00
0332019031758
Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

Please return to:

Denton B. Ashway, *Esquire*
312 West Main Street
Cumming, Georgia 30040-2446

Tele: (770) 205-9414
File Number: 19257

3/4

Quitclaim Deed

STATE OF GEORGIA

COUNTY OF COBB

THIS INDENTURE, made the 19th day of December, 2019, between *Nacoochee Corporation,* a Georgia corporation, whose tax mailing address is 270 Carpenter Drive, Atlanta, Georgia 30328 (the "Grantor"), and *Zoe Christian Fellowship, Inc.* formerly known as *Faith Christian Fellowship of Central Atlanta, Inc.*, a Georgia corporation, whose tax mailing address is 2527 Hampton Valley Drive SW, Marietta, Georgia, 30008 (the "Grantee"). (The words "Grantor" and "Grantee" include their respective heirs, successors, and assigns where the context requires or permits).

WITNESSETH that: The Grantor, for and in consideration of the sum of $10.00 and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM only unto the said Grantee, the below described tract or parcel of land more fully and completely described as follows:

> All that tract or parcel of land lying and being located in Land Lot 165 of the 18th District of Cobb County consisting of approximately 12.32 acres and being more particularly described in Exhibit "A" as attached hereto and made a part hereof

This deed is given for the purpose of correcting the Legal Description of Tract A in that certain Warranty Deed from Nacoochee Corporation to Faith Christian Fellowship of Central Atlanta, Inc. dba Zoe Christian Fellowship, dated August 10, 1999, and recorded in Deed Book 12861, page 68. By virtue of a Certificate of Name Change Amendment filed with the Georgia Secretary of State on April 4, 2002, Faith Christian Fellowship of Central Atlanta, Inc. changed its name to Zoe Christian Fellowship, Inc.

TO HAVE AND TO HOLD the said described premises to the Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

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:

Nacoochee Corporation
John F. Smithgall, President

Sign: Richard J. Spritz

Name:

Grantor Acknowledgement

This instrument was acknowledged before me, _____, on Dec 19, 2019 by John F. Smithgall of Nacoochee Corporation.

Notary Public for the State of Georgia

SEAL:

M EKERS
NOTARY PUBLIC
MY COMMISSION EXPIRES FEBRUARY 1, 2023
CHEROKEE COUNTY, GEORGIA

Exhibit "A"
Legal Description

Tract A

All that tract or parcel of land lying and being in Land Lot 165 of the 18th District, 2nd Section, Cobb County, Georgia, and being Tract A, 4.534 acres, more or less, as shown on a survey for John Posey by Conroy & Cooper Surveying Services, drawn July 21, 1999, and being particularly described as follows:

Beginning at the intersection of the southern right-of-way of Blackhawk Trail (50 foot right-of-way) with the western right-of-way of Hickory Trail (apparent 50 foot right-of-way); run thence along the right-of-way of Hickory Trail S 0°33'49" W 182.17 feet to an iron pin found; thence along the arc of a curve to the right a curvilinear distance of 331.32 feet, said curve having a radius of 1886.80 feet, and being subtended by a chord bearing and distance of S 4°24'4" W 330.79 feet; thence S 9°40'54" W 121.29 feet to an iron pin found; thence along the arc of a curve to the right a curvilinear distance of 194.34 feet, said curve having a radius of 174.57 feet, and being subtended by a chord bearing and distance of S 37°21'33" W 184.46 feet; thence S 76°17'16" W 123.83 feet; thence along the arc of a curve to the left a curvilinear distance of 70.52 feet, said curve having a radius of 181.72 feet, and being subtended by a chord bearing and distance of S 52°13'02" W 70.08 feet; thence leaving said right-of-way and running N 7°57'50" E 880.69 feet to a point on the southerly right-of-way of Blackhawk Trail; thence along said right-of-way S 84°10'21" E 214.28 feet to the point of beginning.

This being the same property conveyed to Nacoohee Corporation by Samuel Henry Dodd, as Executor under the Last Will and Testament of Mary Smith Dodd, dated December 31, 1998, and recorded in Deed Book 12861, page 65.

Tract B

Beginning at a point formed by the northeastern corner of the intersection of Hickory Trail (having an apparent 50 foot right of way) and Land Lot 181; thence running North 20 degrees 32 minutes 26 seconds East a distance of 57.71 feet to an iron pin; thence running North 44 degrees 11 minutes 58 seconds East along the right of way of Hickory Trail a distance of 76.41 feet to an iron pin; thence running North 76 degrees 17 minutes 16 seconds East along the right of way of Hickory Trail a distance of 120.57 feet to an iron pin; thence running North 60 degrees 47 minutes 05 seconds East along the right of way of Hickory Trail a distance of 72.60 feet to an iron pin found; thence running South 83 degrees 56 minutes 16 seconds East along the southern boundary of property now or formerly known as the Siskey and Holcomb properties a distance of 745.19 feet to an iron pin found; thence running North 31 degrees 42 minutes 34 seconds East along the eastern boundary of property now or formerly known as the Gower, Buchanan, and Lanning properties a distance of 274.86 feet to an iron pin found; thence running South 52 degrees 09 minutes 23 seconds East along the southern boundary of property now or formerly known as the Liu property a distance of 274.26 feet to an iron pin found; thence running South 06 degrees 45 minutes 01 seconds West along the western boundary of property now or formerly known as the Freemand and Discovery Boulevard Atlanta properties a distance of 349.63 feet to an iron pin found; thence running North 81 degrees 53 minutes 06 seconds West along the northern boundary of the property now or formerly known as the Thompson, Lee, and Ayers properties a distance of 1328.29 feet to the point of beginning.

Being the same property conveyed to Nachoochee Corporation by General Warranty Deed dated December 31, 1998, filed on January 6, 1999 at 1:18 p.m. at Deed Book 12065, Page 527 in Cobb County, Georgia records; and being the same property more particularly shown on that certain plat of survey prepared by Conroy Cooper Surveying Services for [illegible]

Deed Book 13548 Pg 4443
Filed and Recorded Jun-13-2002 07:52am
2002-0114874
Real Estate Transfer Tax $0.00

Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

Please record and return to:
Michael R. Wing, Esq.
Greenberg Traurig, LLP
The Forum, Suite 400
3290 Northside Parkway
Atlanta, Georgia 30327

4/16

STATE OF GEORGIA)
) ss:
COUNTY OF FULTON)

QUITCLAIM DEED

THIS QUITCLAIM DEED (this "Deed"), made and entered into on this 15th day of May, 2002 between FAITH CHRISTIAN FELLOWSHIP OF CENTRAL ATLANTA, INC., D/B/A ZOE CHRISTIAN FELLOWSHIP, (hereinafter referred to as the "Grantor") and ZOE CHRISTIAN FELLOWSHIP, INC. (hereinafter referred to as the "Grantee") (the terms Grantor and Grantee to include their respective heirs, successors and assigns where the context hereof requires or permits);

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 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, convey and forever QUITCLAIM unto Grantee, the land lying and being in Land Lot 165 of the 18th District, Cobb County, Georgia, as more particularly described in **EXHIBIT "A"** attached hereto and made a part hereof, together with all the rights, members and appurtenances to said land in anywise appertaining or belonging (herein referred to as the "Property").

TO HAVE AND TO HOLD the Property unto Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time claim or demand any right, title or interest in or to the Property, or any rights thereof.

\\ATL-SRV02\359874v01

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

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

My Commission Expires:

[NOTARIAL SEAL]

J. COCHRAN
NOTARY
GEORGIA
PUBLIC
GWINETA COUNTY

GRANTOR:
ZOE CHRISTIAN FELLOWSHIP, INC.,
a Georgia corporation

By: _____
Johnathan Posey, Chief Executive Officer

[CORPORATE SEAL]

CORPORATE SEAL

\\ATL-SRV02\359874v01

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 165 OF THE 18TH DISTRICT OF COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOT 165 OF THE 18TH DISTRICT OF COBB COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A:
BEGINNING AT A POINT FORMED BY THE SOUTHWESTERN CORNER OF THE INTERSECTION OF BLACKHAWK TRAIL (HAVING A 50 FOOT RIGHT OF WAY) AND HICKORY TRAIL (HAVING AN APPARENT 50 FOOT RIGHT OF WAY); THENCE RUNNING SOUTH 00 DEGREES 33 MINUTES 49 SECONDS WEST A DISTANCE OF 182.17 FEET TO AN IRON PIN; THENCE RUNNING SOUTH 04 DEGREES 24 MINUTES 04 SECONDS WEST A DISTANCE OF ? FEET TO AN IRON PIN; THENCE RUNNING SOUTH 09 DEGREES 40 MINUTES 54 SECONDS WEST A DISTANCE OF 121.29 FEET TO AN IRON PIN FOUND; THENCE RUNNING SOUTH 37 DEGREES 21 MINUTES 33 SECONDS WEST A DISTANCE OF 184.46 FEET TO AN IRON PIN; THENCE RUNNING SOUTH 76 DEGREES 17 MINUTES 16 SECONDS WEST A DISTANCE OF 123.83 FEET TO AN IRON PIN; THENCE RUNNING SOUTH 52 DEGREES 13 MINUTES 02 SECONDS WEST A DISTANCE OF 70.08 FEET TO AN IRON PIN; THENCE RUNNING NORTH 07 DEGREES 57 MINUTES 50 SECONDS ALONG THE WESTERN PROPERTY LINE OF PROPERTY NOW OR FORMERLY KNOWN AS BLACKHAWK HILLS SUBDIVISION A DISTANCE OF 880.69 FEET TO AN IRON PIN FOUND; THENCE RUNNING SOUTH 84 DEGREES 10 MINUTES 21 SECONDS EAST A DISTANCE OF 214.28 FEET TO THE POINT OF BEGINNING.

TRACT B:
BEGINNING AT A POINT FORMED BY THE NORTHEASTERN CORNER OF THE INTERSECTION OF HICKORY TRAIL (HAVING AN APPARENT 50 FOOT RIGHT OF WAY) AND LAND LOT 181; THENCE RUNNING NORTH 20 DEGREES 32 MINUTES 26 SECONDS EAST A DISTANCE OF 57.71 FEET TO AN IRON PIN; THENCE RUNNING NORTH 44 DEGREES 11 MINUTES 58 SECONDS EAST ALONG THE NORTHERN RIGHT OF WAY LINE OF HICKORY TRAIL A DISTANCE OF 76.41 FEET TO AN IRON PIN; THENCE RUNNING NORTH 76 DEGREES 17 MINUTES 16 SECONDS EAST ALONG THE NORTHERN RIGHT OF WAY LINE OF HICKORY TRAIL A DISTANCE OF 120.57 FEET TO AN IRON PIN; THENCE RUNNING NORTH 60 DEGREES 47 MINUTES 05 SECONDS EAST ALONG THE NORTHERN RIGHT OF WAY LINE OF HICKORY TRAIL A DISTANCE OF 72.60 FEET TO AN IRON PIN FOUND; THENCE RUNNING SOUTH 83 DEGREES 57 MINUTES 16 SECONDS

EAST ALONG THE SOUTHERN PROPERTY LINE OF PROPERTY NOW OR FORMERLY KNOWN AS THE HOLCOMB PROPERTY A DISTANCE OF 745.19 FEET TO AN IRON PIN FOUND; THENCE RUNNING NORTH 31 DEGREES 42 MINUTES 34 SECONDS EAST ALONG THE EASTERN PROPERTY LINE OF PROPERTY NOW OR FORMERLY KNOWN AS THE GOWER, BUCHANAN, AND LANNING PROPERTIES A DISTANCE OF 274.86 FEET TO AN IRON PIN FOUND; THENCE RUNNING SOUTH 52 DEGREES 09 MINUTES 23 SECONDS EAST ALONG THE SOUTHERN PROPERTY LINE OF PROPERTY KNOW OR FORMERLY KNOWN AS THE LIU PROPERTY A DISTANCE OF 274.26 FEET TO AN IRON PIN FOUND; THENCE RUNNING SOUTH 06 DEGREES 45 MINUTES 01 SECONDS WEST ALONG THE WESTERN PROPERTY LINE OF PROPERTY NOW OR FORMERLY KNOWN AS THE FREEMAN AND DISCOVERY BOULEVARD ATLANTA PROPERTY A DISTANCE OF 349.63 FEET TO AN IRON PIN FOUND; THENCE RUNNING NORTH 81 DEGREES 53 MINUTES 06 SECONDS WEST ALONG THE PROPERTY NOW OR FORMERLY KNOWN AS THE THOMPSON, LEE, AND AYERS PROPERTIES A DISTANCE OF 1328.29 FEET TO THE POINT OF BEGINNING.

Being that parcel of land conveyed to FAITH CHRISTIAN FELLOWSHIP OF CENTRAL ATLANTA, INC. D/B/A ZOE CHRISTIAN FELLOWSHIP from NACOOCHEE CORPORATION by that deed dated 08/10/1999 and recorded 09/02/1999 in deed book 12861, at page 68 of the COBB County, GA Public Registry.

Deed Book 13548 Pg 4446
Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

Deed Book 12861 Pg 68
Filed and Recorded Sep-02-1999 07:05am
1999-0147513
Real Estate Transfer Tax $72.30

Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

WARRANTY DEED (FORM 36A)
Return to:
ROBERT A. BURROUGHS, P. C.
SUITE 200, 4319 COVINGTON HWY,
DECATUR, GA 30035

14.00

WARRANTY DEED

STATE OF GEORGIA
Dekalb **COUNTY**

THIS INDENTURE, made the 10th day of August, in the year one thousand nine hundred Ninety-Nine, between **Nacoochee Corporation**

of the County of COBB, and State of Georgia, as part y or parties of the first part, hereinafter called Grantor, and

FAITH CHRISTIAN FELLOWSHIP OF CENTRAL ATLANTA, INC. d/b/a ZOE CHRISTIAN FELLOWSHIP

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

WITNESSETH: That Grantor for and in consideration of the sum of **TEN AND NO/100 DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION,** in hand paid at and before the sealing and delivery of these presents, the receipts 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 165 of the 18th District of Cobb County, Georgia and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

TO HAVE AND TO HOLD the said described property, 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 said 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:

Janisha Bodah

Witness

Notary Public

ROBERT A. BURROUGHS NOTARY PUBLIC EXP. OCT. 21, 2000 DeKALB COUNTY, GEORGIA

Nacpocher Corporation

By

John F.Smithgall, President

CORPORATE SEAL

EXHIBIT A

All that tract or parcel of land lying and being located in Land Lot 165 of the 18th District of Cobb County and being more particularly described as follows:

TRACT A

Beginning at a point formed by the southwestern corner of the intersection of Blackhawk Trail (having a 50 foot right of way) and Hickory Trail (having an apparent 50 foot right of way); thence running South 00 degrees 33 minutes 49 seconds West a distance of 182.17 feet to an iron pin; thence running South 04 degrees 24 minutes 04 seconds West a distance of ? feet to an iron pin; thence running South 09 degrees 40 minutes 54 seconds West a distance of 121.29 feet to an iron pin found; thence running South 37 degrees 21 minutes 33 seconds West a distance of 184.46 feet to an iron pin; thence running South 76 degrees 17 minutes 16 seconds West a distance of 123.83 feet to an iron pin; thence running South 52 degrees 13 minutes 02 seconds West a distance of 70.08 feet to an iron pin; thence running North 07 degrees 57 minutes 50 seconds along the western property line of property now or formerly known as Blackhawk Hills Subdivision a distance of 880.69 feet to an iron pin found; thence running South 84 degrees 10 minutes 21 seconds East a distance of 214.28 feet to the point of beginning.

TRACT B

Beginning at a point formed by the northeastern corner of the intersection of Hickory Trail (having an apparent 50 foot right of way) and Land Lot 181; thence running North 20 degrees 32 minutes 26 seconds East a distance of 57.71 feet to an iron pin; thence running North 44 degrees 11 minutes 58 seconds East along the northern right of way line of Hickory Trail a distance of 76.41 feet to an iron pin; thence running North 76 degrees 17 minutes 16 seconds East along the northern right of way line of Hickory Trail a distance of 120.57 feet to an iron pin; thence running North 60 degrees 47 minutes 05 seconds East along the northern right of way line of Hickory Trail a distance of 72.60 feet to an iron pin found; thence running South 83 degrees 57 minutes 16 seconds East along the southern property line of property now or formerly known as the Holcomb property a distance of 745.19 feet to an iron pin found; thence running North 31 degrees 42 minutes 34 seconds East along the eastern property line of property now or formerly known as the Gower, Buchanan, and Lanning properties a distance of 274.86 feet to an iron pin found; thence running South 52 degrees 09 minutes 23 seconds East along the southern property line of property know or formerly known as the Liu property a distance of 274.26 feet to an iron pin found; thence running South 06 degrees 45 minutes 01 seconds West along the western proeprty line of property now or formerly known as the Freemand and Discovery Boulevard Atlanta property a distance of 349.63 feet to an iron pin found; thence running North 81 degrees 53 minutes 06 seconds West along the property now or formerly known as the Thompson, Lee, and Ayers properties a distance of 1328.29 feet to the point of beginning.

Being the same property conveyed to Nachoochee Corporation by General Warranty Deed dated December 31, 1998, filed on January 6, 1999 at 1:18 p.m. at Deed Book 12065, Page 527 in Cobb County, Georgia records; and being the same property more particularly shown on that certain plat of survey prepared by Conroy Cooper Surveying Services for John Posey on July 9, 1999.

Deed Book 12861 Pg 70

Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

Deed Book 13548 Pg 4437
Filed and Recorded Jun-13-2002 07:52am
2002-0114872
Real Estate Transfer Tax $0.00

Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

Please record and return to:
Michael R. Wing, Esq.
Greenberg Traurig, LLP
The Forum, Suite 400
3290 Northside Parkway
Atlanta, Georgia 30327

STATE OF GEORGIA)
) ss:
COUNTY OF FULTON)

3/14

QUITCLAIM DEED

THIS QUITCLAIM DEED (this "Deed"), made and entered into on this 1st day of May, 2002 between **PHILLIP JULIAN WOODALL; RANDY W. WOODALL; TIMOTHY D. FREEMAN**; and **SHARON L. DAVIS**, individual residents of the State of Georgia (hereinafter referred to collectively as the "Grantor") and ZOE CHRISTIAN FELLOWSHIP, INC. (hereinafter referred to as the "Grantee") (the terms Grantor and Grantee to include their respective heirs, successors and assigns where the context hereof requires or permits);

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 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, convey and forever QUITCLAIM unto Grantee, the land lying and being in Land Lot 165 of the 18th District, Cobb County, Georgia, as more particularly described in **EXHIBIT "A"** attached hereto and made a part hereof, together with all the rights, members and appurtenances to said land in anywise appertaining or belonging (herein referred to as the "Property").

TO HAVE AND TO HOLD the Property unto Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time claim or demand any right, title or interest in or to the Property, or any rights thereof.

ATL-SRV02\361052v02

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

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

[NOTARY SEAL]

J. COCHRAN NOTARY PUBLIC COWETA COUNTY GEORGIA EXPIRES FEB. 8, 2008

GRANTOR:

[SEAL]
PHILLIP JULIAN WOODALL

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

[NOTARY SEAL]

J. COCHRAN NOTARY PUBLIC COWETA COUNTY GEORGIA EXPIRES FEB. 8, 2008

[SEAL]
RANDY W. WOODALL

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

[NOTARY SEAL]

J. COCHRAN NOTARY PUBLIC COWETA COUNTY GEORGIA EXPIRES FEB. 8, 2008

[SEAL]
TIMOTHY L. FREEMAN

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

[NOTARY SEAL]

J. COCHRAN NOTARY PUBLIC COWETA COUNTY GEORGIA EXPIRES FEB. 8, 2008

[SEAL]
SHARON L. DAVIS

\\ATL-SRV02\361052v02

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 166 OF THE 18TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING THE SOUTHWEST CORNER OF LAND LOT 166, AND RUNNING ALONG SAID LAND LOT LINE EAST TO THE PROPERTY LIBERTY HILL CHURCH OF CHRIST; THENCE NORTH ALONG SAID LINE TO THE SOUTH SIDE OF BANKHEAD HIGHWAY; THENCE ALONG THE SOUTH SIDE OF SAID HIGHWAY IN A NORTHWESTERLY DIRECTION TO LAND LOT LINE OF LOT 166; THENCE SOUTH ALONG SAID LINE TO THE CORNER AND POINT OF BEGINNING.

Being the same property Devised to PHILLIP JULIAN WOODALL, SHIRLEY WANDA WOODALL FREEMAN AND RANDY W. WOODALL, from the Personal Representative for the estate of JULIAN R. WOODALL DIED ON 29TH DAY OF NOVEMBER AND MRS. ETHEL D. WOODALL, DECEASED ON 7TH DAY OF DECEMBER, 1995, Estate Package/Probate Roll # NA, final decree status 01/17/1997, all of which is recorded in the COBB County, GA Public Registry.

Deed Book 13548 Pg 4433
Filed and Recorded Jun-13-2002 07:52am
2002-0114871
Real Estate Transfer Tax $51.80

Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

After recording return to
Michael R. Wing, Esq.
Greenberg Traurig, LLP
3290 Northside Parkway, Suite 400
Atlanta, Georgia 30327

STATE OF GEORGIA
COUNTY OF FULTON

4/16

WARRANTY DEED

THIS INDENTURE is made this 15th day of May, 2002, by and between **PHILLIP JULIAN WOODALL**, an individual resident of the State of Georgia (as to a 1/3 undivided interest); **RANDY W. WOODALL**, an individual resident of the State of Georgia (as to a 1/3 undivided interest); **TIMOTHY D. FREEMAN**, an individual resident of the State of Georgia (as to a 1/6 undivided interest); and **SHARON L. DAVIS**, an individual resident of the State of Georgia (as to a 1/6 undivided interest), hereinafter collectively called "Grantor", and **ZOE CHRISTIAN FELLOWSHIP, INC.**, a Georgia corporation, hereinafter called "Grantee". (The words "Grantor" and "Grantee" include the neuter, masculine and feminine genders, and the singular and the plural.)

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, and the heirs, successors, legal representatives and assigns of Grantee, all that tract or parcel of land lying and being in Land Lot 166 of the 18th District, 2nd Section, Cobb County, Georgia, and further described on **EXHIBIT "A"** attached hereto and by this reference incorporated herein.

TO HAVE AND TO HOLD said tract or parcel of land, together with any and all of 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

GRANTOR SHALL WARRANT and forever defend the right and title to said tract or parcel of land unto Grantee, and the heirs, successors, legal representatives and assigns of Grantee, against the lawful claims of all persons whomsoever; provided, however, that the warranties of title made by Grantor herein shall not extend to any claims arising under any matter set forth on **EXHIBIT "B"**, attached hereto and incorporated herein by reference.

\\ATL-SRV02\361014v01

IN WITNESS WHEREOF, Grantor has signed, sealed and delivered this indenture on the day and year first written above.

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

[NOTARY SEAL]

J. COCHRAN NOTARY PUBLIC GEORGIA EXPIRES FEB. 8, 2003 COWETA COUNTY

GRANTOR:

[SEAL]
PHILLIP JULIAN WOODALL
(as to a 1/3 undivided interest)

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

[NOTARY SEAL]

J. COCHRAN NOTARY PUBLIC GEORGIA EXPIRES FEB. 8, 2003 COWETA COUNTY

[SEAL]
RANDY W. WOODALL
(as to a 1/3 undivided interest)

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

[NOTARY SEAL]

J. COCHRAN NOTARY PUBLIC GEORGIA EXPIRES FEB. 8, 2003 COWETA COUNTY

[SEAL]
TIMOTHY L. FREEMAN
(as to a 1/6 undivided interest)

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

[NOTARY SEAL]

J. COCHRAN NOTARY PUBLIC GEORGIA EXPIRES FEB. 8, 2003 COWETA COUNTY

[SEAL]
SHARON L. DAVIS
(as to a 1/6 undivided interest)

\ATI -SRV02\361014v01

EXHIBIT A

All that tract or parcel of land lying and being in land lot 166 of the 18th District, 2nd Section, Cobb County, Georgia, more particularly described as follows:

To find the true point of beginning, commence at the southwest corner of land lot 166 (the common corner of land lots 165, 166, 180 and 181); thence proceed along the line common to land lots 165 and 166 north 06 degrees 47 minutes 04 seconds east a distance of 331.38 feet to a point marked by an iron pin found and the POINT OF BEGINNING; thence continuing along said land lot line north 06 degrees 47 minutes 04 seconds east a distance of 18.38 feet to a point marked by an iron pin found; thence continuing along said land lot line north 06 degrees 47 minutes 04 seconds east a distance of 305.02 feet to a point marked by an iron pin set; thence departing said land lot line and proceeding along an arc in a southerly and southwesterly direction an arc distance of 305.54 feet, said arc being subtended by a chord having a bearing of south 51 degrees 41 minutes 42 seconds east and a distance of 305.40 feet to a point marked by an iron pin set; thence proceeding south 05 degrees 56 minutes 05 seconds west a distance of 141.48 feet to a point marked by an iron pin found; thence proceeding north 84 degrees 03 minutes 55 seconds west for a distance of 262.46 feet to the point of beginning.

Said tract or parcel containing 58,271 square feet or 1.337 acres as shown on plat of survey for Zoe Christian Fellowship Church by Conroy & Associations, P.C., Daniel F. Conroy, Georgia RLS#2350, incorporated herein and made a pat hereof by this reference dated 7/25/01, last revised August 1, 2001 with adjacent property line.

EXHIBIT "B"

Permitted Exceptions

1. State and County ad valorem taxes for the year 2002, not yet due and payable, and all ad valorem taxes or assessments levied or assessed for subsequent years.

\\ATL-SRV02\361014v01

FILED AND RECORDED

97 JAN 17 PM 4:40

Cobb County, Georgia

COBB SUPERIOR COURT CLERK

14.00

Barnes, Browning, Sankeley
Suite 225
166 Anderson St.
Marietta Ga 30060

Affidavit of Descent

Re: Property of Julian R. Woodall and Mrs. Ethel D. Woodall
LL 166, 18/2 Deed Book 261, page 349, Cobb County Records

The undersigned Deponent, personally appeared before the undersigned on this 7th day of January, 1997, and after being duly sworn, depose and say on oath that she is sui juris, and has personal knowledge of the facts contained in this affidavit; she was acquainted with Julian R. Woodall and Mrs. Ethel D. Woodall, (both deceased), for over a period of forty (40) years; that Julian R. Woodall was her uncle in that deponent's mother, Zelma Irene Woodall Brooks, and Julian R. Woodall were brother and sister; that Phillip Julian Woodall, Shirley Wanda Woodall (Freeman) and Randy Wayne Woodall are the natural children of said decedents; that said decedents died intestate, as residents of the Mableton, Cobb County, Georgia. Julian R. Woodall died on the 29th day of November, 1995 and Ethel D. Woodall died on the 7th day of December, 1995; that said decedents were married one time in approximately 1950, to each other and neither was ever married to anyone else nor had other children. Deponents further say on oath that the following are all the children ever born to said decedents:

I) Julian Phillip Woodall, born July 30, 1951, and currently a resident of Cobb County, Georgia;

ii) Shirley Wanda Woodall (Freeman), born July 10, 1952, and currently a resident of Cobb County, Georgia; and

BK 10118 PG 043

iii) Randy Wayne Woodall, born March 12, 1956, and currently a resident of Cobb County, Georgia.

Deponent says on oath that decedents had no other children who predeceased them, decedents had no adopted children, and the living persons above named constitute all the legal heirs at law of said decedents.

Deponent's attention has been directed to the fact that the within affidavit will be relied upon by subsequent owners and lenders for use in perfecting the chain of title to the above referenced property and the same is true and correct to the best of her knowledge and belief.

In witness whereof, the undersigned has hereunto set her hand and seal the date and year first above written.

Lois B. Nesbitt (Seal)
Deponent: Lois B. Nesbitt

Sworn to and subscribed this 7th day of January, 1997 in the presence of:

Witness

Notary Public, Cobb County, GA
My commission expires: Notary Public, Cobb County, Georgia
My Commission Expires January 5, 1999

N.P. SEAL

BK10118PG044

All that tract or parcel of land lying and being in Land Lot 166 of the 18th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

BEGINNING the southwest corner of land lot 166, and running along said land lot line east to the property Liberty Hill Church of Christ; thence north along said line to the south side of Bankhead highway; thence along the south side of said highway in a northwesterly direction to land lot line of lot 166; thence south along said line to the corner and point of beginning;

and being party of property deeded to H. L. Dodd by S. H. Keheley recorded in Deed Book 105, page 592, Cobb County Records;

and this being the same property conveyed to Mrs. L. W. Woodall by H. L. Dodd by deed dated December 30, 1942, and recorded in Deed Book 153, page 120, Cobb County Records; and

this being the same same property as conveyed by Zelma I. Brooks and Sudie W. Vaughn, Administrators of Estate of Mrs. Mary E. (L. W.) Woodall to Julian R. Woodall and Mrs. Ethel D. Wooday by Administrator's deed dated March 3, 1953, and recorded I Deed Book 261, page 349, Cobb County Records.

Mrs. Mary E. Woodall and Mrs. L. W. Woodall being one and the same person.

Plat showing he above described property being made by J. P. Phillips, Surveyor, dated April 3, 1953, and recorded in Plat Book 10, page 181, Cobb County Records.

BK 10118PG045

FOR AFF SEE
DE Book 13543 Page 4939LP

1600 Barnes, Browning

FILED AND RECORDED

97 JAN 17 PM 4:40

Jay C. Stephenson
Cobb County, Georgia
COBB SUPERIOR COURT CLERK

Affidavit of Descent

Re: Property of **Julian R. Woodall and Mrs. Ethel D. Woodall**
Deed Book **261**, page **349**, Cobb County Records
Land Lot 166, 18th District, 2nd Section, Cobb County, GA

The undersigned Deponents, personally appearred before the undersigned on this 20th day of July, 1996 and after being duly sworn, depose and say on oath that they are over the age of eighteen (18) years and have personal knowledge of the facts contained in this affidavit; they were personally acquainted with **Julian R. Woodall** and **Mrs. Ethel D. Woodall**, both deceased, for over a period of forty (40) years; that Deponents are related to said decedents in that they are the natural children of said decedents; that said decedents died intestate, as residents of the Mableton, Cobb County, Georgia. Julian R. Woodall died on the 29th day of November, 1995 and Ethel D. Woodall died on the 7th day of December, 1995; the funeral expenses of both have been paid; all debts of the estate have been fully paid and no estate taxes are due; that said decedents were married one time in approximately 1950, to each other and neither was ever married to anyone else.

Deponent further says on oath that the following are all the children ever born to said decedents:

i) **Phillip Julian Woodall,** born July 30, 1951, and currently a resident of Cobb County, Georgia;

ii) **Shirley Wanda Woodall (Freeman),** born July 10, 1952, and currently a resident of Cobb County, Georgia;

BK 10118PG046

iii) **Randy W. Woodall,** born March 12, 1956, and currently residing at 908 Bankhead Highway, Mableton, Cobb County, Georgia.

Deponents say on oath that decedents had no other children who predeceased them, decedents had no adopted children, and the living persons above named constitute all the legal heirs at law of said decedent, and that all of said heirs are of age and sound mind.

Deponent's attention has been directed to the fact that the within affidavit will be relied upon by subsequent owners and lenders for use in perfecting the chain of title to the above referenced property.

In witness whereof, the parties have herunto set therir hands and seals the date and year first above written.

Shirley Wanda Woodall Freeman
Deponent: **Shirley Wanda Woodall**

Sworn to and subscribed this 20th day of
July 1996 in the presence of:

Witness

Notary Public, Cobb County, GA
My commission expires: Notary Public, Cobb County, Georgia My Commission Expires October 31, 1997

NOTARY PUBLIC

N.P. SEAL

Randy Wayne Woodall
Deponent: **Randy W. Woodall**

Sworn to and subscribed this 20th day of
July 1996 in the presence of:

Witness

Notary Public, Cobb County, GA
My commission expires: Notary Public, Cobb County, Georgia My Commission Expires October 31, 1997

NOTARY PUBLIC

N.P. SEAL

BK10118PG047

Deponent: Phillip Julian Woodall

Sworn to and subscribed this 20th day of
1996 in the presence of:

Witness

Notary Public, Cobb County, GA
My commission expires: Notary Public, Cobb County, Georgia My Commission Expires October 31, 1997

NOTARY PUBLIC

N.P. SEAL

BK10118PG048

All that tract or parcel of land lying and being in Land Lot 166 of the 18th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

BEGINNING the southwest corner of land lot 166, and running along said land lot line east to the property Liberty Hill Church of Christ; thence north along said line to the south side of Bankhead highway; thence along the south side of said highway in a northwesterly direction to land lot line of lot 166; thence south along said line to the corner and point of beginning;

and being party of property deeded to H. L. Dodd by S. H. Keheley recorded in Deed Book 105, page 592, Cobb County Records;

and this being the same property conveyed to Mrs. L. W. Woodall by H. L. Dodd by deed dated December 30, 1942, and recorded in Deed Book 153, page 120, Cobb County Records; and

this being the same same property as conveyed by Zelma I. Brooks and Sudie W. Vaughn, Administrators of Estate of Mrs. Mary E. (L. W.) Woodall to Julian R. Woodall and Mrs. Ethel D. Wooday by Administrator's deed dated March 3, 1953, and recorded I Deed Book 261, page 349, Cobb County Records.

Mrs. Mary E. Woodall and Mrs. L. W. Woodall being one and the same person.

Plat showing he above described property being made by J. P. Phillips, Surveyor, dated April 3, 1953, and recorded in Plat Book 10, page 181, Cobb County Records.

BK10118PG049

ATTACHMENT "E"

LEGAL DESCRIPTION (For Rezoning)

VETERANS MEMORIAL HIGHWAY @ QUEENS MILL ROAD

All that tract or parcel of land lying and being in Land Lots 164,165,166 and 180 of the 18th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

*To find the **TRUE POINT OF BEGINNING** commence at an iron pin found (1" crimped-top-pipe) located at the common corner of Land Lots 165, 166, 180 and 181 of the said 18th District and proceed N86°27'51"W along the south line of Land Lot 165 which is the common line with Land Lot 181 for a distance of 350.71 feet to an iron pin found (#4 rebar) which is the **TRUE POINT OF BEGINNING**; having thus established the **TRUE POINT OF BEGINNING** leaving said corner and proceed S89°11'45"W along said Land Lot line for a distance 594.33 feet to an iron pin found (#4 rebar); thence N89°54'46"W and continuing along said south line of Land Lot 165 and a portion of the south line of Land Lot 164 for a distance of 430.47 feet to an iron pin found (#4 rebar) located on the southeasterly right-of-way of Hickory Trail (50' r/w); thence leaving the south line of Land Lot 164 and proceeding in a generally northeasterly direction along and following the southeasterly right-of-way of Hickory Trail for the following courses and distances: 84.67 feet along a curve to the left having a radius of 144.45 feet and being subtended by a chord of N36°02'56"E – 83.47 feet to a point; thence 18.71 feet along a curve to the left having a radius of 143.53 feet and being subtended by a chord of N19°41'53"E – 18.70 feet to a point; thence 38.21 feet along a curve to the left having a radius of 845.43 feet and being subtended by a chord of N14°40'06"E – 38.21 feet to a point; thence 69.85 feet along a curve to the right having a radius of 92.43 feet and being subtended by a chord of N35°00'59"E – 68.20 feet to a point; thence 55.82 feet along a curve to the right having a radius of 172.97 feet and being subtended by a chord of N65°58'28"E – 55.58 feet to a point; thence N75°13'13"E for a distance of 51.63 feet to a point; thence 96.42 feet along a curve to the left having a radius of 192.14 feet and being subtended by a chord of N60°47'46"E – 95.41 feet to an iron pin found (1" Bar "disturbed); thence leaving said right-of-way and proceeding S88°20'54"E for a distance of 213.01 feet to an iron pin found (1" Bar); thence S88°37'14"E for a distance of 256.23 feet to an iron pin found (#4 rebar) located at the terminus point of the northwesterly right-of-way of Azalea Drive (50' r/w); thence S88°35'14"E for a distance of 276.19 feet to an iron pin found (3/4" crimped-top-pipe);*

thence N26°49’18”E for a distance of 74.89 feet to an iron pin found (3/4” crimped-top-pipe); thence N27°10’14”E for a distance of 100.49 feet to an iron pin found (1” open-top-pipe); thence N27°32’23”E for a distance of 99.13 feet to an iron pin found (1” open-top-pipe); thence S56°52’59”E for a distance of 274.64 feet to an iron pin set (#4 rebar w/cap); thence N02°01’42”E for a distance of 286.74 feet to an iron pin found (#4 rebar) located on the southwesterly right-of-way of Veterans Memorial Hwy. (U.S. Hwy #278 & S.R. #8) (r/w varies); thence southeasterly along said right-of-way 305.45 feet along a curve to the left having a radius of 2914.79 feet and being subtended by a chord of S56°19’12”E – 305.31 feet to an iron pin found (#4 rebar); thence leaving said right-of-way and proceeding S01°18’41”W for a distance of 141.45 feet to an iron pin found (1” open-top-pipe); thence S88°35’20”E for a distance of 58.12 feet to a point; thence S31°20’23”W for a distance of 210.00 feet to an iron pin found (#4 rebar w/cap); thence S88°40’39”E for a distance of 216.48 feet to an iron pin found (#4 rebar w/cap) located on the northwesterly right-of-way of Queens Mill Road (r/w varies); thence in a southwesterly direction along said right-of-way for the following courses and distances: 121.51 feet along a curve to the right having a radius of 721.31 feet and being subtended by a chord of S44°20’21”W – 121.30 feet to a point; thence S49°06’55”W for a distance of 478.24 feet to an iron pin set (#4 rebar w/cap) located on the westerly line of Land Lot 180 which is the common line with Land Lot 181; thence S01°17’53 W along said Land Lot line and right-of-way for a distance of 9.35 to an iron pin found (#5 rebar); thence leaving said Land Lot line but continuing along said right-of-way S48°50’32”W for a distance of 102.90 feet to a concrete right-of-way monument; thence N42°13’08”W for a distance of 15.65 feet to a concrete right-of-way monument; thence S48°36’19”W for a distance of 17.13 feet to a concrete right-of-way monument; thence S38°46’10”E for a distance of 15.17 feet to a concrete right-of-way monument; thence S48°25’03”W for a distance of 79.06 feet to an iron pin set (#4 rebar w/cap); thence departing said Queen Mill Road and proceed N42°37’31”W for a distance of 228.94 feet to an iron pin found (#4 rebar); thence N08°34’30”W for a distance of 257.65 feet to an iron pin found (#4 rebar) which is the ***TRUE POINT OF BEGINNING****. Said tract contains 15.574 acres (678,402 sq. ft.).*

ATTACHMENT "E"

LEGAL DESCRIPTION (For Rezoning)

VETERANS MEMORIAL HIGHWAY @ QUEENS MILL ROAD

All that tract or parcel of land lying and being in Land Lots 164,165,166 and 180 of the 18th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

*To find the **TRUE POINT OF BEGINNING** commence at an iron pin found (1" crimped-top-pipe) located at the common corner of Land Lots 165, 166, 180 and 181 of the said 18th District and proceed N86°27'51"W along the south line of Land Lot 165 which is the common line with Land Lot 181 for a distance of 350.71 feet to an iron pin found (#4 rebar) which is the **TRUE POINT OF BEGINNING**; having thus established the **TRUE POINT OF BEGINNING** leaving said corner and proceed S89°11'45"W along said Land Lot line for a distance 594.33 feet to an iron pin found (#4 rebar); thence N89°54'46"W and continuing along said south line of Land Lot 165 and a portion of the south line of Land Lot 164 for a distance of 430.47 feet to an iron pin found (#4 rebar) located on the southeasterly right-of-way of Hickory Trail (50' r/w); thence leaving the south line of Land Lot 164 and proceeding in a generally northeasterly direction along and following the southeasterly right-of-way of Hickory Trail for the following courses and distances: 84.67 feet along a curve to the left having a radius of 144.45 feet and being subtended by a chord of N36°02'56"E – 83.47 feet to a point; thence 18.71 feet along a curve to the left having a radius of 143.53 feet and being subtended by a chord of N19°41'53"E – 18.70 feet to a point; thence 38.21 feet along a curve to the left having a radius of 845.43 feet and being subtended by a chord of N14°40'06"E – 38.21 feet to a point; thence 69.85 feet along a curve to the right having a radius of 92.43 feet and being subtended by a chord of N35°00'59"E – 68.20 feet to a point; thence 55.82 feet along a curve to the right having a radius of 172.97 feet and being subtended by a chord of N65°58'28"E – 55.58 feet to a point; thence N75°13'13"E for a distance of 51.63 feet to a point; thence 96.42 feet along a curve to the left having a radius of 192.14 feet and being subtended by a chord of N60°47'46"E – 95.41 feet to an iron pin found (1" Bar "disturbed);*

thence leaving said right-of-way and proceeding S88°20'54"E for a distance of 213.01 feet to an iron pin found (1" Bar); thence S88°37'14"E for a distance of 256.23 feet to an iron pin found (#4 rebar) located at the terminus point of the northwesterly right-of-way of Azalea Drive (50'

r/w); thence S88°35'14"E for a distance of 276.19 feet to an iron pin found (3/4" crimped-top-pipe); thence N26°49'18"E for a distance of 74.89 feet to an iron pin found (3/4" crimped-top-pipe); thence N27°10'14"E for a distance of 100.49 feet to an iron pin found (1" open-top-pipe); thence N27°32'23"E for a distance of 99.13 feet to an iron pin found (1" open-top-pipe); thence S56°52'59"E for a distance of 274.64 feet to an iron pin set (#4 rebar w/cap); thence N02°01'42"E for a distance of 286.74 feet to an iron pin found (#4 rebar) located on the southwesterly right-of-way of Veterans Memorial Hwy. (U.S. Hwy #278 & S.R. #8) (r/w varies); thence southeasterly along said right-of-way 305.45 feet along a curve to the left having a radius of 2914.79 feet and being subtended by a chord of S56°19'12"E – 305.31 feet to an iron pin found (#4 rebar); thence leaving said right-of-way and proceeding S01°18'41"W for a distance of 141.45 feet to an iron pin found (1" open-top-pipe); thence S88°35'20"E for a distance of 58.12 feet to a point; thence S31°20'23"W for a distance of 210.00 feet to an iron pin found (#4 rebar w/cap); thence S88°40'39"E for a distance of 216.48 feet to an iron pin found (#4 rebar w/cap) located on the northwesterly right-of-way of Queens Mill Road (r/w varies); thence in a southwesterly direction along said right-of-way for the following courses and distances: 121.51 feet along a curve to the right having a radius of 721.31 feet and being subtended by a chord of S44°20'21"W – 121.30 feet to a point; thence S49°06'55"W for a distance of 478.24 feet to an iron pin set (#4 rebar w/cap) located on the westerly line of Land Lot 180 which is the common line with Land Lot 181; thence S01°17'53 W along said Land Lot line and right-of-way for a distance of 9.35 to an iron pin found (#5 rebar); thence leaving said Land Lot line but continuing along said right-of-way S48°50'32"W for a distance of 102.90 feet to a concrete right-of-way monument; thence N42°13'08"W for a distance of 15.65 feet to a concrete right-of-way monument; thence S48°36'19"W for a distance of 17.13 feet to a concrete right-of-way monument; thence S38°46'10"E for a distance of 15.17 feet to a concrete right-of-way monument; thence S48°25'03"W for a distance of 79.06 feet to an iron pin set (#4 rebar w/cap); thence departing said Queen Mill Road and proceed N42°37'31"W for a distance of 228.94 feet to an iron pin found (#4 rebar); thence N08°34'30"W for a distance of 257.65 feet to an iron pin found (#4 rebar) which is the ***TRUE POINT OF BEGINNING****. Said tract contains 15.574 acres (678,402 sq. ft.).*

Back to search

Property Tax Overview

ATTACHMENT "F"

Parcel ID 18016600190

QUEEN MILL RD

Property Type: Real Estate

Assessor

Change address/ownership

Owner:

DABNEY PARTNERS LLC

1775 THE EXCG SE SUITE 130 ATLANTA GA 30339

TOTAL BALANCE

Your property has no outstanding tax balance

$0.00

Bill Summary

No bills due at this time.

Show paid bills

Back to search

Property Tax Overview

ATTACHMENT "F"

Parcel ID 18018100030

6170 QUEEN MILL RD

Property Type: Real Estate

Assessor

Change address/ownership

Owner:

PEARSON DAVID

2000 1ST DR STE 400 MARIETTA GA 30062

TOTAL BALANCE

Your property has no outstanding tax balance

$0.00

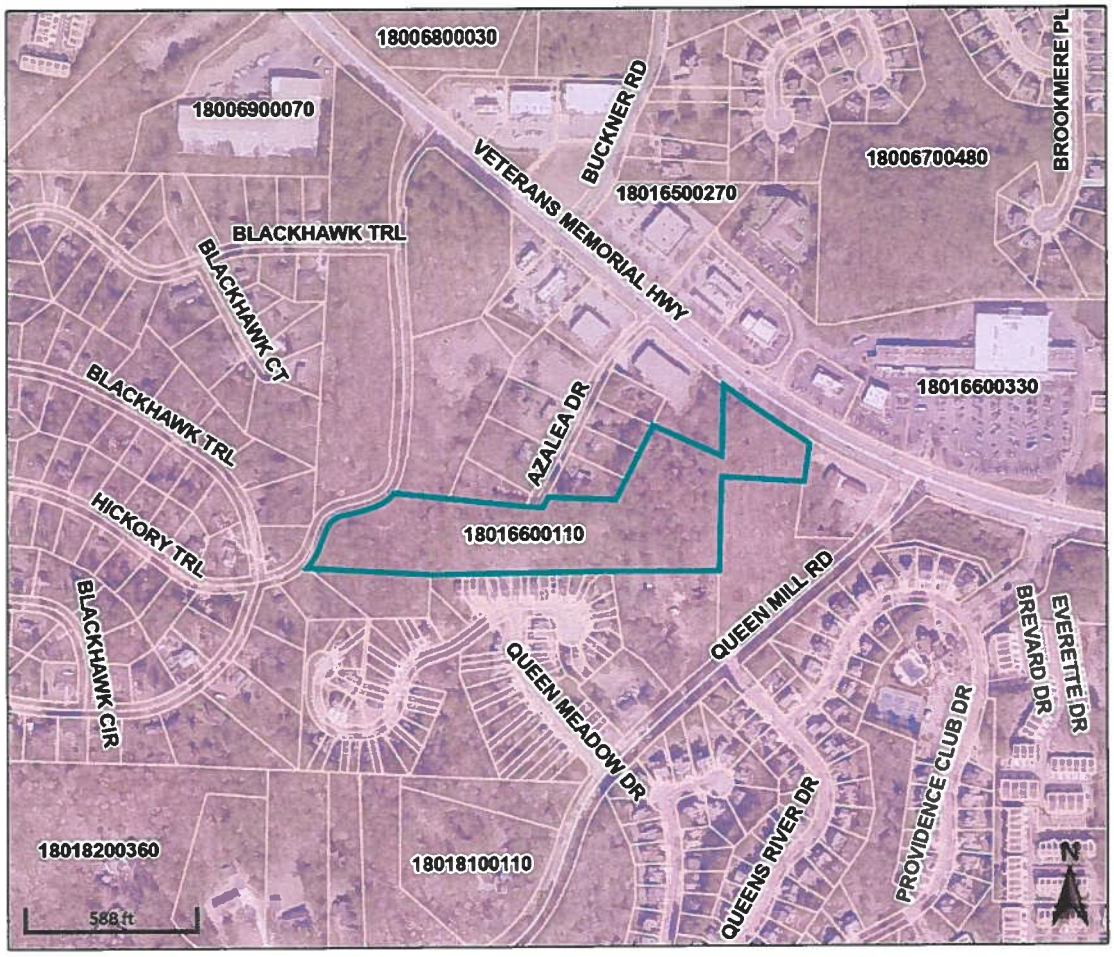
Bill Summary

No bills due at this time.

Show paid bills

ATTACHMENT "F"

qPublic.net™ Cobb County, GA



Overview

Legend

- House Number Labels
- Parcels

Cities

- Acworth
- Austell
- Kennesaw
- Marietta
- Powder Springs
- Smyrna
- Unincorporated
- Mableton
- Libraries
- Police Stations
- Fire Stations
- County Parks
- Federal Parks

Roads

- ARTERIAL
- INTERSTATE
- LOCAL
- MAJOR
- MINOR
- PRIVATE
- RAMP

Parcel ID	18016600110
Class Code	E2 - Exempt - Churches
Taxing District	(M) MABLETON
Acres	8.6

Physical Address	922 VETERANS MEMORIAL HWY
Owner	ZOE CHRISTIAN FELLOWSHIP INC 2132 JACKSON PKWY ATLANTA GA 30318

Last 2 Sales

Date	Price	Reason	Qual
12/19/2019	0	n/a	U
5/15/2002	0	n/a	U

Cobb County is providing these GIS mobile maps and applications as a public information resource. It is the user's responsibility to verify any information derived from the GIS data before making any decisions or taking any actions based on the information. Cobb County is not liable for any errors in the GIS data and assumes no legal responsibility for this information.

Cobb County develops and updates a great assortment of GIS data for our staff and citizens to use. This data has been incorporated into the free online and mobile maps for easy access to information.

Cobb County is providing these GIS mobile maps and applications as a public information resource. It is the user's responsibility to verify any information derived from the GIS data before making any decisions or taking any actions based on the information. Cobb County is not liable for any errors in the GIS data and assumes no legal responsibility for this information.

ATTACHMENT “H”

Septic Tank Documentation

Not Applicable

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

ATTACHMENT "I"

July 1, 2026

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

RE:	Application for Rezoning -	Application No. _____
	Applicant:	David Pearson Communities, Inc.
	Property Owners:	Zoe Christian Fellowship, Inc.; Dabney Partners, L.L.C.; and David Pearson
	Property:	15.58 acres, more or less, located on the southwesterly side of Veterans Memorial Highway, the northwesterly side of Queen Mill Road, the easterly and southeasterly side of Hickory Trail, and at the terminus of Azalea Lane, being more particularly known as 922 Veterans Memorial Highway, 6170 Queen Mill Road, and unnumbered Queen Mill Road, Land Lots 165, 166, 180, and 181, 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, Zoe Christian Fellowship, Inc.; Dabney Partners, L.L.C.; and David Pearson (hereinafter collectively referred to as "Owners" or "Property Owners"), in the Application for Rezoning being filed contemporaneously with this stipulation letter. The Application for Rezoning seeks rezoning of 15.58 acres, more or less, located on the southwesterly side of Veterans Memorial Highway, the northwesterly side of Queen Mill Road, the easterly and southeasterly side of Hickory Trail, and at the terminus of Azalea Lane, being more particularly known as 922 Veterans Memorial Highway, 6170 Queen Mill Road, and

unnumbered Queen Mill Road, Land Lots 165, 166, 180, and 181, 18th District, 2nd Section, City of Mableton, Cobb County, Georgia (hereinafter the "Property" or "Subject Property"). The following are 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. The proposed stipulations 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 Neighborhood Retail Commercial ("NRC") and R-20 to the proposed zoning category of RM-8, with reference to the Site Plan dated August 23, 2024, last revised dated May 27, 2025, and submitted contemporaneously with the Application for Rezoning and this letter of agreeable stipulations and conditions. A reduced copy of the Site Plan is attached as Exhibit "A."

(3) The Subject Property consists of a total of approximately 15.58 acres of total site area and shall contain a maximum of ninety-eight (98) single-family attached and 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 1,800 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, maintenance, and landscaping of 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 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.

(10) The setbacks for the proposed residential community shall be as shown on the Site Plan.

(11) 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.

(12) 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.

(13) There shall be no access to Azalea Lane from the proposed residential community.

(14) Applicant agrees the Declaration of Covenants, Easements, and Restrictions shall include a provision the community streets will remain private, in perpetuity.

(15) The proposed community shall have private streets and may be gated, which shall be constructed, and otherwise comply in all ways, with applicable standards and ordinances.

(16) 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 City Staff and 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.

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

We believe the requested zoning, pursuant to the submitted 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 residential 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.

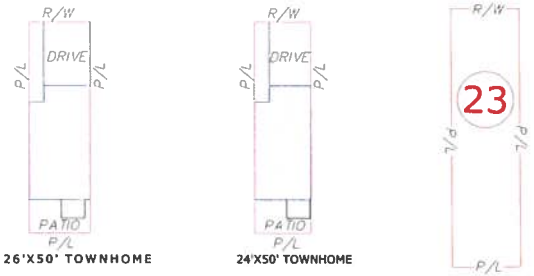
With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP

J. Kevin Moore

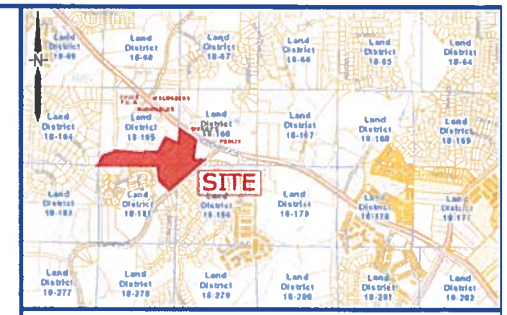
JKM:cc
Attachment
c: David Pearson Communities, Inc.
(With Copy of Attachment)



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

EXHIBIT "A"



LOCATION MAP – NTS

APPLICANT:
DAVID PEARSON COMMUNITIES, INC.
2000 FIRST DR., STE. 400
MARIETTA, GA. 30062
CONTACT: DOUG PATTEN, CHIEF OPERATOR
770-294-1974

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

NUM	ARC	RADIUS	BEARING	DISTANCE
C1	87.73'	139.52'	N36°00'30"E	86.29'
C2	69.85'	92.43'	N35°08'06"E	68.20'
C3	55.82'	172.97'	N66°05'35"E	55.58'
C4	96.74'	192.14'	N60°54'53"E	95.72'
C5	305.49'	2914.79'	S56°18'03"E	305.35'
C6	16.02'	2914.79'	S59°27'39"E	16.02'
C7	68.48'	4140.39'	S88°33'16"E	68.48'
C8	51.01'	1354.48'	N89°53'34"E	51.01'
C9	281.29'	1775.10'	S60°17'53"W	281.49'
C10	114.18'	356.02'	S14°27'39"W	113.70'
C11	120.42'	142.14'	S51°04'05"W	116.85'
C12	72.02'	222.97'	S66°05'10"W	71.70'
C13	48.67'	142.43'	S46°59'48"W	48.43'

NUM	BEARING	DISTANCE
L1	N88°08'06"W	31.98'
L2	N15°50'31"E	56.73'
L3	N75°20'20"E	51.63'
L4	S07°10'39"W	18.25'
L5	S88°41'38"E	58.12'
L6	S75°20'20"W	51.63'

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.

CONCEPTUAL PLAN FOR:
922 VETERANS MEMORIAL HWY
PARCEL ID: 18018600110 & 18018600190
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			

David Pearson COMMUNITIES | Building Communities of Lasting Value.

ATTACHMENT "J"

ATTACHMENT TO APPLICATION FOR REZONING

City of Mableton, Georgia

Application No.: _____
Hearing Dates: _____
_____

Applicant: **David Pearson Communities, Inc.**
Titleholders: **Zoe Christian Fellowship, Inc.;**
Dabney Partners, L.L.C.;
David Pearson

Tax Parcel Nos.: **18016600110; 18016600190;**
18018100030

ZONING IMPACT ANALYSIS

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

(a) This Application for Rezoning seeks rezoning of approximately 15.58 acres located along the southwesterly side of Veterans Memorial Highway, the northwesterly side of Queen Mill Road, and the easterly and southeasterly side of Hickory Trail, Land Lots 165, 166, 180, and 181, 18th District, 2nd Section, City of Mableton, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). The Property is currently zoned R-20 and Neighborhood Retail Commercial ("NRC"). Applicant proposes rezoning to the RM-8 zoning category to allow for development of a single-family residential community, consisting of both attached and detached residences, as more particularly shown and reflected on the Site Plan submitted with the Application for Rezoning. The requested category of RM-8 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 both residential and commercial purposes. The location and topography, including the significant presence of a stream, make the Subject Property uniquely suited for the proposed development; as well as, its location to a major intersection at Veterans Memorial Highway and Queen Mill Road. The proposed RM-8 zoning classification and development for both attached and detached single-family residential community would be compatible to surrounding properties and the area as a whole.

(b) The proposed zoning to the RM-8 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

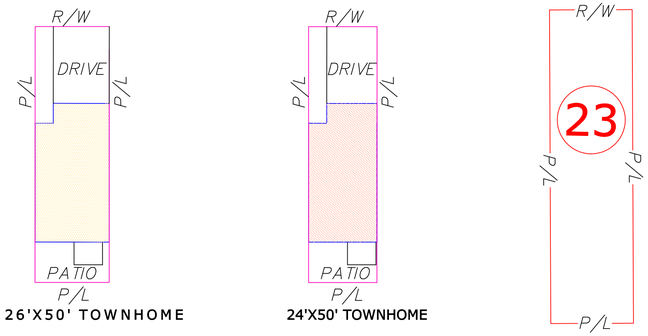
residential properties would be similarly situated, or more intense, with the proposed development. Development to the RM-8 zoning classification would allow for a "step-down" zoning between the commercially zoned and used properties along Veterans Memorial Highway and the varying residentially zoned properties on and around Queen Mill Road. 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 two major roads. The proposed RM-8 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.

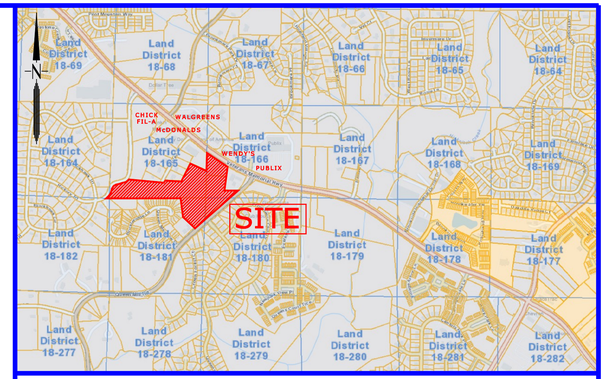
(e) The zoning proposal is not in conformity with the Future Land Use Plan of City of Mableton; however, changing conditions warrant a revision to the Future Land Use Plan and approval of the Application.

(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 has many challenges, one of which is the presence of streams along the westerly portion of the largest tract, making said area undevelopable and limits access solely to Veterans Memorial Highway and Queen Mill Road. This, together with other natural conditions, make the Subject Property challenging and economically unfeasible for development as it is currently zoned.



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



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DAVID PEARSON COMMUNITIES, INC.
2000 FIRST DR., STE. 400
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770-294-1974

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922 VETERANS MEMORIAL HWY
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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

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MAJOR SIDE – 10 FT.

DESIGN CONSULTANT

#3425 Level II Certified Design Professional
DOUGLAS B. PATTEN

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			

David Pearson COMMUNITIES | Building Communities of Lasting Value.

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,

PARTIES

NAME AND COMPANY	CONTACT DETAILS	ROLES
Jonathan Irons	5480 Burdette Rd SE Mableton jonathanirons7@gmail.com +1 6786328171	Applicant
THE MAYA MOORE DECLARATION OF TRUST	101 MONTGOMERY ST SAN FRANCISCO CA 94104	Property owner

TABLE OF CONTENTS

Cover page	1
Table of contents	2
Temporary Land Use Permit Application	3-7
Council and committee meetings	8
Attachments	9-11

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 and "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 addition 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, 5:52:54 AM EDT
Attachment type(s): Application

VERSIONS

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

Phase: Application
Uploaded on: 05/04/2026, 5:54:26 AM EDT
Attachment type(s): Approved Plan Set
Drawing number: 1

VERSIONS

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

Phase: Application
Uploaded on: 06/01/2026, 2:14:41 AM 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, 2:14:41 AM EDT	5486 Tax Receipt.pdf	application/pdf

Phase: Application
Uploaded on: 06/01/2026, 2:15:18 AM 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, 2:15:18 AM EDT	5480 Tax Receipt.pdf	application/pdf

Phase: Application
Uploaded on: 06/01/2026, 2:16:34 AM 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, 2:16:34 AM EDT	Limited Warranty Deed.pdf	application/pdf

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

VERSIONS

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

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

VERSIONS

VERSION	UPLOADED ON	FILENAME(S)	MEDIA TYPE
1	06/01/2026, 11:55:25 AM 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

Printed: 6/1/2026

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:
SHELLPOINT MORTGAGE SERVICES

THE MAYA MOORE DECLARATION OF TRUST

Payment Date: 10/7/2025

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2025	17039500330	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	$24,811.33	**$0.00**

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

Printed: 6/1/2026

Cobb County Online Tax Receipt

Thank you for your payment!

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HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
NATIONSTAR MTG LLC

THE MAYA MOORE DECLARATION OF TRUST

Payment Date: 10/7/2025

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2025	17039500290	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	$4,217.96	**$0.00**

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

Georgia Department of Public Health On-Site Sewage Management System Performance Evaluation Report Form

APPLICANT NAME: **JONATHAN IRONS**	PROPERTY/SYSTEM ADDRESS: **5480 BURDETTE RD SE MABLETON, GA 30126-2648**	EVALUATION ID: **035948**
APPLICANT PHONE: **(678) 632-8171**		COUNTY: **Cobb**
APPLICANT EMAIL ADDRESS: **jonathanirons7@gmail.com**	SUBDIVISION/LOT/BLOCK: **//**	REASON FOR EVALUATION: **Structure Addition**

	Inspection Records
Yes	1. Inspection records exist for this septic system.
Yes	2. Inspection records indicate that all components of the septic system were properly constructed and approved at the time of original inspection. A copy of the original inspection report is attached.
	Maintenance Records (applicable copies are attached)
Yes	3. Maintenance or installation records indicate that the tank has been pumped out or installed within the past 5 years. Note: it is recommended that septic tanks be pumped at least once every 5 years.
N/A	4. Systems with aerobic treatment unit(s) (ATU): Records indicate the ATU has been serviced in accordance with the manufacturer's recommended maintenance schedule OR an authorized representative of the manufacturer has provided documentation that the ATU is operating sufficiently.
N/A	5. Systems with grease trap(s): Maintenance records indicate the grease trap(s) has been pumped out within the last 6 months OR documentation has been provided by a qualified individual confirming that the grease trap contains less than 75% of the designed grease holding capacity and is operating sufficiently.
	System Assessment and Existing Site Conditions (applicable copies are attached)
No	6. The septic tank was uncovered at the time of this County Board of Health Evaluation OR maintenance records exist and the tank appears to meet the required design, construction, and installation criteria. The appropriateness of the sizing and installation criteria of the absorption field cannot be verified since no initial inspection records exist.
No	7. A Georgia certified septic tank installer has provided written documentation of the system design, location, and components.
Yes	8. This site evaluation by the County Board of Health revealed no evidence of system failure.
Yes	9. This site evaluation by the County Board of Health revealed no evidence of adverse conditions which would affect the functioning of the system.
	Addition to Property
Yes	10. This site evaluation as well as the provided information indicate that the proposed construction to the home or property should not adversely affect the functioning of the existing system.
	Relocation of Home or Change of Use
N/A	11. This site evaluation as well as the provided information indicate that the system appears to meet the required design, construction, and installation criteria to accommodate the proposed relocation of the home or change of use for the facility should not adversely affect the functioning of the existing system.

See 2nd page for evaluation notes, disclaimer, and signature.

Performance Evaluation Report Form (continued)

PROPERTY/SYSTEM ADDRESS:	EVALUATION ID:
5480 BURDETTE RD SE MABLETON, GA 30126-2648	**035948**
	SUBDIVISION/LOT/BLOCK:
	//

Adverse Conditions (i.e. malfunctioning or damaged system or clear evidence of a condition, or conditions, that would likely contribute to system malfunction or unacceptable risk to public health):
Septic was installed and covered without approval. EH confirmed located septic tank and field lines. 100' hi-cap field lines located and level. Septic tank outlet was higher than inlet and missing tee/filter. Dakota Cannon lowered outlet line and added tee/filter.

Additional Notes/Comments:
Ok for two story barn renovation on septic with one bedroom septic sizing and dog daycare grooming purpose. See approved floorplans.

Inspector:	**Signature:**	**Date:**
ISMALY COHRAN	Ismaly Cohran	06/29/2026

I verify the above information to be correct at the date and time of this evaluation only. ***Disclaimer:*** *This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by system malfunction.*

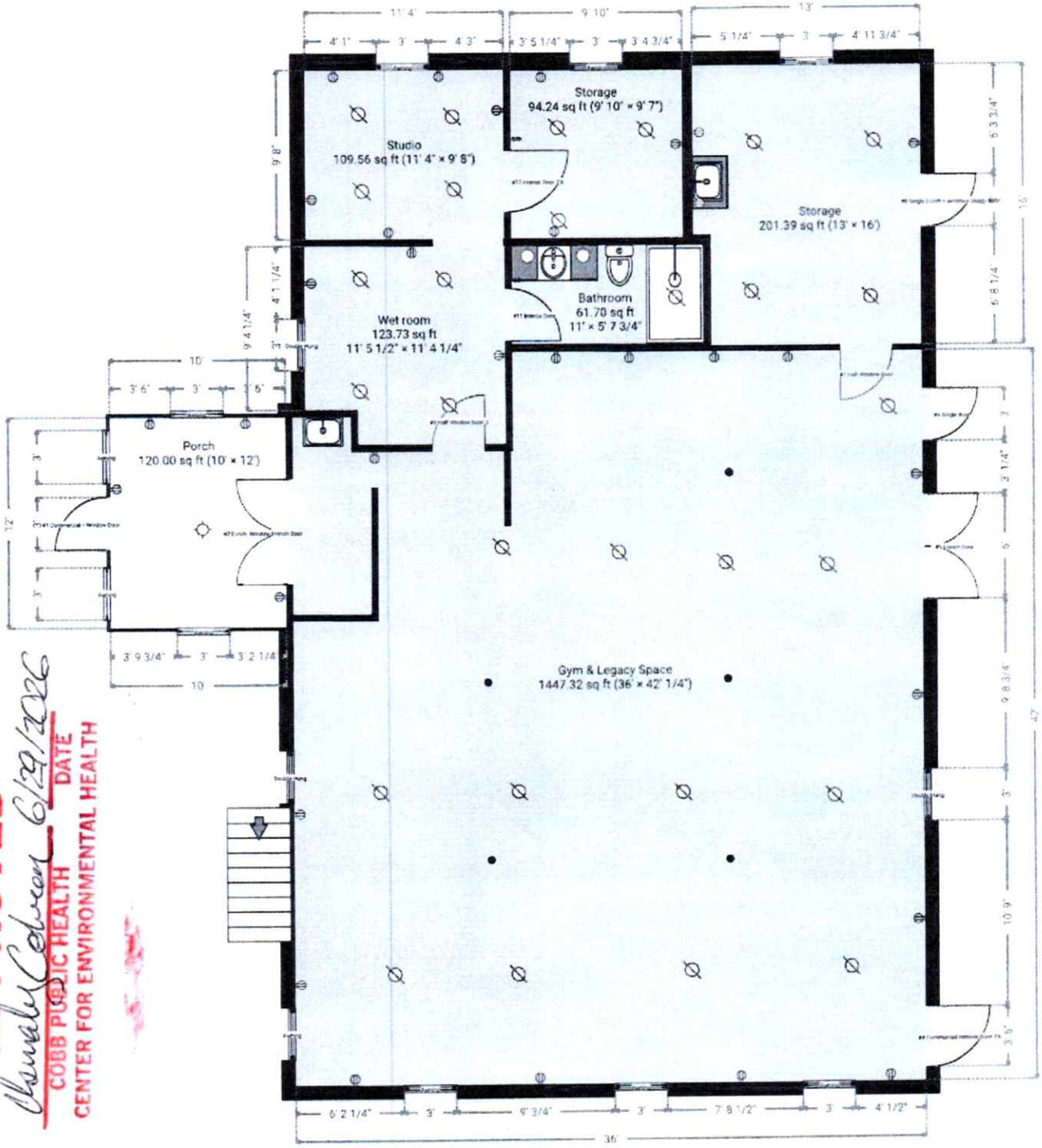
Dogs We Trust II

5480 Burdette Rd. SE, 30126 Mableton, GA
TOTAL AREA: 4574.61 sq ft · LIVING AREA: 1791.35 sq ft · FLOORS: 2 · ROOMS: 9

magicplan

▼ Ground Floor

TOTAL AREA: 2349.80 sq ft · LIVING AREA: 55.22 sq ft · ROOMS: 6



APPROVED
Charnaly Colvin 6/29/2026
COBB PUBLIC HEALTH DATE
CENTER FOR ENVIRONMENTAL HEALTH

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

0' 4' 8' 12'
1:101

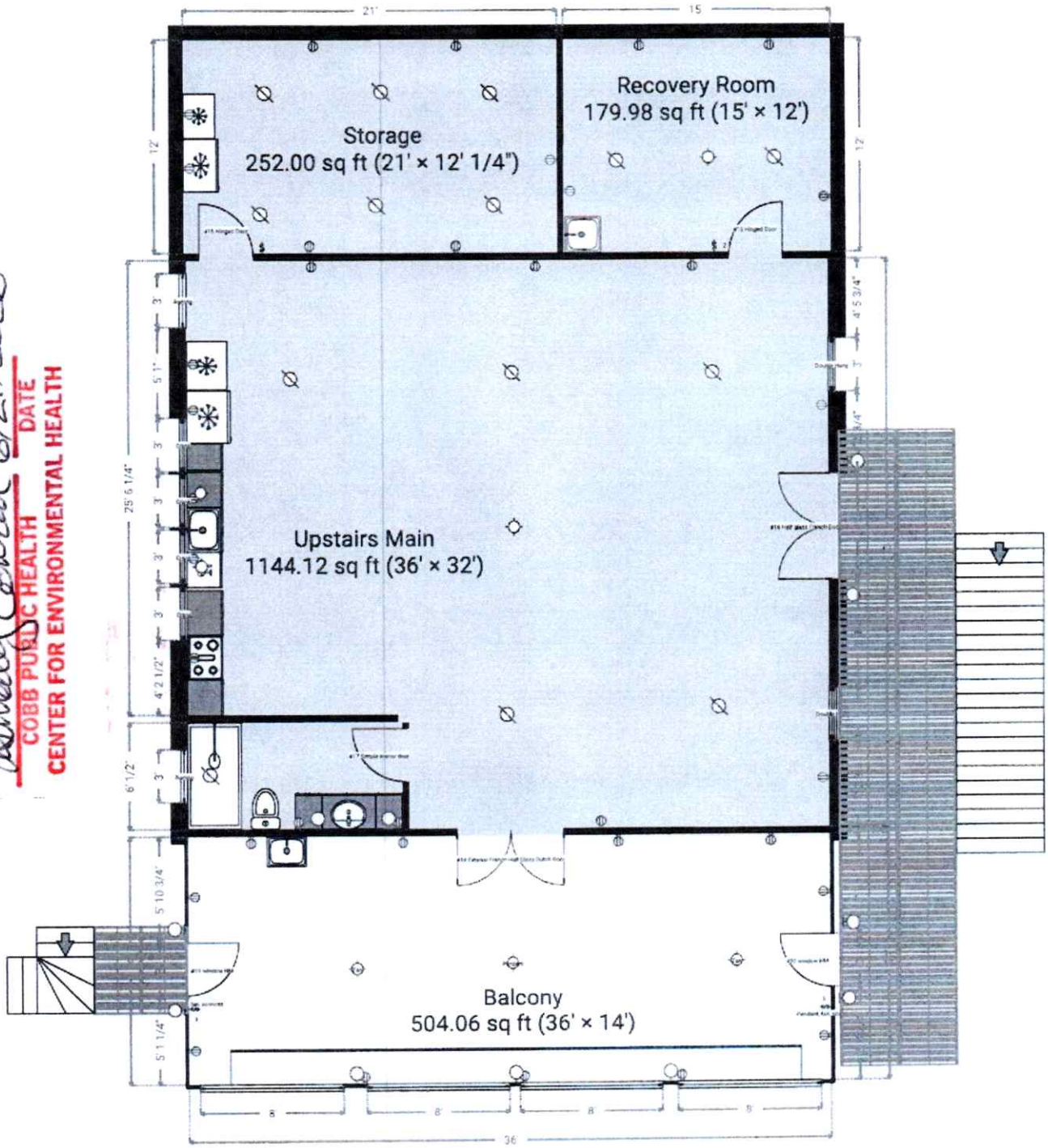
Dogs We Trust II

5480 Burdette Rd. SE, 30126 Mableton, GA
TOTAL AREA: 4574.61 sq ft · LIVING AREA: 1791.35 sq ft · FLOORS: 2 · ROOMS: 9

magicplan

▼ 2nd floor

TOTAL AREA: 2224.81 sq ft · LIVING AREA: 1736.12 sq ft · ROOMS: 3



APPROVED
Amanda Coker 6/29/2026
COBB PUBLIC HEALTH DATE
CENTER FOR ENVIRONMENTAL HEALTH

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

0' 4' 8' 12'
1:101

DLC Plumbing and Septic

470-548-9556
Douglasville, Ga.
dlcplumbingandseptic@gmail.com

Invoice # : _____

Licensed, Insured and Bonded.

Lic. # 19283 1--RC

Name: Jonathan Irons

Address: 5480 Burdette Rd

City: Mableton State: GA Zip: 30126

Phone: 678-632-8171 Phone (2)) _____

Email: Jonathanirons7@gmail.com

Date: 2-7-26 Technician: Dakota Ordered by:

QTY:	DESCRIPTION: Septic system inspection	UNIT COST:	AMOUNT:
	PUMPING		
	LABOR		
	LIDS		
	MATERIALS		
	LINE CLEANING		

DESCRIPTION OF WORK: Tech found system is 1500 gallon tank and 200' of Chamber. Passed inspection and system in working order. Tech lifted man holes to access 1500 gallon tank. Tech Checked inlet and outlet tee's. Tech ensured out going was taking water. Tech Probed drain field/chamber to locate.

NEXT PUMP SERVICE _____ yrs.

Work & Inspection done By:

X [signature]

Date: 2-7-26

Sub Total	
Discount (if any)	
Amount Due	$525.00

TERMS ARE CASH UPON COMPLETION.

Credit Card transactions incur a 3% surcharge. Disclaimer: **DLC Plumbing and Septic** will NOT be held liable for any damage to concrete, grass areas, landscaping, sprinklers, driveways, sidewalks or ANY underground lines including Gas, Water and Electrical.

Accepted by: X _____

COBB & DOUGLAS PUBLIC HEALTH

ONSITE SEWAGE MANAGEMENT SYSTEM INSPECTION REPORT

Dog Kennel Building

Permit #: _____

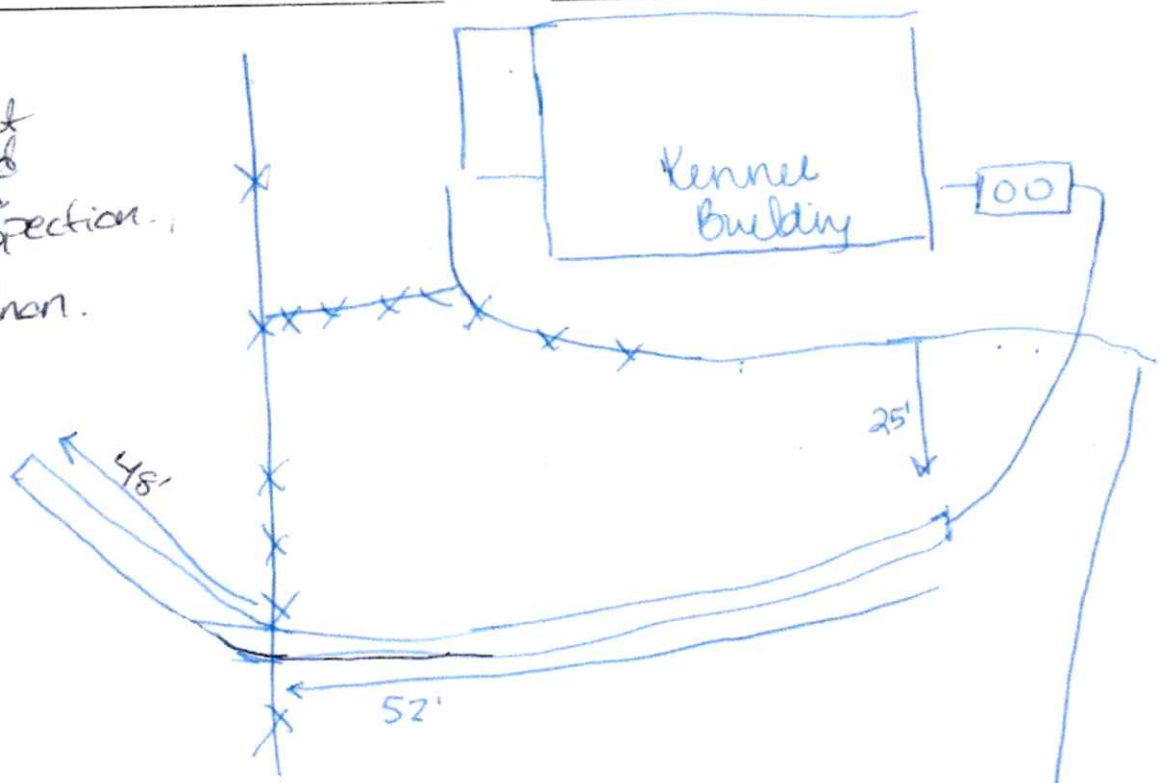
Address: 5480 Burdette Rd. (Street # and Name) Mableton (City) 30126 (Zip)

Subdivision: _____ Lot: _____ LL / District: _____

Owner: _____ Installer: _____

NOT DRAWN TO SCALE

Located septic that was installed and covered without inspection. Located by Dakota Canon.



GENERAL

1. ☑ Residential ☐ Commercial
2. ☐ New ☐ Repair ☐ Minor
3. ☑ Public water ☐ Well
4. Bedrooms or gal / day Ø
5. Lot size 1 acre
6. Field layout Level
7. Field type / mfg. Quiktt
8. Septic tank capacit 1500 gal
9. Tank mfg. concrete ? unknown
10. Filter PL68
11. Alarm mfg. /
12. Dosing tank capacity _____ gal
13. Pump / siphon mfg. _____
14. Pump / siphon model _____
15. ATU tank capacity _____ gal
16. ATU mfg. _____

MEASUREMENTS

1. Building sewer length _____
2. Distance tank to building _____ ft
3. Absorption trench lengths (ft)
   1 100 2 _____ 3 _____
   4 _____ 5 _____ 6 _____
4. Total linear ft 100 ft
5. Trench width 36 in
6. Trench depth 24-48 in
7. Aggr. depth/ chamber height 38 in
8. Distance field to building _____ ft
9. Nearest property line _____
10. Distance to #9 _____ ft
11. Distance field to body of water _____ ft
12. Distance tank to body of water _____ ft
13. Distance field to well _____ ft
14. Distance tank to well _____ ft

Violations / Comments: Inlet + outlet fall levels corrected - JB + AZ 6/22/26

Partial inspection: Septic tank under driveway with traffic lids.

Initials / Date Initials / Date Initials / Date

This system is approved for a maximum of 1 bedrooms. Any increase of bedrooms will render this approval void.

Keep water usage under 2,000 gallons per month.

SYSTEM APPROVED? ☒ Yes ☐ No **Final Approval Date:** 6/15/2026

Inspected by: Shanaly Cochran Contractor: _____

COBB & DOUGLAS PUBLIC HEALTH

MISCELLANEOUS SERVICE REQUEST

OFFICE USE ONLY

Date 5/21/26 Amount Paid $ $150 Invoice # 1267214 Authorization #

Check # [X] Cash [ ] Amex [ ] Discover [ ] MC [ ] Visa Received By: Brad Rino

Address of service location:
* 5480 Burdett Rd SE, Mableton, GA 30126

*Requestor's Name: Jonathan Irons *Phone: (678) 632-8171

*Requestor's Address: 5480 Burdett Rd SE, Mableton, GA 30126

Requestor's E-mail: jonathanirons7@gmail.com

Subdivision Name: Lot/ Block:

*# Bedrooms: 0 Land Lot: District: Section: Year Built: 2016

Service requested:

[ ] Remodel / Rebuild / Addition (non-bedroom) **(attach site plan)** [ ] Structure addition to property **(attach site plan)**

[ ] Personal care home **(attach state form)** # of f/t employees # of p/t employees # of residents

[ ] Septic tank loan letter / refinance **(see below)**

[ ] Commercial [ ] Home business [ ] Home office [ ] Relocate mobile home (Dog Kennel on Septic)

[ ] Other:

Comments: I am trying to apply for a septic system evaluation for a dog kennel. I have file for a permit with the city of Mableton. This is an accessory structure with a certificate of occupancy

Septic Tank Letter:

[ ] Mail letter to owner's address [ ] Hold letter and call this phone # when ready:

[X] E-mail to address above [ ] E-mail to: ~~jonathan Ir~~ jonathanirons7@gmail.com

[ ] Mail letter to this address:

*Property Owner's Name: ~~[illegible]~~ Jonathan Irons Phone: *(678) 632-8171

*Property Owner's Address: 5480 Burdett Rd (SE), Mableton GA 30126

Investigation / inspection record (attach additional sheets as needed)

Date	Findings	Action Taken	Recheck Date	Initials
6/15/26	final located + outlet level lowered (JB+AZ)			CC
6/12/26	Lines located + level (100' hi-cap) but outlet higher than inlet + missing tee / filter w/ JC+AZ			CC

PR: / /

EL MINA INCORPORATED
3311 NTH BERKELEY LAKE ROAD NW – Suite 200, DULUTH, GA 30096 TEL 404 597 6745/
404 973 5450/INFO.ELMINAENGINEER@GMAIL.COM

LEVEL III SOIL REPORT

Property Information	
Report Date: 9/16/2024	Engineer: John B Eshun, P.E.
Survey Date: 9/16/2024	Level of Survey: Level III
Site Location: 5480 Burdette Road SE Mableton, GA 30126	Property Owner/Rep: Jonathan Irons
Lot:	Phone: (678) 632 - 8171
County: Cobb County	

Map Unit Properties

Soil Series	Slope (%)	Depth to Bedrock (inches)	Depth to Seasonal High Water Table (inches)	Absorption Rate at Recommended Trench Depth (minute/inch)	Recommended Trench Depth (inches)	Map Unit Suitability Code
Madison	12 - 16	> 72	> 72	50 - 55	24 - 48	A

Suitability Code Description/Comments	
A	Soil series should have the ability to function as a suitable absorption field for a conventional system with proper design, installation, and maintenance.

EL MINA INCORPORATED
3311 NTH BERKELEY LAKE ROAD NW – Suite 200, DULUTH, GA 30096. TEL 404 597 6745/
404 973 5450/INFO.ELMINAENGINEER@GMAIL.COM

General Notes

1) See attached figure for boring locations.
2) Soil borings were located from selected site features means of a measuring tape.
3) Soil series contours are approximate and based on data interpolation.
4) Field drain lines shall be a minimum of 50 feet from any stream or body of water.
5) This survey does not reflect variations in subsurface conditions that may exist in unexplored areas of the site.
6) This survey and recommendations set forth are merely professional opinions and do not guarantee the performance of any septic system or absorption field installed on the property.
7) Any changes made to the soils map or interpretation without the written approval of El Mina Inc. voids this report. This information is the opinion of the Soil Classifier. Your County may view the soils differently and have the final say.
8) Modifications to site including cut and fill in the drain field area may render this report null and void.

I certify the above data was obtained under my supervision and is representative of the existing soil conditions at explored areas of the site.

GEORGIA REGISTERED No. PE041178 PROFESSIONAL ENGINEER 9-16-2024 JOHN B. ESHUN

John B Eshun

COBB & DOUGLAS PUBLIC HEALTH

MISCELLANEOUS SERVICE REQUEST

OFFICE USE ONLY

Date 9/11/24 Amount Paid $ 150.00 Invoice # 1088028 Authorization # 080190

Check # ☐ Cash ☐ Amex ☐ Discover ☒ MC ☒ Visa Received By: Brenda Rivero

Address of service location: 5480 Burdette Road Mableton GA 30126-2448

Requestor's Name: Antoine Fregcolle Phone: 770-733-3691

Requestor's Address: 5480 Burdette Road Mableton GA

Requestor's E-mail: Antoinefregcolle@gmail.com

Subdivision Name: Lot/ Block:

Bedrooms: 0 Land Lot: District: Section: Year Built:

Service requested:

☑ Remodel / Rebuild / Addition (non-bedroom) **(attach site plan)** ☐ Structure addition to property **(attach site plan)**

☐ Personal care home **(attach state form)** # of f/t employees # of p/t employees # of residents

☐ Septic tank loan letter / refinance **(see below)**

☐ Commercial ☐ Home business ☐ Home office ☐ Relocate mobile home

☑ Other: Barn

Comments: *remodeling barn interior/exterior

(gated BARN)

Septic Tank Letter:

☐ Mail letter to owner's address ☐ Hold letter and call this phone # when ready:

☑ E-mail to address above ☑ E-mail to: antoinefregcolle@gmail.com

☐ Mail letter to this address:

Property Owner's Name: Johnathan Irons Phone:

Property Owner's Address: 5480 Burdette Road Mableton GA

Investigation / inspection record (attach additional sheets as needed)

Date	Findings	Action Taken	Recheck Date	Initials
	Was Installed & Covered without			
	inspection + approval	6/12/2026		

PR: / /

Attachment to Temporary Land Use Permit Application

Dogs We Trust, LLC
5480 & 5486 Burdett Road SE
Mableton, GA 30126

Applicant(s): Jonathan Irons & Maya Moore Irons

1. Applicant and Property Information

- Applicant / Property Owner: Jonathan Irons & Maya Moore Irons
- Business: Dogs We Trust, LLC (canine training and behavior modification)
- Property Address: 5480 Burdett Road SE, Mableton, Georgia 30126
- Parcel ID: #17039500290 & #17039500330
- Zoning District: Cobb R-20
- Property Size: Approximately 10 acres
- Years of Residency at Property: Approximately 5 years
- Contact Information:
- Phone: (678)632-8171
- Email: jonathanirons7@gmail.com

2. Request

The applicant respectfully requests approval of a Temporary Land Use Permit (TLUP) to allow operation of a limited, low-impact canine training, enrichment, and service-dog development program ("Dogs We Trust, LLC") as a home-based, training-focused kennel-type use at 5480 Burdett Road SE, for a time-limited period of 24 months, subject to strict conditions.

The program will:

- Shall be a training-first based program, with boarding used only to support stay-and-train and service-dog training.
- Be capped at 10 client dogs total on site at any time.
- Operate outdoors only between 8:00 a.m. and 8:00 p.m., Monday–Saturday, with no routine outdoor activity on Sundays or legal holidays.
- Prohibit all client pick-up and drop-off at the residence (all transport by staff), unless this board allows us to schedule drop-offs and pick-ups that don't interfere with the normal traffic of the neighborhood.
- Respect the peace and quiet of the neighborhood by training dogs for residential integration.
- Submit to inspection and review at the City's request.

This TLUP is requested as a pilot, without any claim to permanent entitlement, to allow the City to evaluate the real-world impacts before making any long-term decisions.

3. Applicant Qualifications

The applicant is not a novice. Key qualifications:

- Over 15,000 hours of formal animal-care and training-related work logged with the United States Department of Labor, reflecting years of hands-on, supervised experience in structured, regulated environments where safety, documentation, and compliance are mandatory.
- Extensive background in service-dog and task-oriented training, behavior modification, and dog-handling in complex environments.
- History as an owner/operator of regulated businesses where documentation, worker safety, and adherence to codes are central.
- The program will be operated by two well-trained, highly experienced professionals, not hobbyists.
- **Applicant also offers free consulting services for anything dog related to the City of Mableton.**

4. Property Description and Physical Layout

- Size: Approximately 10 acres, substantially larger than typical subdivision lots in Mableton/Cobb.
- Surroundings: Single-family residential uses, but with significant natural buffering (trees, topography, vegetation) and generous setbacks.

Dog Activity Area:

- Enclosed by an 8-foot privacy fence.
- Interior fabric screening installed on the fence to further block line-of-sight and help dampen sound.
- Located well away from neighboring property lines and homes.
- Structures: Primary residence and indoor training/boarding spaces within the finished accessory areas.
- Because of the acreage, setbacks, and screening, dogs in the training area are not visible from neighboring properties or the public right-of-way, and noise is significantly attenuated before reaching property lines.

5. Proposed Use Description

5.1 Nature of the Use

Dogs We Trust, LLC is a training-centered canine program that proposes to use limited boarding only to support training:

Core Services:

- Obedience and manners training.
- Behavior modification and structured enrichment.

- Service-dog and task-oriented training, including foundational skills for dogs intended to assist individuals with disabilities, anxiety, PTSD, police work, or other needs.
- Day-training and stay-and-train programs where overnight stays are part of a defined training plan, not general boarding.

Helper Dogs:

- The program uses carefully selected, well-socialized helper dogs to model calm behavior, appropriate social skills, and task performance.
- Helper dogs are integral to the training methodology and are managed to reduce reactivity and stress in client dogs—ensure a safe training environment.

5.2 Intensity / Capacity

- Maximum 7-15 dogs on site at any time, consisting of:
- Only dogs in active training, service-dog preparation, or stay-and-train programs.
- No exceptions to this cap are requested.
- Dogs are under direct supervision during outdoor periods; no long, unsupervised outdoor time.

5.3 Hours of Operation

- Business and staff activity limited to 8:00 a.m. – 8:00 p.m., Monday through Saturday.
- No routine business operations (training, client dogs, staff presence) on Sundays or legal holidays.
- Outdoor dog use limited strictly to the same 8:00 a.m. – 8:00 p.m. window, except allow dogs to have short outdoor elimination period after that designation window of operation.

5.4 Traffic and Access

- No client traffic at the residence, unless this board allows us to schedule drop-offs and pick-ups that don't interfere with the normal traffic of the neighborhood.
- All dog pick-ups and drop-offs handled by staff using company vehicles, on scheduled routes, off-site.
- No customer parking, queues, or deliveries related to dog care at the home.
- Residential drive/parking used solely by household and one work vehicle, consistent with typical single-family use.

5.5 Noise Management

- Dogs are primarily indoors in climate-controlled spaces.
- Outdoor sessions are short, supervised training and enrichment periods.
- Any dog that continues barking is immediately brought indoors and give corrective training.
- The combination of: 10-acre property, setback of the designated 3-4 acre dog area, 8-foot privacy fencing, and blocking fabric screening serves to substantially reduce sound transmission to adjacent properties.

5.6 Sanitation and Waste Management

- Sanitation will follow professional-grade kennel-sanitation standards and recognized government guidance for animal-waste disposal:
- All solid waste picked up immediately during training and relief periods using bags, and placed into covered, animal-proof containers.
- Training/exercise areas inspected and cleaned multiple times per day to prevent accumulation of feces.
- High-use surfaces periodically washed and disinfected with cleaners appropriate for animal facilities.
- Drainage managed so that runoff does not cross property lines or enter nearby water features.
- Odor and pest control measures implemented to ensure no off-site impacts.

6. Legal and Policy Framework

6.1 State Law / Kennel Definition

- Under the Georgia Animal Protection Act and related rules, a “kennel” includes establishments where dogs are maintained for training, boarding, holding, or similar purposes for a fee, whether or not operated within a residence.
- This training-centered program is a kennel-type use under state definitions.
- Applicant already has a Georgia Department of Agriculture kennel license (which is required by GA law even to do any form of dog training, i.e. at a client’s home, public spaces, etc.). Applicant is prepared to comply with any of the requirements of this board.

6.2 Barrett v. Hamby, 235 Ga. 262 (1975)

- The Court held that leaving a large tract in R-20 single-family zoning can be unconstitutional if it deprives the owner of any reasonable economic use.
- Applicant does not challenge Mableton’s ability to regulate kennels the applied for in this TLUP request or a rezoning of property or claim a constitutional right to own and operate a kennel on their property.
- However, applicant does seek a narrow, low-impact, training-centered use on a large, buffered tract as a reasonable economic use consistent with Barrett v. Hamby’s principles.

7. Compliance With Zoning Approval Criteria

Because Mableton is newly incorporated and uses Cobb procedures and Georgia’s Zoning Procedures Law as guidance, this TLUP addresses the common approval factors used by cities and counties in Georgia for special/temporary uses.

7.1 Consistency with Comprehensive Plan & Character

- The underlying land use is low-density residential; no change to the base zoning is requested.
- The use remains residential in appearance:
- No new commercial building or signage.
- No public client traffic for dog drop offs. But if this board exercises its discretion, application will only allow one-on-one training sessions with clients on site & said appointments shall by appointment only.

- The program is low-intensity and contained on-site, consistent with a rural/residential 10-acre setting.

7.2 Suitability of the Property for the Use

- A 10-acre parcel is far more suitable for a small training program than a typical subdivision lot.
- Natural buffering, topography, and distance to neighbors significantly reduce potential impacts.
- The existing residence and fenced areas provide appropriate spaces for indoor and outdoor training without additional major construction.

7.3 Effects on Adjacent and Nearby Properties

- More than 80% of applicant's property is under 24-hour security video/audio surveillance and monitoring. Most relevant here, the entire designated areas proposed for dog training use shall be under 24 surveillances, with live audio recording indoors and outdoors as well. In the event dogs are reported barking excessively, applicant has the ability to remotely (even from across the globe) monitor and address any complaint or concern immediately; if contacted by any concerned member of his neighborhood (emphasis added). Furthermore, this security system shall be able to provide audio and video evidence with specific date and time windows to any member of City of Mableton Code Enforcement with 72-hour notice in advance.
- In the event a dog is barking excessively or uncontrollably, said dog will be corrected or immediately taken inside to designated sound-controlled area.
- Limited numbers: Applicant seeks to be able to train at any given time, 7-15 dogs max, (or other amount this board may allow or deems is appropriate.
- Strict hours (8am - 8pm).
- The designated outdoor area for dog training is surrounded by an 8-foot reinforced security fence with block screening attached—which also helps to reduce noise travel and increases privacy.
- Visibility: Dogs and training areas are not visible from adjacent yards or roads.
- Traffic: There will be no client traffic; only resident and staff vehicles, consistent with a normal home. Unless one-on-one training sessions are allowed by this board.
- Sanitation: Applicant shall proactively mitigate waste management consistent with current EPA standards and guidelines; In addition to any other stipulations issued by this board. Applicant shall also conduct daily and weekly professional grade cleaning protocols indoors and outdoors to prevent odors, and pests. Applicant shall also perform regular inspections and address any runoff issues impacting neighboring property immediately.

7.4 Impact on Public Services and Infrastructure

- No significant increase in demands on water/sewer beyond normal residential use.
- No additional public infrastructure required.
- Traffic generation is minimal and residential in character.

7.5 Public Health, Safety, and Welfare

- Applicant's dog training program shall be run by two highly experienced and skilled documented professionals, not novices or hobbyists. Jonathan Irons (over +15,000 of hands-on training documented by the USDOL) and his cousin, Jocelyn Flowers (holds an animal science degree and over 10 years of experience working with numerous animals, including dogs). Both applicant and his cousin live on this property.
- Applicant shall document and ensure that all dogs are vaccinated and screened.
- All dog behavior shall be maintained through structured training activities in individual and group dog training activities.
- Written emergency and safety protocols shall be established consistent with this board guidance and requirements.
- Waste shall be handled to prevent health or environmental issues.
- Noise and traffic impacts shall be tightly controlled.

7.6 Reasonable Conditions/Mitigation

Applicant invites and proposes robust conditions to address community concerns, as detailed below.

8. Proposed Conditions of Approval

Applicant proposes the following binding conditions for the TLUP (subject to refinement by staff and legal counsel):

1. Duration:

- TLUP granted for an initial term of 24 months from the effective date.
- Any extension requires a new review and approval based on actual performance.

2. Capacity:

- Maximum 7-15 dogs on the property at any time.
- In the board's discretion, it may elect to included applicant's personal dogs or not include them in the official capacity determination.

3. Use Type:

- Limited to canine training, behavior modification, enrichment, and related stay-and-train/service-dog programs.
- General high-volume boarding not permitted.

4. Hours of Operation:

- Training activities shall be limited to 8:00 a.m. – 8:00 p.m., Monday through Saturday.
- No routine onsite outdoor training activity on Sundays or legal holidays, with the exception of shortened exercise, play, and potty breaks sessions.

5. Outdoor Use:

- Dogs may be outdoors only between 8:00 a.m. and 8:00 p.m.
- Outdoor periods must be supervised and primarily for structured training, enrichment, or brief potty breaks.
- Any dog that continues barking or vocalizing in a way that may disturb neighbors shall be promptly brought indoors and give corrective training.

6. Traffic/Access:

- No client dog drop-off or pick-up at the residence.
- All transport of client dogs shall be conducted by staff using company vehicles, off-site.
- No on-site customer parking or queues associated with the use.

7. Fencing and Screening:

- The dog activity/training area shall remain enclosed by an 8-foot privacy fence with interior fabric screening.
- Daily fencing inspections shall be conducted daily. Any damage to fencing or screening shall be repaired promptly to maintain visual and noise mitigation.

8. Sanitation and Waste:

- All solid waste shall be removed daily and placed into sealed bags and covered in animal-proof containers. Said solid waste shall be disposed of in a manner consistent with EPA standards and by an, if at all, stipulations issued by this board.
- Areas used by dogs shall be inspected and cleaned multiple times per day.
- High-use surfaces shall be regularly washed and disinfected.
- Drainage shall be managed so that waste and wash water do not cross property lines.

9. Noise:

- Applicant shall manage operations to minimize barking/noise and comply with any applicable noise ordinances.
- Applicant shall offer and seek open communication with all neighbors to ensure that any issues or complaints that may are address immediately.
- If the City receives substantiated noise complaints, it may require additional mitigation measures as a condition of continued operation.

10. Number of Employees:

- Staff limited to a small number consistent with a home occupation (i.e., Applicant and his cousin/training partner on site at any one time).

11. No Exterior Signage:

- No commercial signage visible from the street, except as may be allowed for residential uses.

12. Recordkeeping:

- Applicant shall maintain records of client dogs, vaccination status, training plans, and emergency contacts, to be available upon reasonable request.

13. Inspections:

- Applicant shall agree to reasonable inspections by City staff (and, if applicable, state inspectors) with appropriate notice, to verify compliance.

14. Revocation/Non-Renewal:

- The City may consider non-renewal, modification, or revocation of this TLUP if there is a pattern of substantiated violations, non-compliance with conditions, or demonstrable adverse impact on adjacent properties.

The United States Department of Labor

Office of Apprenticeship

Certificate of Completion of Apprenticeship

This is to certify that

Jonathan H. Irons

has completed an apprenticeship for the occupation

Animal Trainer

under the sponsorship of

Jefferson City Correctional Center
Jefferson City, Missouri

in accordance with the basic standards of apprenticeship
established by the Secretary of Labor

Date Completed **July 01, 2020**

Administrator, Office of Apprenticeship

Gmail

Jonathan Irons <jonathanirons7@gmail.com>

Your P4P hours

14 messages

Butler, Jake <Jake.Butler@doc.mo.gov> Tue, Jul 27, 2021 at 11:36 AM
To: "jonathanirons7@gmail.com" <jonathanirons7@gmail.com>

Just a really quick look I can verify 15,559.5 hours, I will continue to chek taps sheets and see if I can confirm more.

If it jogs your memory any, the longest conversation we had was faith based, on how I believe that our job as we wait on Christ to return is to assist in ussering in the Kingdon. That it is a daily, one person at a time thing, and ultamitly enough people will be in step with the spirit that a majority of the world submitts to His rule. I believe I likened it to red pilling people from the matrix.

Best Regards,

Jake Butler CCMII

Puppies for Parole Coordinator

Jefferson City Correctional Center

8200 No More Victims Rd.

Jefferson City, Mo 65101

573-751-3224 ext. 1054

Jonathan Irons <jonathanirons7@gmail.com> Tue, Jul 27, 2021 at 11:42 AM
To: "Butler, Jake" <Jake.Butler@doc.mo.gov>

Amen, brother! God places a high value on relationships. It is our walk, the way we live, and care for others—especially those who are less fortunate and weaker than us—that stirs a desire for Christ. We are known by our love!

Thank you for your assistance. Keep in touch!
[Quoted text hidden]

Jonathan Irons <jonathanirons7@gmail.com> Tue, Nov 23, 2021 at 8:33 PM
To: Johnson.Wade@dol.gov

I can do even better, sir. Here is an email I received from the correctional facility where a received aforementioned training hours. Thank you for assistance.
[Quoted text hidden]

Johnson, Wade - ETA <Johnson.Wade@dol.gov> Tue, Nov 23, 2021 at 8:51 PM

To: Jonathan Irons <jonathanirons7@gmail.com>

Mr. Irons,

Thanks for the helpful additional information; Jefferson City CC is one of the programs I manage. So, I believe I located your apprenticeship record. A Johnathan H. Irons completed the Animal Trainer apprenticeship at Jefferson City CC on Jul 1, 2020. Can you please confirm if this is you?

If so, and if you can provide me a mailing address, I would be more than happy to generate and then mail you the U.S. Dept. of Labor Certificate of Completion of Apprenticeship credential you earned. I should be able to create this document and have it in the mail a day or so after I receive your mail-to address information.

Best regards,

Wade Johnson, USAF Ret. | **Apprenticeship & Training Representative (ATR)**
ETA/Office of Apprenticeship | *www.apprenticeship.gov*
U.S. Department of Labor
1222 Spruce St., Room 9.102E
St. Louis, MO 63103
Direct: (314) 683-9303

DISCOVER APPRENTICESHIP™
www.apprenticeship.gov

MISSOURI APPRENTICE CONNECT
www.moapprenticeconnect.com

From: Jonathan Irons <jonathanirons7@gmail.com>
Sent: Tuesday, November 23, 2021 7:33 PM
To: Johnson, Wade - ETA <Johnson.Wade@dol.gov>
Subject: Fwd: Your P4P hours

CAUTION - The sender of this message is external to the DOL network. Please use care when clicking on links and responding with sensitive information. Send suspicious email to spam@dol.gov.

[Quoted text hidden]

Jonathan Irons <jonathanirons7@gmail.com> Tue, Nov 23, 2021 at 9:12 PM
To: "Johnson, Wade - ETA" <Johnson.Wade@dol.gov>

Yes. I am Jonathan H. Irons.
[Quoted text hidden]

Johnson, Wade - ETA <Johnson.Wade@dol.gov> Tue, Nov 23, 2021 at 9:17 PM
To: Jonathan Irons <jonathanirons7@gmail.com>

Fantastic! What address, Mr. Irons, should I use to mail you your apprenticeship completion certificate?

Mr. Irons,

Per our phone conversation a few minutes ago, attached is a scanned copy of your USDOL Certificate of Completion of Apprenticeship for the occupation of Animal Trainer. As discussed, the original will be mailed out to you today, using the GA address you provided.

Thanks again!

Wade Johnson, USAF Ret. | **Apprenticeship & Training Representative (ATR)**
ETA/Office of Apprenticeship | *www.apprenticeship.gov*
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From: Jonathan Irons <jonathanirons7@gmail.com>
Sent: Wednesday, November 24, 2021 9:03 AM
To: Johnson, Wade - ETA <Johnson.Wade@dol.gov>
Subject: Re: Your P4P hours

CAUTION - The sender of this message is external to the DOL network. Please use care when clicking on links and responding with sensitive information. Send suspicious email to spam@dol.gov.

Thank you so much for the info!

On Wed, Nov 24, 2021 at 7:46 AM Johnson, Wade - ETA <Johnson.Wade@dol.gov> wrote:

Hi Mr. Irons,

Great question - and, unfortunately, one that I don't have a lot of expertise in answering.

What I do know is that a USDOL Certificate of Completion of Apprenticeship is a post-secondary, industry-recognized, and nationally-portable credential. So, if you decide to pursue a post-secondary degree or certification at a two or four-year college or university, the institution may award credit hours towards that degree/certification (based on the type of degree you're hoping to attain and/or the number of elective credits permitted), potentially saving you time and money towards completing the required coursework.

For professional dog trainer career guidance and opportunities, the following online resources may be helpful:

1. Article on the American Kennel Club's (AKC) website: https://www.akc.org/expert-advice/training/how-to-become-a-dog-trainer/. I especially like this passage from the article, "*A secret about dog training is that most dog trainers don't train dogs. They train people. Your main job as a trainer will be to teach your clients how to do the training for themselves. That means dog*

trainers need people skills. Even if you prefer pets to people, you need the ability to motivate your clients, shape their abilities, and reinforce their successes."

2. Link to The Association of Professional Dog Trainers website: https://apdt.com/
3. Link to Certification Council for Professional Dog Trainers website: https://www.ccpdt.org/

I sincerely wish you all the best in your future endeavors!

Very best regards,

Wade Johnson, USAF Ret. | **Apprenticeship & Training Representative (ATR)**
ETA/Office of Apprenticeship | *www.apprenticeship.gov*
U.S. Department of Labor
1222 Spruce St., Room 9.102E
St. Louis, MO 63103
Direct: (314) 683-9303

DISCOVER APPRENTICESHIP™

MISSOURI APPRENTICE CONNECT

www.apprenticeship.gov *www.moapprenticeconnect.com*

From: Jonathan Irons <jonathanirons7@gmail.com>
Sent: Tuesday, November 23, 2021 8:27 PM

To: Johnson, Wade - ETA <Johnson.Wade@dol.gov>
Subject: Re: Your P4P hours

CAUTION - The sender of this message is external to the DOL network. Please use care when clicking on links and responding with sensitive information. Send suspicious email to spam@dol.gov.

Great, thank you so much! Yes! Do you also have any ideas and suggestions on how I can use it?

On Tue, Nov 23, 2021 at 9:25 PM Johnson, Wade - ETA <Johnson.Wade@dol.gov> wrote:

> Got it - thanks very much! I will create and mail out your certificate no later than tomorrow afternoon.
>
> All the best,
>
> **Wade Johnson, USAF Ret.** | **Apprenticeship & Training Representative (ATR)**
> **ETA/Office of Apprenticeship** | *www.apprenticeship.gov*
> **U.S. Department of Labor**
> 1222 Spruce St., Room 9.102E

On Tue, Nov 23, 2021 at 8:51 PM Johnson, Wade - ETA <Johnson.Wade@dol.gov> wrote:

Mr. Irons,

Thanks for the helpful additional information; Jefferson City CC is one of the programs I manage. So, I believe I located your apprenticeship record. A Johnathan H. Irons completed the Animal Trainer apprenticeship at Jefferson City CC on Jul 1, 2020. Can you please confirm if this is you?

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Best regards,

Wade Johnson, USAF Ret. | **Apprenticeship & Training Representative (ATR)**
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From: Jonathan Irons <jonathanirons7@gmail.com>
Sent: Tuesday, November 23, 2021 7:33 PM
To: Johnson, Wade - ETA <Johnson.Wade@dol.gov>
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I can do even better, sir. Here is an email I received from the correctional facility where a received aforementioned training hours. Thank you for assistance.

---------- Forwarded message ---------
From: **Jonathan Irons** <jonathanirons7@gmail.com>
Date: Tue, Jul 27, 2021 at 11:42 AM
Subject: Re: Your P4P hours
To: Butler, Jake <Jake.Butler@doc.mo.gov>

Amen, brother! God places a high value on relationships. It is our walk, the way we live, and care for others—especially those who are less fortunate and weaker than us—that stirs a desire for Christ. We are known by our love!

Thank you for your assistance. Keep in touch!

On Tue, Jul 27, 2021 at 11:36 AM Butler, Jake <Jake.Butler@doc.mo.gov> wrote:

> Just a really quick look I can verify 15,559.5 hours, I will continue to chek taps sheets and see if I can confirm more.
>
> If it jogs your memory any, the longest conversation we had was faith based, on how I believe that our job as we wait on Christ to return is to assist in ussering in the Kingdon. That it is a daily, one person at a time thing, and ultamitly enough people will be in step with the spirit that a majority of the world submitts to His rule. I believe I likened it to red pilling people from the matrix.
>
> Best Regards,
>
> Jake Butler CCMII
>
> Puppies for Parole Coordinator
>
> Jefferson City Correctional Center
>
> 8200 No More Victims Rd.
>
> Jefferson City, Mo 65101
>
> 573-751-3224 ext. 1054

2 attachments

DISCOVER APPRENTICESHIP **Outlook-3djjzwqb.png** 5K

MISSOURI APPRENTICE CONNECT **Outlook-ouxg4c4x.png** 7K

Jonathan Irons <jonathanirons7@gmail.com> Wed, Nov 24, 2021 at 10:03 AM
To: "Johnson, Wade - ETA" <Johnson.Wade@dol.gov>

Thank you so much for the info!
[Quoted text hidden]

Johnson, Wade - ETA <Johnson.Wade@dol.gov> Wed, Nov 24, 2021 at 2:28 PM
To: Jonathan Irons <jonathanirons7@gmail.com>

Michael L. Parson
Governor

Anne L. Precythe
Director

2729 Plaza Drive
P. O. Box 236
Jefferson City, MO 65102
Telephone: 573-751-2389
Fax: 573-526-0880

State of Missouri
DEPARTMENT OF CORRECTIONS
"Improving Lives for Safer Communities"

April 5, 2019

Jonathan Irons
HU 4D 1 111
JCCC

Dear Mr. Irons:

I would like to take this opportunity to thank you for your quick response in assisting Mr. Barr yesterday when the dog he was assigned bit him. Your intervention most likely prevented further injury.

As you are aware, our Puppies for Parole program is nationally recognized; and brings happiness to countless families. It also brings a great deal of joy to those of you who are willing to utilize your time, efforts and hearts to work with the dogs. It must be heart wrenching when one of them does not make it through the program and returns to the shelter. I look forward to your continued participation in the program.

Sincerely,

Catherine Ousley

Catherine Ousley, M.Ed., LPC
Assistant Warden

Cc: Raina Martin, FUM
John Melzer, CCA
Classification file

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 heron. 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. Futhermore, 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 15-6-67.

No. 3293 PROFESSIONAL LAND SURVEYOR

12/19/2024 RYAN HONICAN

DATE PRINTED NAME

FLOOD ZONE
SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA PER NFIP FLOOD INSURANCE RATE MAP NO. 13067C0208J, HAVING AN EFFECTIVE DATE OF OCTOBER 5, 2018.

ZONING NOTE:
AS OF MARCH OF 2025, THE CITY OF MABLETON HAS TAKEN OVER ENFORCEMENT OF ZONING REGULATIONS FROM COBB COUNTY. THE CITY HAS NOT RELEASED AN ORDINANCE; HOWEVER, APPEAR TO HAVE FULLY ADOPTED COBB COUNTY'S ORDINANCE. INFORMATION SHOWN HEREON IS TO BE VERIFIED WITH THE CITY OF MABLETON DEPARTMENT OF PLANNING AND ZONING PRIOR TO ANY CONSTRUCTION ACTIVITY.

ZONING REGULATIONS
MIN. LOT AREA - 20,000 Sq.Ft.
MAX. BUILDING COVERAGE - 35%

SETBACKS (PRIMARY STRUCTURE)
FRONT - 35 FEET
SIDE - 10 FEET
REAR - 35 FEET

LOT COVERAGE CALCULATION

TRACT "1"

LOT = 44,879 SF
DRIVEWAY = 7,559 SF
TRAILER = 161 SF
DWELLING & PORCH = 2,998 SF
FRONT CONC. WALKWAY = 347 SF
REAR DECK = 416 SF
SIDE CONC. WALKWAY = 138 SF
GRAVEL = 1,685 SF
SHEDS = 463 SF
MISC.WALLS = 83 SF
TOTAL IMPERVIOUS = 13,850 SF
LOT COVERAGE = 30.9

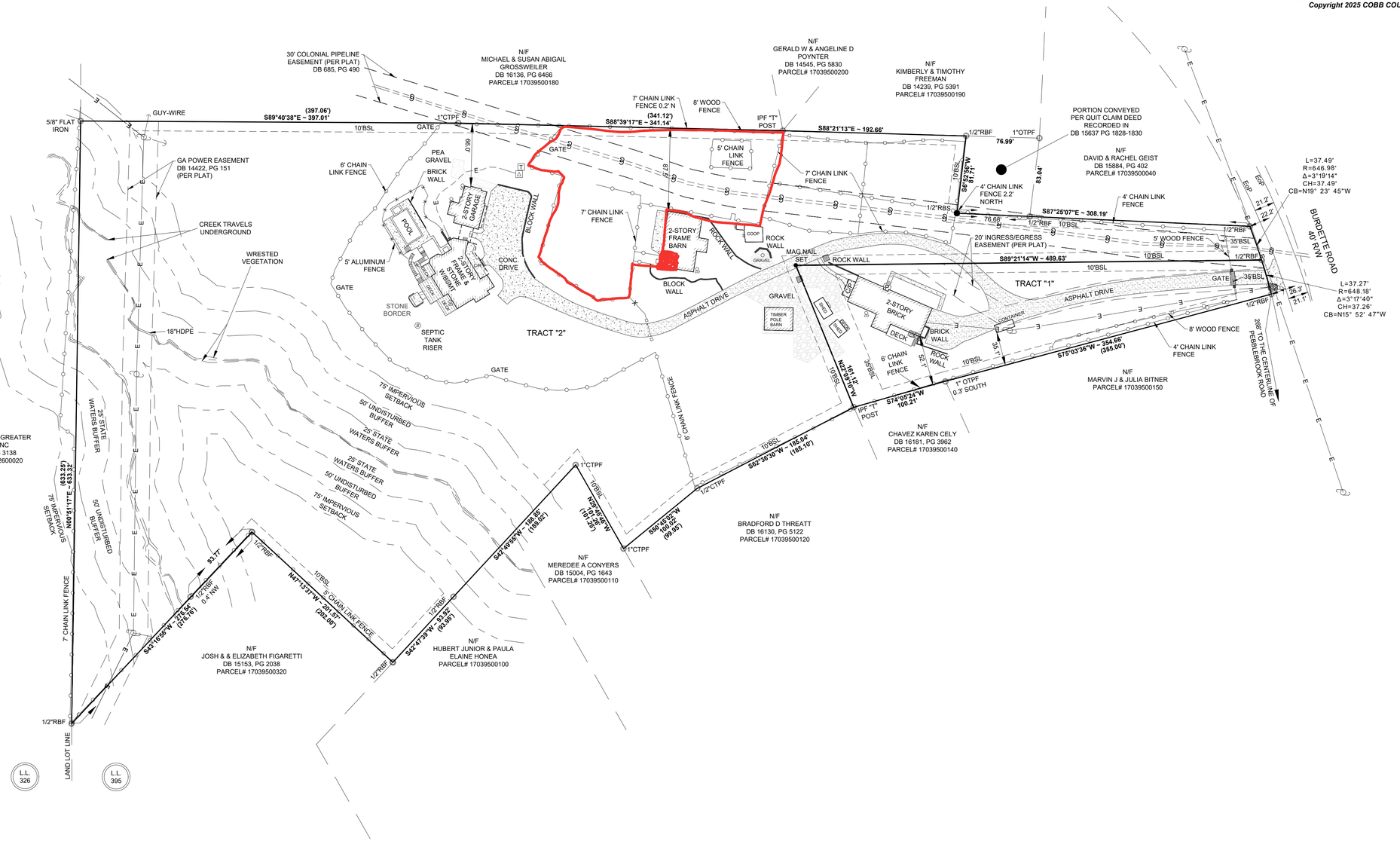
LOT COVERAGE CALCULATION

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 = 1,690 SF
MISC.WALLS = 378 SF
TOTAL IMPERVIOUS = 22,714 SF
LOT COVERAGE = 5.8%

VICINITY MAP

Copyright 2025 COBB COUNTY GIS



SURVEYORS NOTES:
1.ANGLES AND DISTANCES MEASURED WITH LEICA TCRP 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 PREFORMED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE , THEREFORE THERE MAY BE OTHER RESTRICTIONS, EASEMENTS, SETBACKS, AGREEMENTS, OR OTHER SIMILAR MATTERS NOT SHOWN HERON.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

B.S.L. = BUILDING SETBACK LINE
C/P = COVERED PORCH
℄ = CENTERLINE
CB = CHORD BEARING
CH = CHORD
CONC = CONCRETE
CTPF= CRIMP TOP PIPE FOUND
DB = DEED BOOK
EoP = EDGE OF PAVEMENT
HDPE = HIGH-DENSITY POLYETHYLENE
IPF = IRON PIN FOUND
L = ARC LENGTH
L.L. = 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

LINETYPES

FENCE - ALUMINUM
FENCE - CHAIN LINK
FENCE - WOOD
GAS LINE
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC

SYMBOL KEY

- 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

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

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

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 inch =60 ft.

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	

LAND SURVEY SOLUTIONS
4448 COVENRTY CT. NE
ROSWELL, GEORGIA, 30075
PH: 678-689-4765
EMAIL: ryan@landsurveysolutions.net
LSF 001453

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

Please return to PERRIE & ASSOCIATES, LLC - Post Closing
2655 Dallas Highway SW, Suite 450
Marietta, GA 30064
File # 162691C

Deed Book 15421 Pg 2609
Filed and Recorded Feb-27-2017 10:04am
2017-0022518
Real Estate Transfer Tax $0.00
0332017003676

Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

STATE OF GEORGIA
COUNTY OF COBB

WARRANTY DEED

THIS INDENTURE made this **14th** day of **February, 2017**, between

MITCHELL NIMEY,

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

MITCHELL NIMEY and NICOLE NIMEY,
as joint tenants with rights of survivorship,

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

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration ($10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY 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 said Grantee forever in FEE SIMPLE.

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

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

Signed, sealed and delivered in the presence of:

_____ (Seal)
MITCHELL NIMEY

Witness

_____ (Seal)

Notary Public
My commission expires

_____ (Seal)

[Attach Notary Seal]

DOUGLAS A. CROWTHER
NOTARY PUBLIC
MY COMMISSION EXPIRES
APRIL 15, 2017
COBB COUNTY, GEORGIA

EXHIBIT "A"

Legal Description

All that tract or parcel of land lying and being in Land Lot 395 of the 17th District, 2nd Section, Cobb County, Georgia, being Tract 2, containing 9.135 acres, according to Boundary Survey for Mitchell Nimey by Southland Engineering, Kevin N. Cooney, Georgia Registered Land Surveyor No. 2980, dated December 3, 2012, revised October 22, 2015, which Boundary Survey is incorporated herein by reference and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at a point located at the intersection formed by the Land Lot line common to Land Lots 325 and 396, said district, section and county with the northerly right of way line of Pebblebrook Road (40 foot right of way); thence leaving the northerly right of way line of Pebblebrook Road and running along the west land lot line of Land Lots 396 and 395, said district, section and county North 00 degrees 52 minutes 52 seconds East a distance of 464.28 feet to an iron pin found and corner located on the west land lot line of Land Lot 395 and the TRUE POINT OF BEGINNING; run thence North 00 degrees 52 minutes 52 seconds along the west land lot line of Land Lot 395 a distance of 633.25 feet to an iron pin found and corner located on the west land lot line of Land Lot 395; run thence South 89 degrees 40 minutes 26 seconds East a distance of 397.06 feet to an iron pin found; run thence South 88 degrees 37 minutes 50 seconds East a distance of 341.12 feet to an iron pin found; run thence South 88 degrees 21 minutes 29 seconds East a distance of 269.66 feet to an iron pin found and corner; run thence South 07 degrees 08 minutes 40 seconds West a distance of 83.00 feet to a point and corner; run thence South 87 degrees 24 minutes 00 seconds East a distance of 231.76 feet to an iron pin found on the southwesterly right of way of Burdette Road (40 foot right of way); run thence southeasterly along the southwesterly right of way of Burdette Road an arc distance of 37.50 feet, said arc being subtended by a chord bearing of South 17 degrees 29 minutes 01 seconds East a chord distance of 37.49 feet and having a radius of 646.98 feet to an iron pin found on the southwesterly right of way of Burdette Road; run thence South 89 degrees 21 minutes 55 seconds West a distance of 489.63 feet to an iron pin place and corner; run thence South 22 degrees 07 minutes 38 seconds East a distance of 161.12 feet to an iron pin found and corner; run thence South 62 degrees 37 minutes 17 seconds West a distance of 185.10 feet to an iron pin found; run thence South 50 degrees 43 minutes 00 seconds West a distance of 99.93 feet to an iron pin found and corner; run thence North 29 degrees 46 minutes 48 seconds West a distance of 101.25 feet to an iron pin found and corner; run thence South 42 degrees 50 minutes 45 seconds West a distance of 189.02 feet to an iron pin found; run thence South 42 degrees 52 minutes 51 seconds West a distance of 93.95 feet to an iron pin found and corner; run thence North 47 degrees 07 minutes 09 seconds West a distance of 202.00 feet to an iron pin found and corner; run thence South 43 degrees 13 minutes 32 seconds West a distance of 276.76 feet to an iron pin found on the west land lot line of Land Lot 395 and the TRUE POINT OF BEGINNING.

Jonathan Houston Irons

ELITE CANINE BEHAVIORAL SPECIALIST & CERTIFIED ANIMAL TRAINER

Dogs We Trust • Mableton, Georgia
Direct Contact: jonathanirons7@gmail.com

June 4, 2026

To: City of Mableton Community Development Department
Planning and Zoning Division • Mableton, Georgia

PROFESSIONAL SELF-PROMOTION & STATEMENT OF QUALIFICATION

Please accept this professional profile and comprehensive statement of qualification as part of my active application for a Temporary Land Use Permit (TLUP). The purpose of this document is to formally outline my elite credentials and demonstrate the exceptional tier of professional expertise, regulatory discipline, and behavioral management I bring to the local Mableton business landscape as the owner and operator of **Dogs We Trust**.

While the standard commercial pet industry frequently relies on short-term online certificates or unverified hobbyist experience, my background is built upon a profound, multi-year foundation of federally regulated training, extreme situational awareness, and rigorous performance metrics:

U.S. DEPARTMENT OF LABOR REGISTERED CREDENTIAL

I hold a formally registered federal **Certificate of Completion of Apprenticeship** for the occupation of **Animal Trainer**, issued natively by the United States Department of Labor, Office of Apprenticeship (Sponsor ID: MO003180003). This recognizes adherence to absolute vocational excellence and elite federal training guidelines.

15,559.5 LOGGED & VERIFIED HANDS-ON HOURS

My professional competency is backed by exactly **15,559.5 hours** of direct, documented, hands-on training logs formally verified by the Office of Apprenticeship and institutional coordinators. Mathematically, this massive baseline represents nearly **eight years of full-time, immersive operational experience**—a tier of expertise unmatched by conventional local or regional certificates.

HIGH-STAKES BEHAVIORAL REHABILITATION

These intensive hours were earned within the highly decorated, nationally recognized *Puppies for Parole* program under the auspices of the Missouri Department of Corrections. My specialized focus was dedicated to the advanced psychological modification, socialization, and absolute behavior modification of high-risk shelter animals, giving me unparalleled proficiency in reading and managing canine dynamics.

PROVEN ADMINISTRATIVE DISCIPLINE & CRISIS MASTERY

My professional file contains a formal, permanent administrative commendation from institutional leadership acknowledging my rapid, decisive intervention and extreme composure during a critical, active animal behavioral incident. This verified record highlights an unshakeable ability to enforce structural order, environmental safety, and immediate crisis resolution under demanding operational constraints.

My business model for **Dogs We Trust** translates this elite background into a vital community asset. In strict alignment with the career guidelines set forth by the American Kennel Club (AKC), my training philosophy dictates that professional behavioral modification requires heavily coaching, structuring, and educating the owners themselves. I do not merely house or manage animals; I deliver a structured, high-discipline program designed to produce ultra-safe, stable, and perfectly managed animals that seamlessly integrate into their families and neighborhood environments.

By reviewing these records, the City of Mableton can be completely assured that my property operations will be executed with the administrative precision, safety protocols, and absolute professionalism of a top-tier, federally recognized professional. Thank you for your time and consideration of my background.

Respectfully submitted,

Jonathan Houston Irons
Owner & Operator, Dogs We Trust

VERIFIED ATTACHMENTS ENCLOSED:

1. Official United States Department of Labor Certificate of Completion of Apprenticeship (Animal Trainer)
2. Verified Training Registry Records (15,559.5 Total Operational Hours) – Office of Apprenticeship Representative Wade Johnson
3. Official Administrative Commendation Letter – Department of Corrections Administration

Deed Book 15886 Page 622
Filed and Recorded 03/24/21 9:21:00 AM
2021-0042784
Real Estate Transfer Tax $1,565.00
Connie Taylor
Clerk of Superior Court
Cobb County, GA
Participant IDs: 6885630914

Record and Return to:
Thomas & Brown, LLC
722 Stonecroft Lane
Woodstock, GA 30188
Order No.: S210027S
Tax Parcel ID: 17039500330

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF CHEROKEE

THIS INDENTURE, made this 22nd day of March, 2021, between

Mitchell Nimey and Nicole Nimey

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

Maya Moore,as Trustee of The Maya Moore Declaration of Trust dtd 07.20.2017

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

WITNESSETH: That Grantor, for and in consideration of the sum of TEN AND 00/100's DOLLARS ($10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 395 of the 17th District, 2nd Section, Cobb County,Georgia, being Tract 2, containing 9.135 acres, more or less, as per plat recorded in Plat Book 275, Page 662, Cobb County, Georgia Records, which plat is incorporated herein by reference and made a part of this description.

LESS AND EXCEPT FROM THE ABOVE; That portion of the subject property conveyed to Stephen Mark Buero & Ashley D. Buero by that certain Quit Claim Deed dated June 12, 2019, recorded June 14, 2019 at Deed Book 15637, Page 1828 Cobb County, GA records.

Said property being known as 5480 Burdette Road SE , according to the present system of numbering property in Cobb County, Georgia.

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, 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 lawful claims and demands of all persons claiming by, through or under the above named Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public
My Commission Expires: _____

[Notary Seal]

Mark T. Brown
My Commission Expires
NOTARY PUBLIC
December 25, 2023
Putnam County, Georgia

GRANTOR:

_____ (Seal)
Mitchell Nimey

_____ (Seal)
Nicole Nimey

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 heron. 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. Futhermore, 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 15-6-67.

No. 3293 PROFESSIONAL LAND SURVEYOR

12/19/2024 RYAN HONICAN

DATE PRINTED NAME

FLOOD ZONE
SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA PER NFIP FLOOD INSURANCE RATE MAP NO. 13067C0208J, HAVING AN EFFECTIVE DATE OF OCTOBER 5, 2018.

ZONING NOTE:
AS OF MARCH OF 2025, THE CITY OF MABLETON HAS TAKEN OVER ENFORCEMENT OF ZONING REGULATIONS FROM COBB COUNTY. THE CITY HAS NOT RELEASED AN ORDINANCE; HOWEVER, APPEAR TO HAVE FULLY ADOPTED COBB COUNTY'S ORDINANCE. INFORMATION SHOWN HEREON IS TO BE VERIFIED WITH THE CITY OF MABLETON DEPARTMENT OF PLANNING AND ZONING PRIOR TO ANY CONSTRUCTION ACTIVITY.

ZONING REGULATIONS
MIN. LOT AREA - 20,000 Sq.Ft.
MAX. BUILDING COVERAGE - 35%

SETBACKS (PRIMARY STRUCTURE)
FRONT - 35 FEET
SIDE - 10 FEET
REAR - 35 FEET

LOT COVERAGE CALCULATION

TRACT "1"

LOT = 44,879 SF
DRIVEWAY = 7,559 SF
TRAILER = 161 SF
DWELLING & PORCH = 2,998 SF
FRONT CONC. WALKWAY = 347 SF
REAR DECK = 416 SF
SIDE CONC. WALKWAY = 138 SF
GRAVEL = 1,685 SF
SHEDS = 463 SF
MISC.WALLS = 83 SF
TOTAL IMPERVIOUS = 13,850 SF
LOT COVERAGE = 30.9

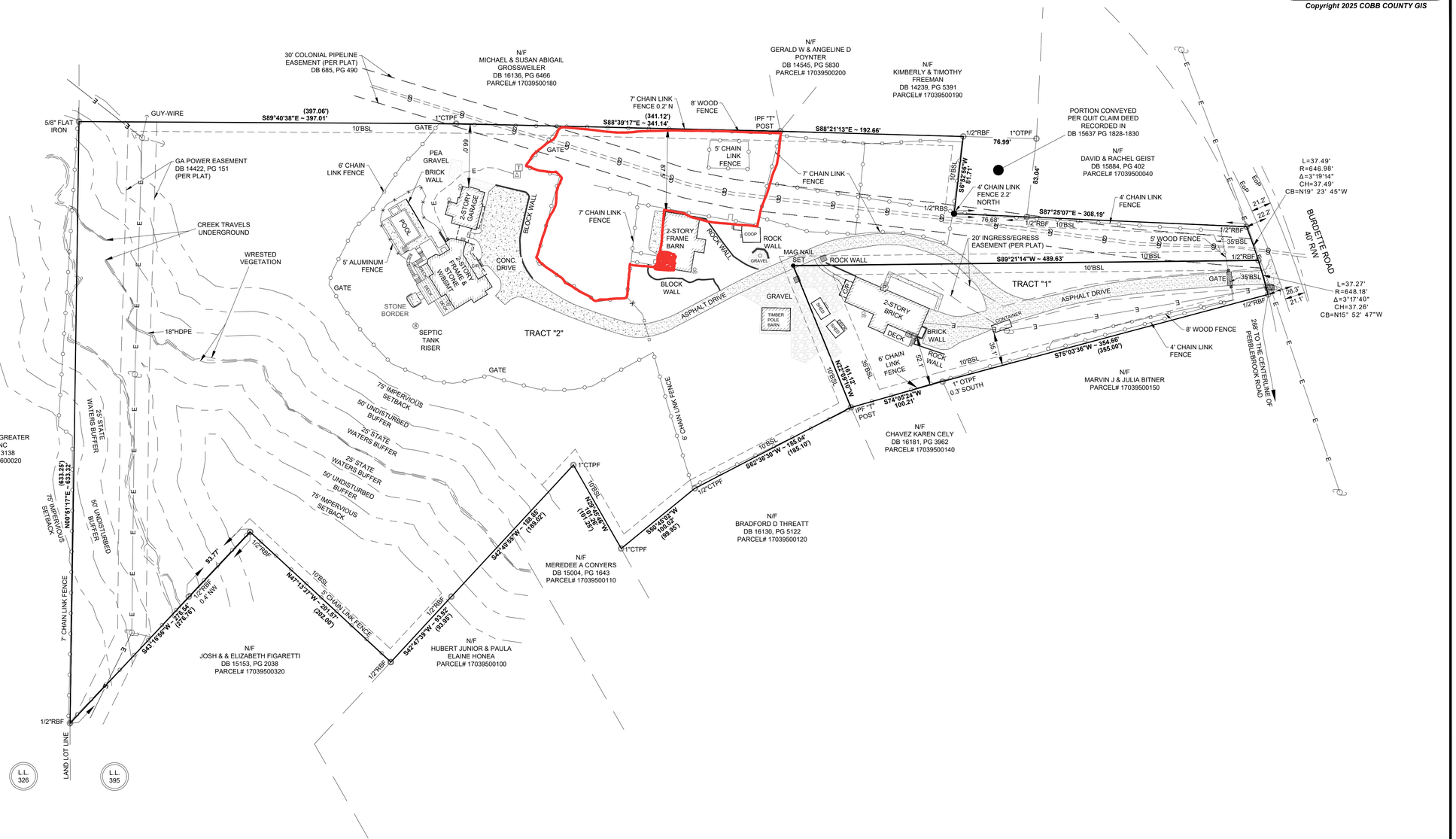
LOT COVERAGE CALCULATION

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 = 1,690 SF
MISC.WALLS = 378 SF
TOTAL IMPERVIOUS = 22,714 SF
LOT COVERAGE = 5.8%

VICINITY MAP

Copyright 2025 COBB COUNTY GIS



SURVEYORS NOTES:
1.ANGLES AND DISTANCES MEASURED WITH LEICA TCRP 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 PREFORMED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE , THEREFORE THERE MAY BE OTHER RESTRICTIONS, EASEMENTS, SETBACKS, AGREEMENTS, OR OTHER SIMILAR MATTERS NOT SHOWN HERON.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

B.S.L. = BUILDING SETBACK LINE
C/P = COVERED PORCH
℄ = CENTERLINE
CB = CHORD BEARING
CH = CHORD
CONC = CONCRETE
CTPF= CRIMP TOP PIPE FOUND
DB = DEED BOOK
EoP = EDGE OF PAVEMENT
HDPE = HIGH-DENSITY POLYETHYLENE
IPF = IRON PIN FOUND
L = ARC LENGTH
L.L. = 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

LINETYPES

FENCE - ALUMINUM
FENCE - CHAIN LINK
FENCE - WOOD
GAS LINE
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC

SYMBOL KEY

- 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

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

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

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 inch =60 ft.

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	

LAND SURVEY SOLUTIONS
4448 COVENRTY CT. NE
ROSWELL, GEORGIA, 30075
PH: 678-689-4765
EMAIL: ryan@landsurveysolutions.net
LSF 001453

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

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:

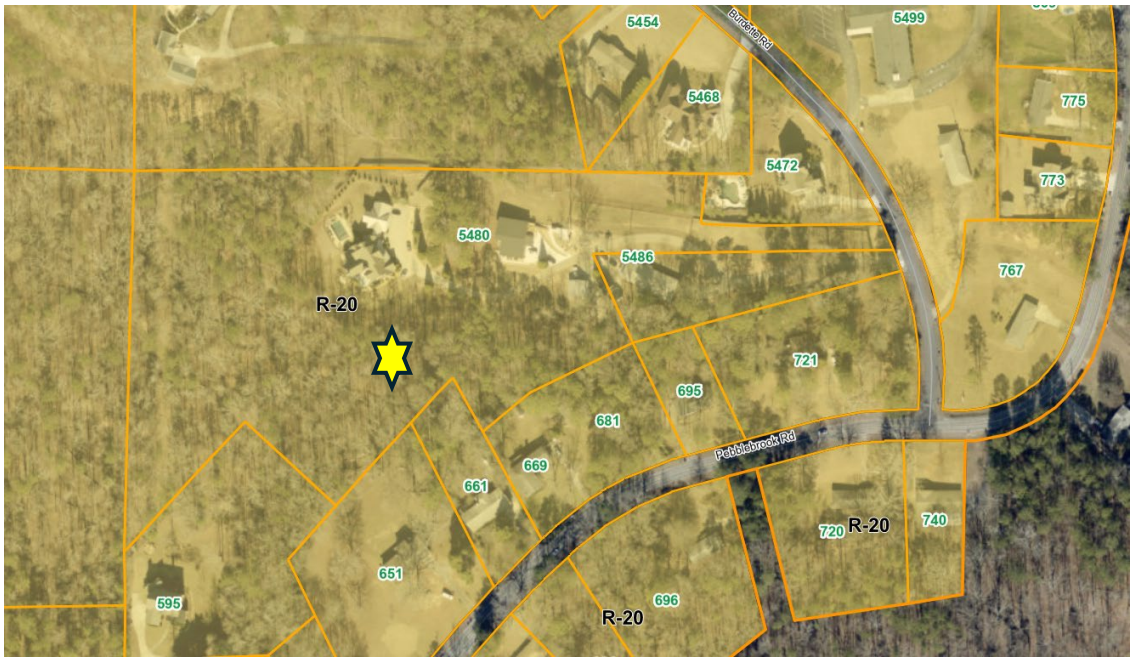
APPLICANT & PROPERTY INFORMATION

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

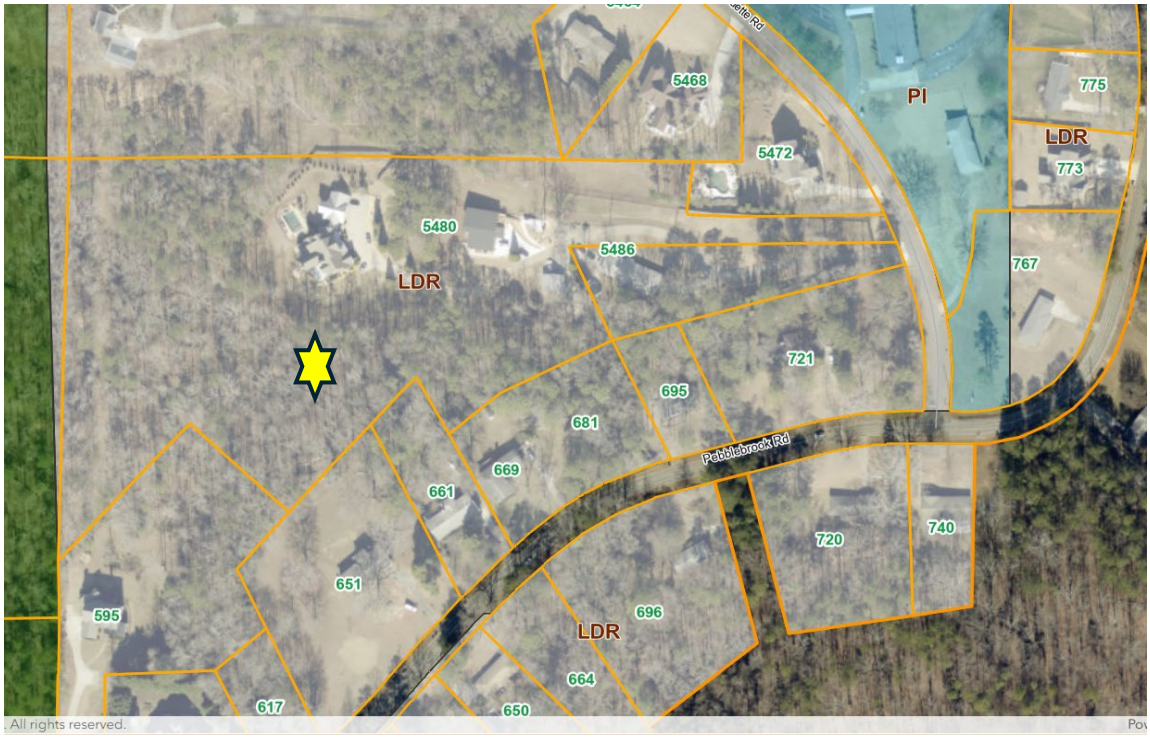
The applicant, Jonathan Irons (on behalf of Dogs We Trust, LLC and owner The Maya Moore Declaration of Trust), is requesting a Temporary Land Use Permit (TLUP-2026-003) for a duration of 24 months. The intent is to operate a low-impact home occupation consisting of canine training, behavior modification,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

ZONING MAP



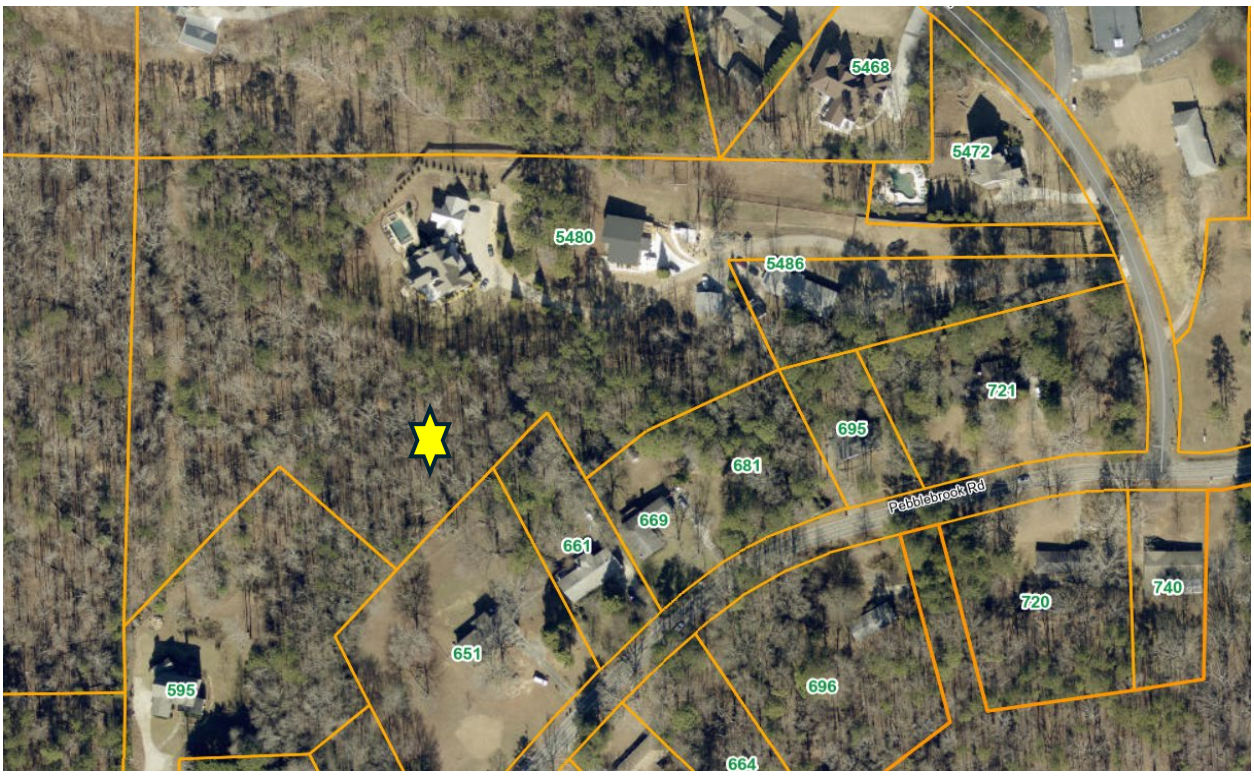
Star: Location of Subject Property

FUTURE LAND USE MAP



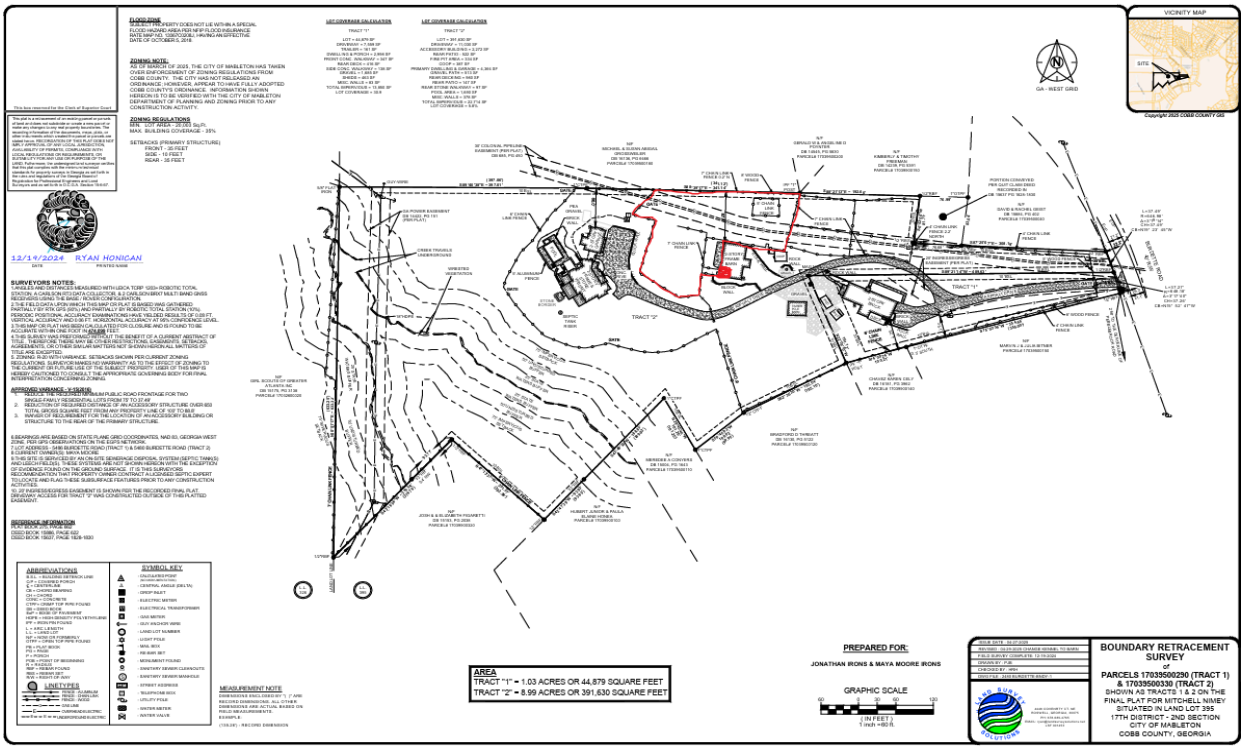
Star: Location of Subject Property

AERIAL MAP

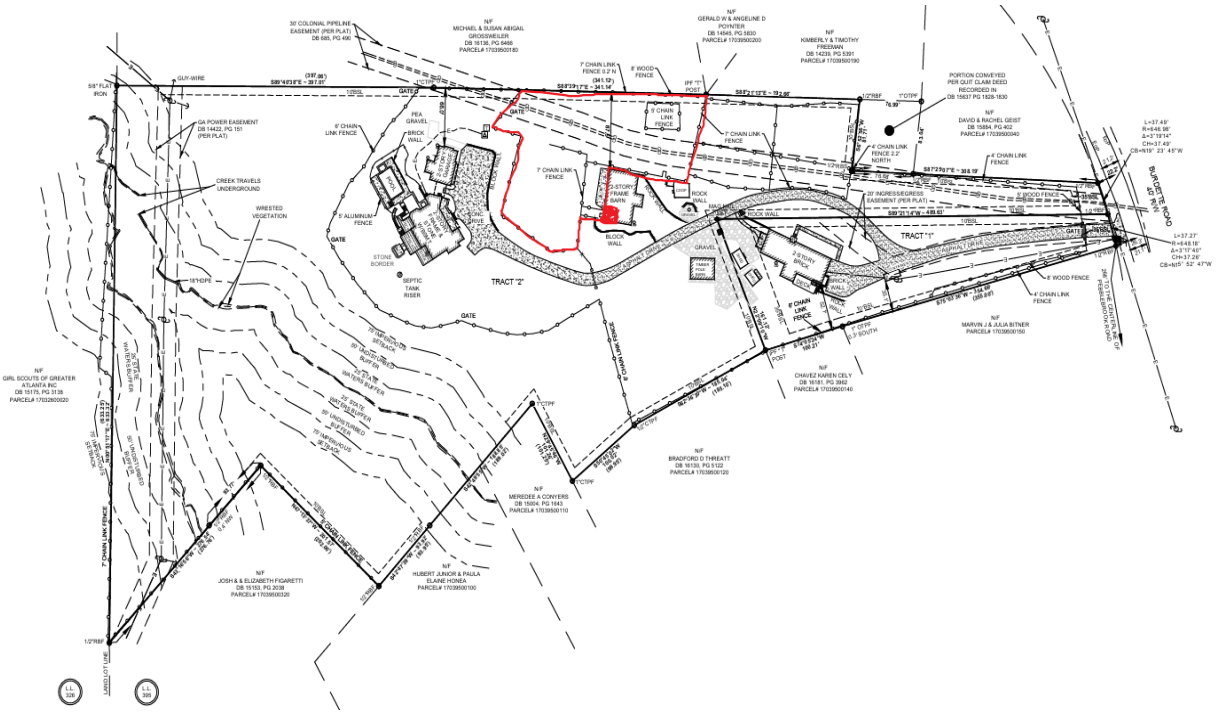


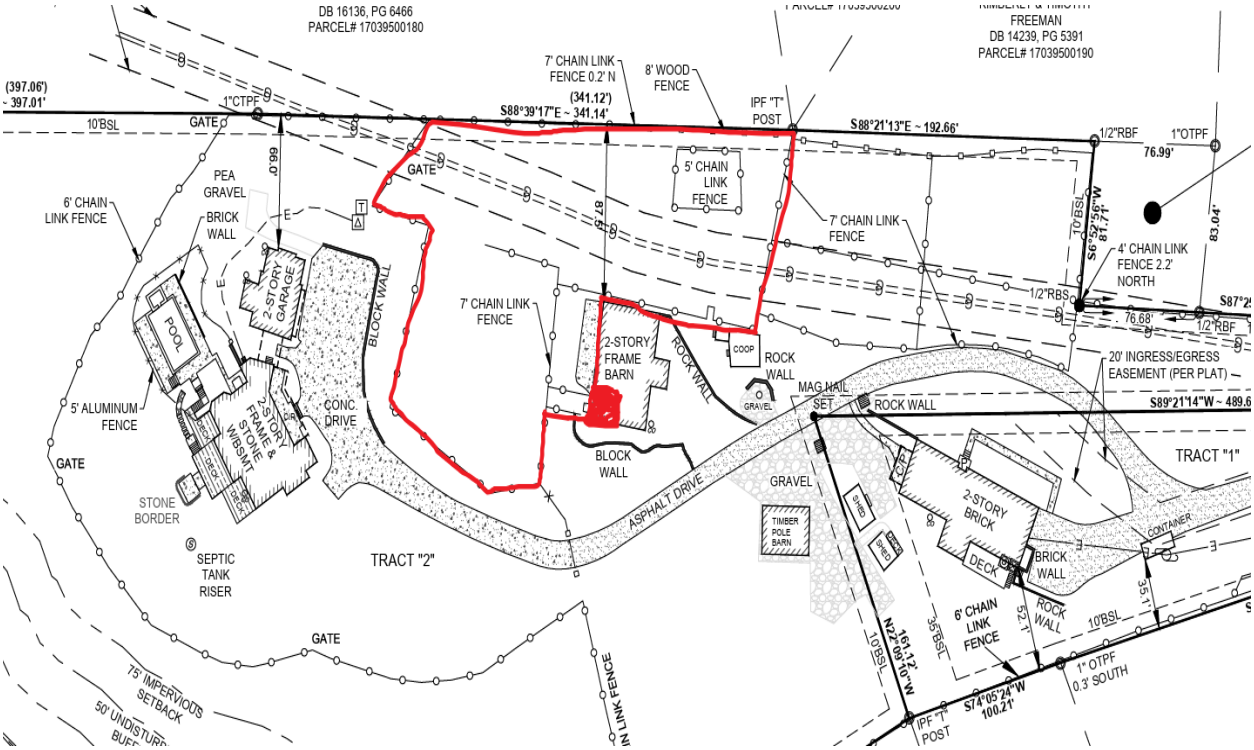
Star: Location of Subject Property

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.

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."***

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 Gambrill 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,

PARTIES

NAME AND COMPANY	CONTACT DETAILS	ROLES
Ryan Pulley Holt Ney Zatcoff & Wasserman, LLP	100 Galleria Parkway Suite 1800 Atlanta rpulley@hnzw.com +1 7706611212	Applicant
Shawn Blassingill Municipal Communications III, LLC	600 Galleria Parkway Suite 850 Atlanta sblassingill@municipalcom.com +1 (678) 612-7489	Applicant
	pcorry@municipalcom.com	Applicant
Kishoribahen Kotak Shiva Inn LLC	7377 Cityview Drive Austell kirtisheth90@gmail.com +1 908-962-2016	Property owner

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Attachments	8-10

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

ATTACHMENT A

Application for Special Land Use Permit City of Mableton, Georgia

Application No._____

PC Hearing Date: _____

M&C Hearing Date:_____

Applicant Municipal Communications III, LLC **Phone #** 678-612-7489
(applicant 's name printed)

Address 600 Galleria Parkway, Suite 850, Atlanta, GA 30339 **E-mail** pcorry@municipalcom.com

Peter Corry and Shawn Blassingill **Address** 600 Galleria Parkway, Suite 850, Atlanta, GA 30339
(representative's name, printed)

Phone # 678-612-7489 **E-mail** sblassingill@municipalcom.com
(representative's signature) Feb 26, 2026

Signed, sealed and delivered in presence of:

JOHN THROCKMORTON NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES MARCH 27, 2026

Notary Public Feb 26, 2026 **My commission expires:** 3/27/2026

Titleholder Shiva Inn LLC **Phone #** 908-962-2016 **E-mail** kirtisheth90@gmail.com
(titleholder's name, printed) 908-962-2016

Signature _____ **Address** 7377 Cityview Drive, Austell, GA 30168
(attach additional signature, if needed)

Signed, sealed and delivered in presence of: **My commission expires:** 7/24/29

Notary Public

JOHNNIE BLASSINGILL NOTARY PUBLIC COBB COUNTY, GEORGIA

Present Zoning Tourist Services (TS) District *Size of Tract* 2.87 acres *Acre(s) For the Purpose of* 146' (excluding lighting rod) monopole telecommunication tower on 2,215 sq. ft. leased site

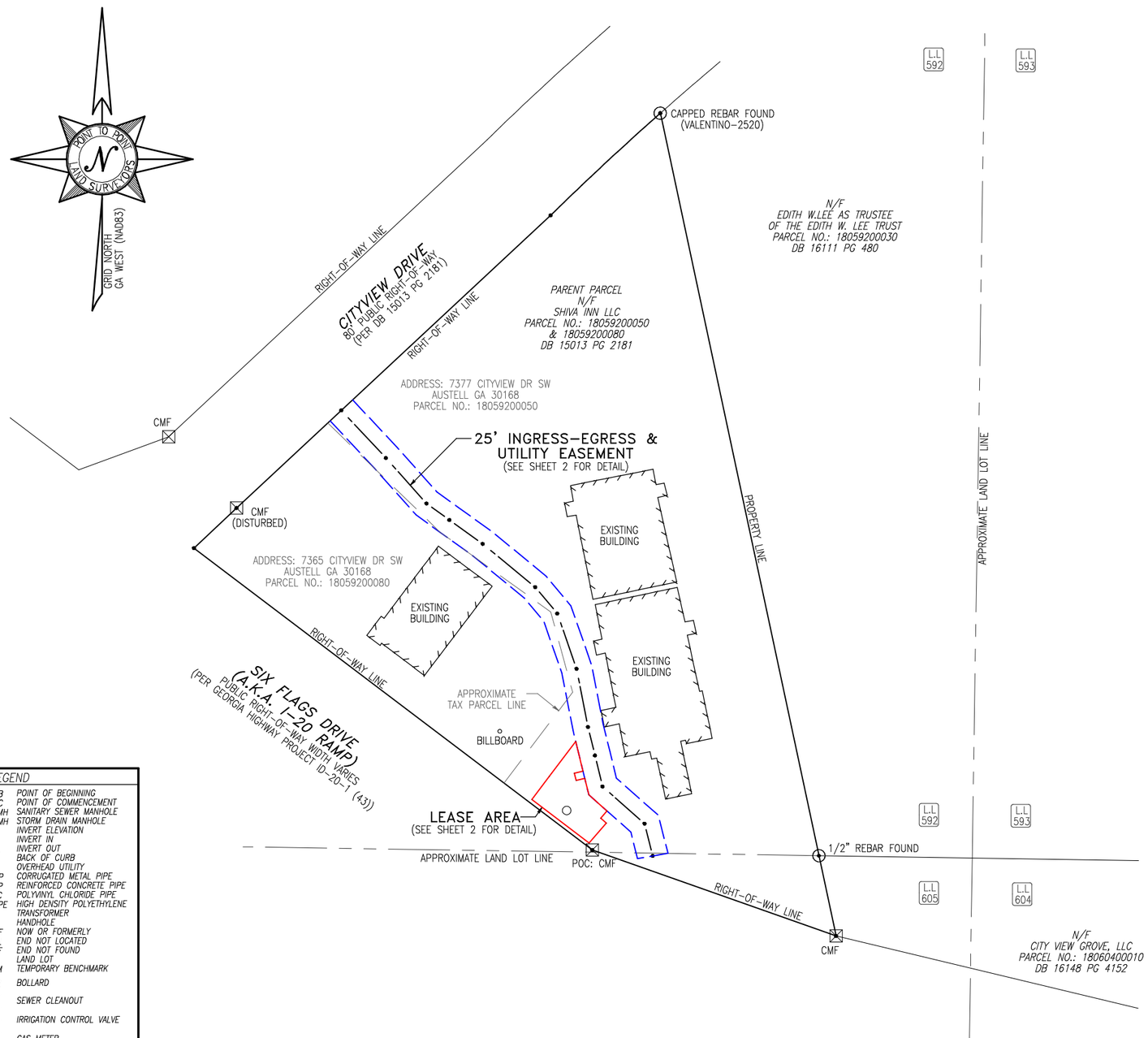
Location 7377 Cityview Drive SW, Austell, Georgia 30168
(street address, if applicable; nearest intersection, etc.)

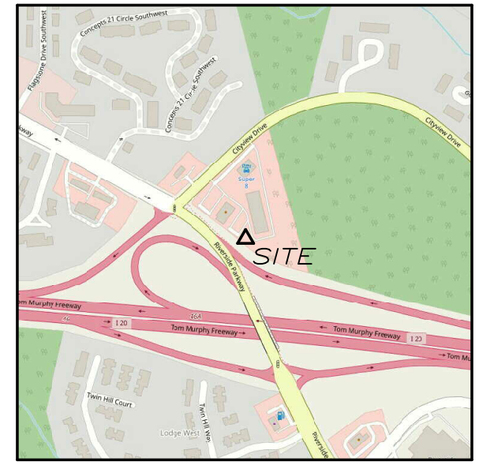
Land Lot(s) Land Lots 592 and 605 *District(s)* 18th District

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.

(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.





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 ± 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

GEORGIA PROFESSIONAL LAND SURVEYOR
No. 3433
DAVID MICHAEL MILLER

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.

01/23/26

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

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* SPECIFIC PURPOSE SURVEY PREPARED BY:

POINT TO POINT LAND SURVEYORS P2P

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:

Municipal Communications LLC
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
1.	1/23/26	ADD TITLE
2.	1/23/26	CERT. UPDATE

DRAWN BY: RMR
CHECKED BY: JKL
APPROVED: D. MILLER
DATE: 12/11/2025
P2P JOB #: 251560GA

SHEET: 1 OF 4

E:\Point To Point Dropbox\P2P Current Jobs\2025\251560GA-Super 8\251560GA.pro

SURVEY NOT VALID WITHOUT THE SEAL OF A LAND SURVEYOR

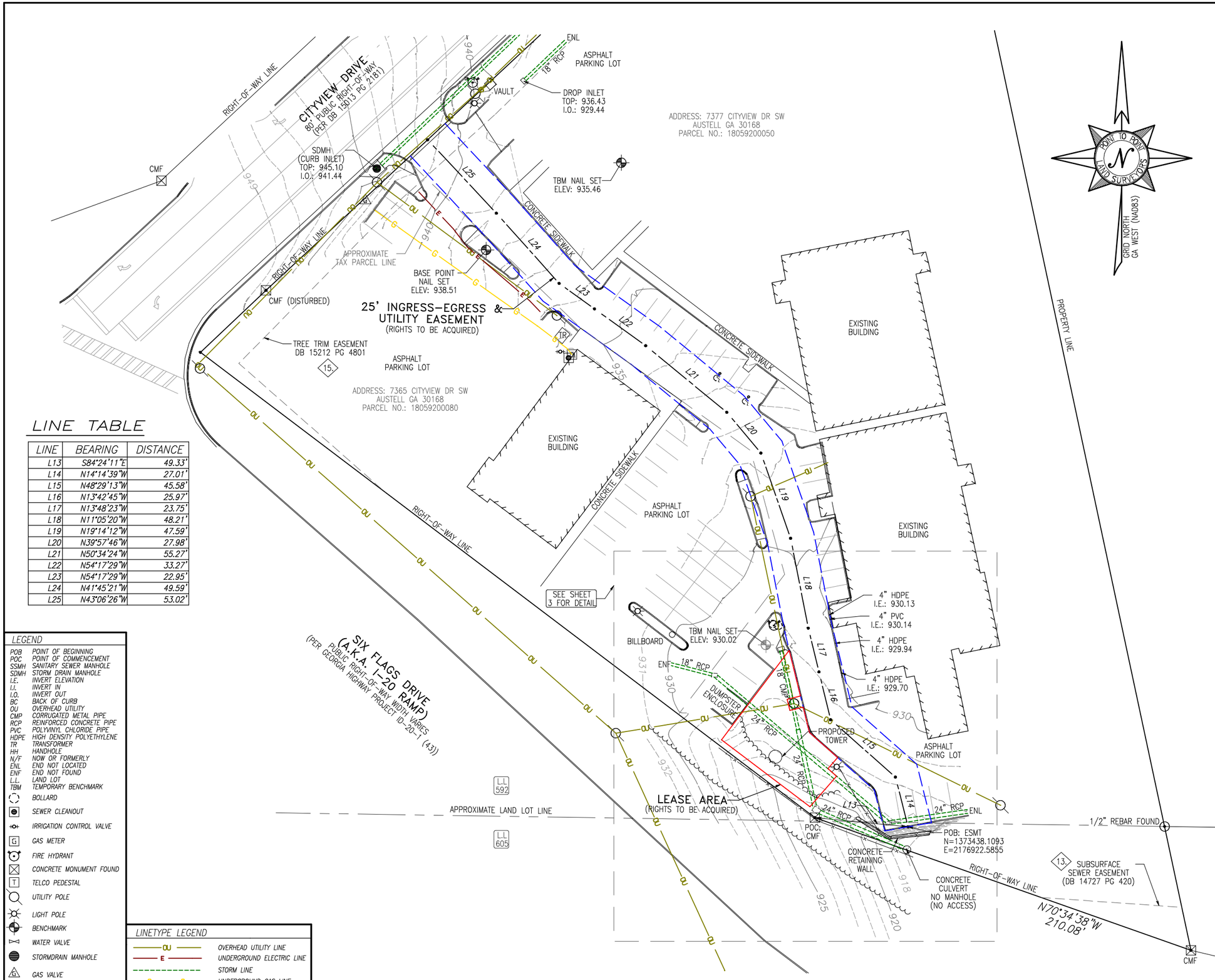
LEGEND

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 G	UNDERGROUND GAS LINE

811 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
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N/F	NOW OR FORMERLY
ENL	END NOT LOCATED
ENF	END NOT FOUND
L.L.	LAND LOT
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	CONCRETE MONUMENT FOUND
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	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

GEORGIA PROFESSIONAL LAND SURVEYOR No. 3433 DAVID MICHAEL MILLER

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01/23/26

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* SPECIFIC PURPOSE SURVEY PREPARED BY:

POINT TO POINT LAND SURVEYORS P2P

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:

Municipal Communications LLC
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 GEORGIAN GRID NORTH (WEST ZONE)

25 0 50 100
GRAPHIC SCALE IN FEET
SCALE: 1" = 50' (11x17)

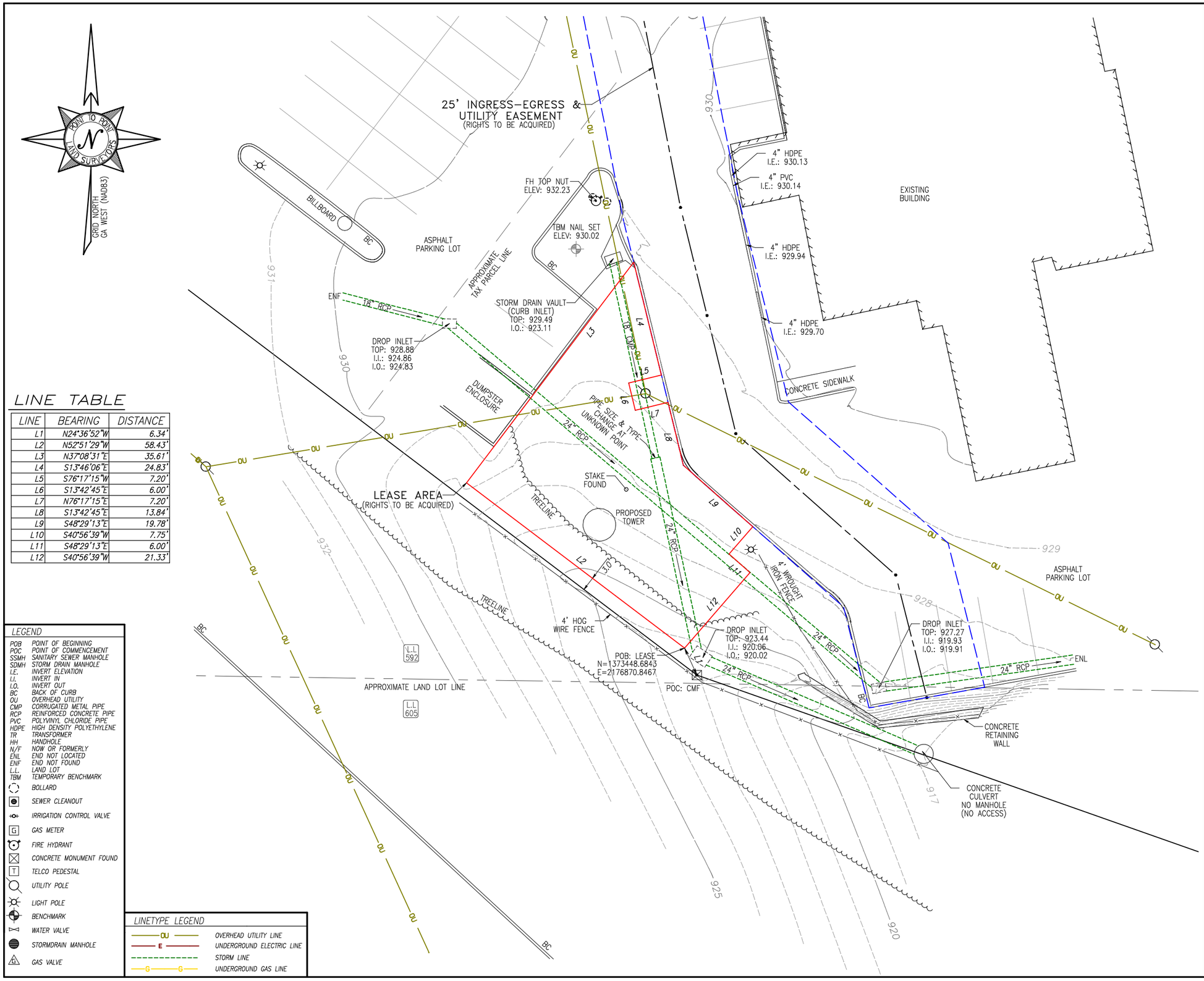
NO.	DATE	REVISION
1.	1/23/26	ADD TITLE
2.	1/23/26	CERT. UPDATE

DRAWN BY: RMR
CHECKED BY: JKL
APPROVED: D. MILLER
DATE: 12/11/2025
P2P JOB #: 251560GA

SHEET: 2 OF 4

E:\Point To Point Dropbox\P2P Current Jobs\2025\251560GA-Super 8\251560GA.pro

SURVEY NOT VALID WITHOUT THE SEAL HEREON



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.I.	INVERT IN
I.O.	INVERT OUT
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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

GEORGIA PROFESSIONAL LAND SURVEYOR No. 3433 DAVID MICHAEL MILLER

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01/23/26

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POINT TO POINT LAND SURVEYORS P2P

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SPECIFIC PURPOSE SURVEY PREPARED FOR:

Municipal Communications LLC
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

LEASE AREA DETAIL SHEET

10 0 20 40
GRAPHIC SCALE IN FEET
SCALE: 1" = 20' (11x17)

NO.	DATE	REVISION
1.	1/23/26	ADD TITLE
2.	1/23/26	CERT. UPDATE

DRAWN BY: RMR
CHECKED BY: JKL
APPROVED: D. MILLER
DATE: 12/11/2025
P2P JOB #: 251560GA

SHEET: 3 OF 4

E:\Point To Point Dropbox\P2P Current Jobs\2025\251560GA-Super 8\251560GA.pro

SURVEY NOT VALID WITHOUT THE SEAL OF THE SURVEYOR

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.

GEORGIA PROFESSIONAL No. 3433 LAND SURVEYOR DAVID MICHAEL MILLER

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.

01/23/26

DAVID M. MILLER, GEORGA 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:

POINT TO POINT LAND SURVEYORS P2P

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:

Municipal Communications LLC
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

TITLE REVIEW &
LEGAL DESCRIPTIONS
SHEET

10 0 20 40
GRAPHIC SCALE IN FEET
SCALE: 1" = 20' (11x17)

NO.	DATE	REVISION
1.	1/23/26	ADD TITLE
2.	1/23/26	CERT. UPDATE

DRAWN BY: RMR
CHECKED BY: JKL
APPROVED: D. MILLER
DATE: 12/11/2025
P2P JOB #: 251560GA

SHEET: 4 OF 4

E:\Point To Point Dropbox\P2P Current Jobs\2025\251560GA-Super 8\251560GA.pro

SURVEY NOT VALID WITHOUT THE SEAL AND SIGNATURE

POINT TO POINT LAND SURVEYORS, INC.
100 Governor's Trace, Suite 103
Peachtree City, GA 30269
(p) 678.565.4440 (f) 678.565.4497
info@pointtopointsurvey.com
www.P2PLS.com

FAA 1-A SURVEY CERTIFICATION

Applicant: **MUNICIPAL COMMUNICATIONS III, LLC**
3495 Piedmont Road Ne
Eleven Piedmont Center, Suite 900
Atlanta, GA 30305

Site Name: **Super 8**
Site Number: **9AT5916**

Horizontal Datum Source:
☐ Ground survey ☒ GPS survey
Vertical Datum Source:
☒ NAVD 88 ☐ NGVD 29 ☒ GPS survey
Structure Type:
☒ New Tower ☐ Existing Tower ☐ Roof Top ☐ Water Tank

CENTER OF PROPOSED TOWER:
Latitude: 33° 46' 30.56" NAD 83 (33.775156°)
Longitude: -84° 33' 38.49" NAD 83 (-84.560692°)
Ground Elevation: 926.5 feet AMSL NAVD 88

CERTIFICATION: I certify that the latitude of 33° 46' 30.56" (33.775156°) and the longitude of -84° 33' 38.49" (-84.560692°) are accurate to within +/- 20 feet horizontally, and that the site elevation of 926.5 feet AMSL is accurate to within +/- 3 feet vertically. The horizontal datum (coordinates) are based on the North American Datum of 1983 (NAD 83) and are expressed in degrees, minutes and seconds to the nearest hundredth of a second. The vertical datum (heights) are based on the North American Vertical Datum of 1988 (NAVD 88) and are determined to the nearest tenth of a foot.

Surveyor Signature/Seal: _____
Printed Name: David Miller
Professional Surveyor #: 3433
Company: Point to Point Land Surveyors, Inc.
Phone: 678-565-4440
Date: January 23, 2025

GEORGIA PROFESSIONAL No. LS003433 LAND SURVEYOR DAVID MICHAEL MILLER

251560GA_1A_Letter.docx

LEASE AREA
MUNICIPAL COMMUNICATIONS III, LLC
SUPER 8
9AT5916

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, as shown in a survey prepared for MUNICIPAL COMMUNICATIONS III, LLC, a Delaware limited liability Company by POINT TO POINT LAND SURVEYORS, INC. dated December 11th, 2025, last revised January 23, 2026.

25’ INGRESS-EGRESS & UTILITY EASEMENT
MUNICIPAL COMMUNICATIONS III, LLC
SUPER 8
9AT5916

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.

As shown in a survey prepared for MUNICIPAL COMMUNICATIONS III, LLC, a Delaware limited liability Company by POINT TO POINT LAND SURVEYORS, INC. dated December 11th, 2025, last revised January 23, 2026.

SUPER 8

7377 CITYVIEW DR SW
AUSTELL, GA 30168
COBB COUNTY

SCOPE OF WORK

- INSTALL NEW 140' MONOPOLE TOWER W/ 2' LIGHTNING ROD (TOTAL 142')
- INSTALL NEW TOWER FOUNDATION SYSTEM
- INSTALL NEW 2115 SQ. FT. FENCED GRAVEL COMPOUND
- INSTALL NEW RETAINING WALL
- INSTALL NEW SITE H-FRAME
- INSTALL NEW ELECTRICAL SERVICE RUN TO SITE H-FRAME
- INSTALL NEW TOWER & SITE GROUNDING SYSTEM

NO WATER SUPPLY OR SEWAGE TO/FROM SITE

SITE NAME:
SUPER 8

SITE ADDRESS:
7377 CITYVIEW DR SW
AUSTELL, GA 30168

SITE COORDINATES AND ELEVATION (1A)
LATITUDE – N 33° 46' 30.56"
LONGITUDE – W 84° 33' 38.49"
GRD ELEV. – ± 926.5' AMSL

SITE INFORMATION

PROPERTY OWNER
SHIVA INN LLC

TOWER OWNER
MUNICIPAL COMMUNICATIONS LLC
600 GALLERIA PARKWAY SE
SUITE 850
ATLANTA, GA 30339
CONTACT: SHAWN BLASSINGILL
PH: (678) 612-7489
EMAIL: SBLASSINGILL@MUNICIPALCOM.COM

ARCHITECTURAL AND ENGINEERING
MISSION 1 COMMUNICATIONS
6202 CONSTITUTION DRIVE, SUITE C
FORT WAYNE, IN 46804
CONTACT: MEREDYTH JOHNSON
PH: (404) 625-9478
EMAIL: MJOHNSON@M1COMM.COM

POLICE DEPARTMENT
AUSTELL POLICE DEPT
5000 AUSTELL POWDER SPRINGS RD
AUSTELL, GA 30168
PH: (770) 944-4320

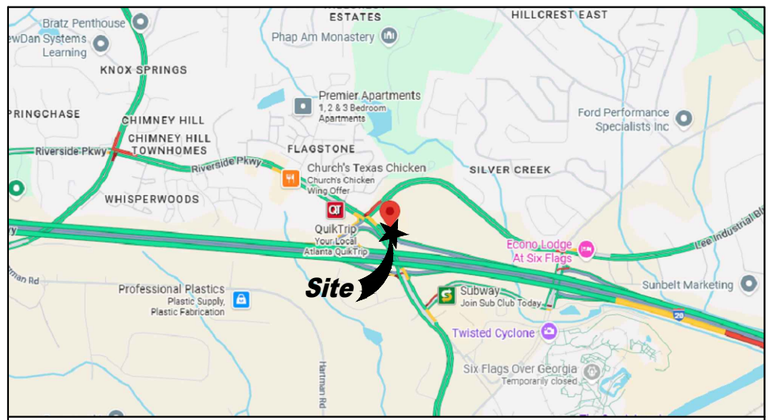
FIRE DEPARTMENT
AUSTELL FIRE DEPT
5000 AUSTELL POWDER SPRINGS RD
AUSTELL, GA 30168
PH: (770) 944-4333

CONSULTANT TEAM

PROJECT REPRESENTATIVE :	RECEIVED :
	ACCEPTED :
PROPERTY OWNER:	RECEIVED :
	ACCEPTED :

RECEIVED AND ACCEPTED

DIRECTIONS TO SITE | DIRECTIONS TO HOSPITAL



VICINITY MAP — MAP PROVIDED BY GOOGLE MAPS

LOCATION MAP — AERIAL MAP PROVIDED BY GOOGLE EARTH

DRAWING INDEX

T-1	PROJECT INFORMATION, LOCATION MAPS, AND DRAWING INDEX
1 OF 4	SITE SURVEY
2 OF 4	SITE SURVEY
3 OF 4	SITE SURVEY
4 OF 4	SITE SURVEY
C-1	SITE LOCATION PLAN
C-1.1	OVERALL SITE PLAN
C-2	ENLARGED SITE PLAN
C-2.1	DIMENSIONED SITE PLAN
C-3	PROPOSED TOWER ELEVATION
C-4	FENCE DETAILS
C-5	SITE SIGNAGE
C-6	SITE CIVIL DETAILS

811 Know what's below. Call before you dig.
1-800-292-8525 CALL TOLL FREE

PRELIMINARY NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	BY	CHK	APP'D
E	04-06-26	ZONING CDs	MJJ	MJA	
D	02-06-26	ZONING CDs	JJT	MJA	
C	01-23-26	ZONING CDs	JJT	MJA	
B	12-17-25	LEASE EXHIBIT	RNV	MJA	
A	12-16-25	LEASE EXHIBIT	RNV	MJA	

MISSION 1 COMMUNICATIONS
6202 Constitution Drive, Suite C
Fort Wayne, IN 46804

Municipal Communications

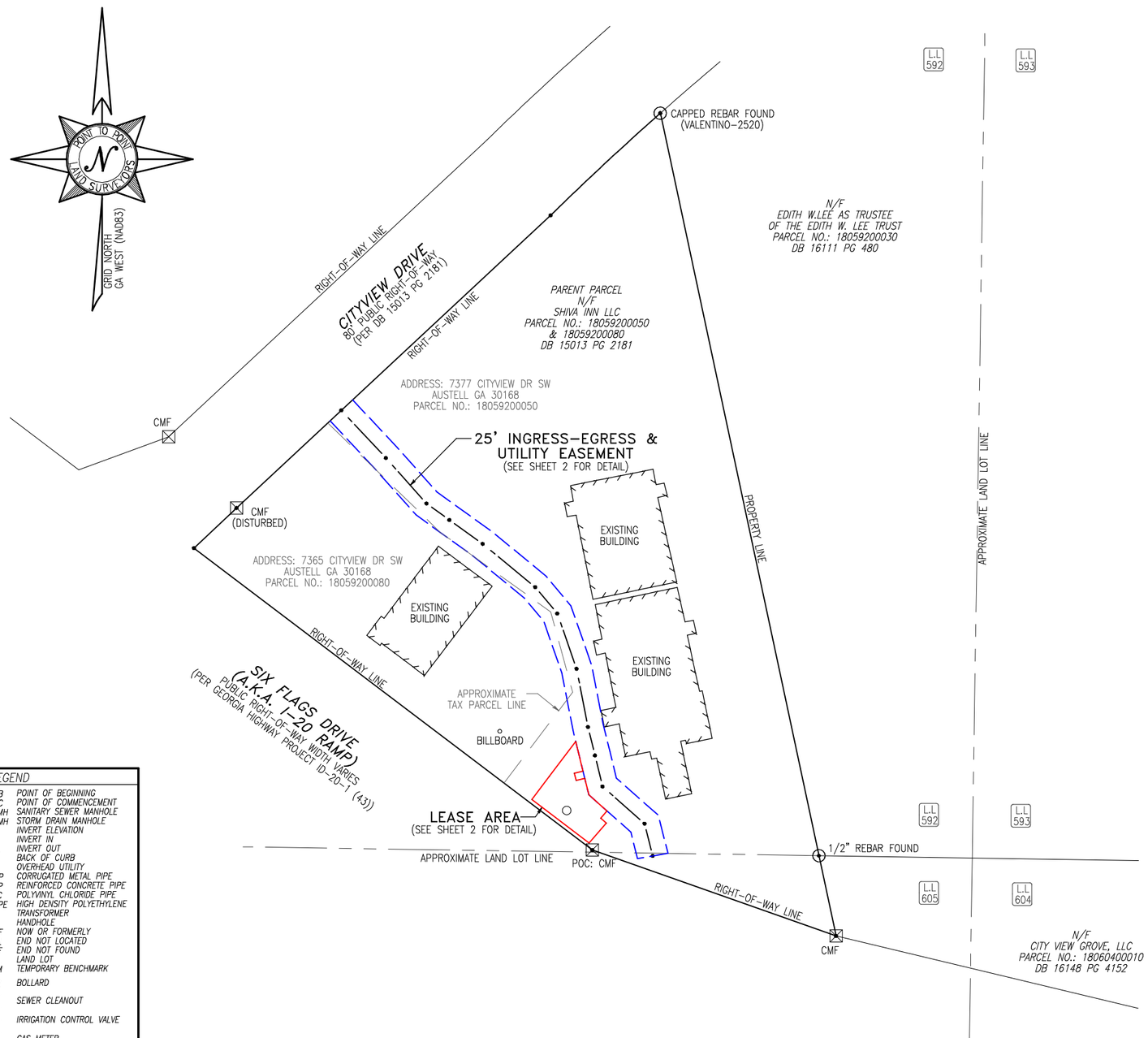
PROJECT INFORMATION, LOCATION MAPS, AND DRAWING INDEX

SUPER 8
7377 CITYVIEW DR SW
AUSTELL, GA 30168

T-1

THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF THE OWNER. IT IS PRODUCED SOLELY FOR USE BY THE OWNER AND ITS AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED IN IT IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.



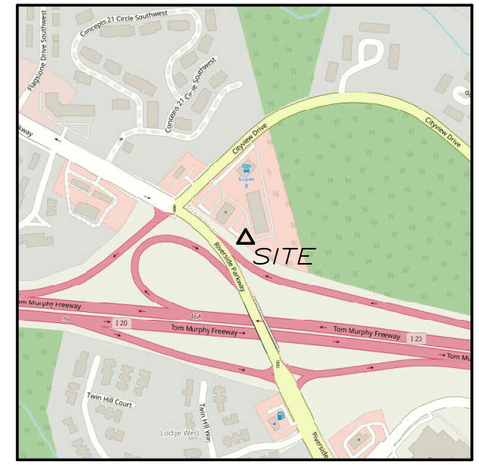
LEGEND

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
G	GAS METER
	FIRE HYDRANT
	CONCRETE MONUMENT FOUND
T	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 G	UNDERGROUND GAS LINE

811 CALL BEFORE YOU DIG



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 ± 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

GEORGIA PROFESSIONAL LAND SURVEYOR No. 3433 DAVID MICHAEL MILLER

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.

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:

POINT TO POINT P2P LAND SURVEYORS

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:

Municipal Communications LLC
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)

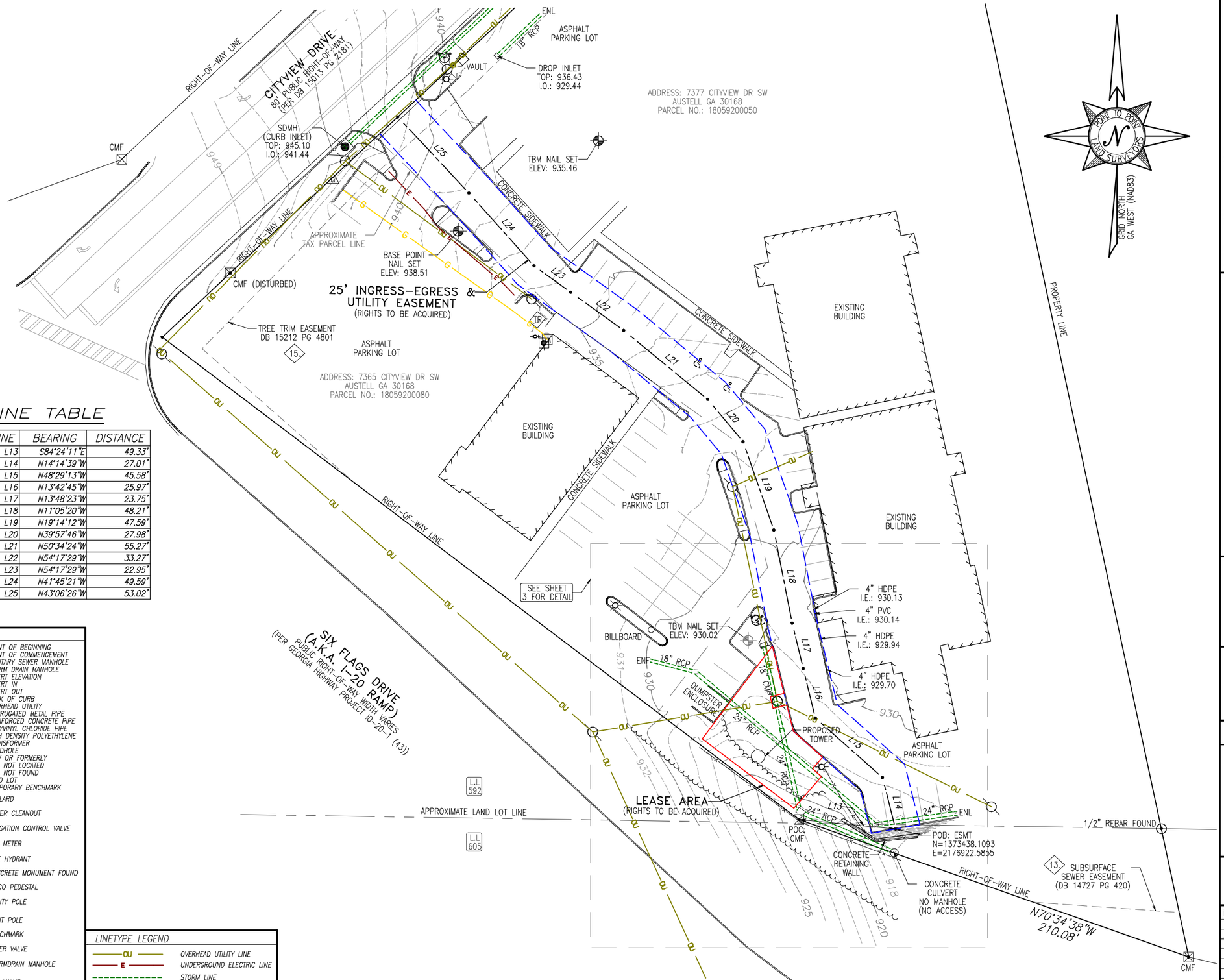
NO.	DATE	REVISION
1.	1/23/26	ADD TITLE
2.	1/23/26	CERT. UPDATE

DRAWN BY: RMR
CHECKED BY: JKL
APPROVED: D. MILLER
DATE: 12/11/2025
P2P JOB #: 251560GA

SHEET: 1 OF 4

E:\Point To Point Dropbox\P2P Current Jobs\2025\251560GA-Super 8\251560GA.pro

SURVEY NOT VALID WITHOUT THE SEAL OF THE SURVEYOR



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

GEORGIA PROFESSIONAL LAND SURVEYOR No. 3433 DAVID MICHAEL MILLER

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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:

POINT TO POINT P2P LAND SURVEYORS

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:

Municipal Communications LLC
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)

25 0 50 100
GRAPHIC SCALE IN FEET
SCALE: 1" = 50' (11x17)

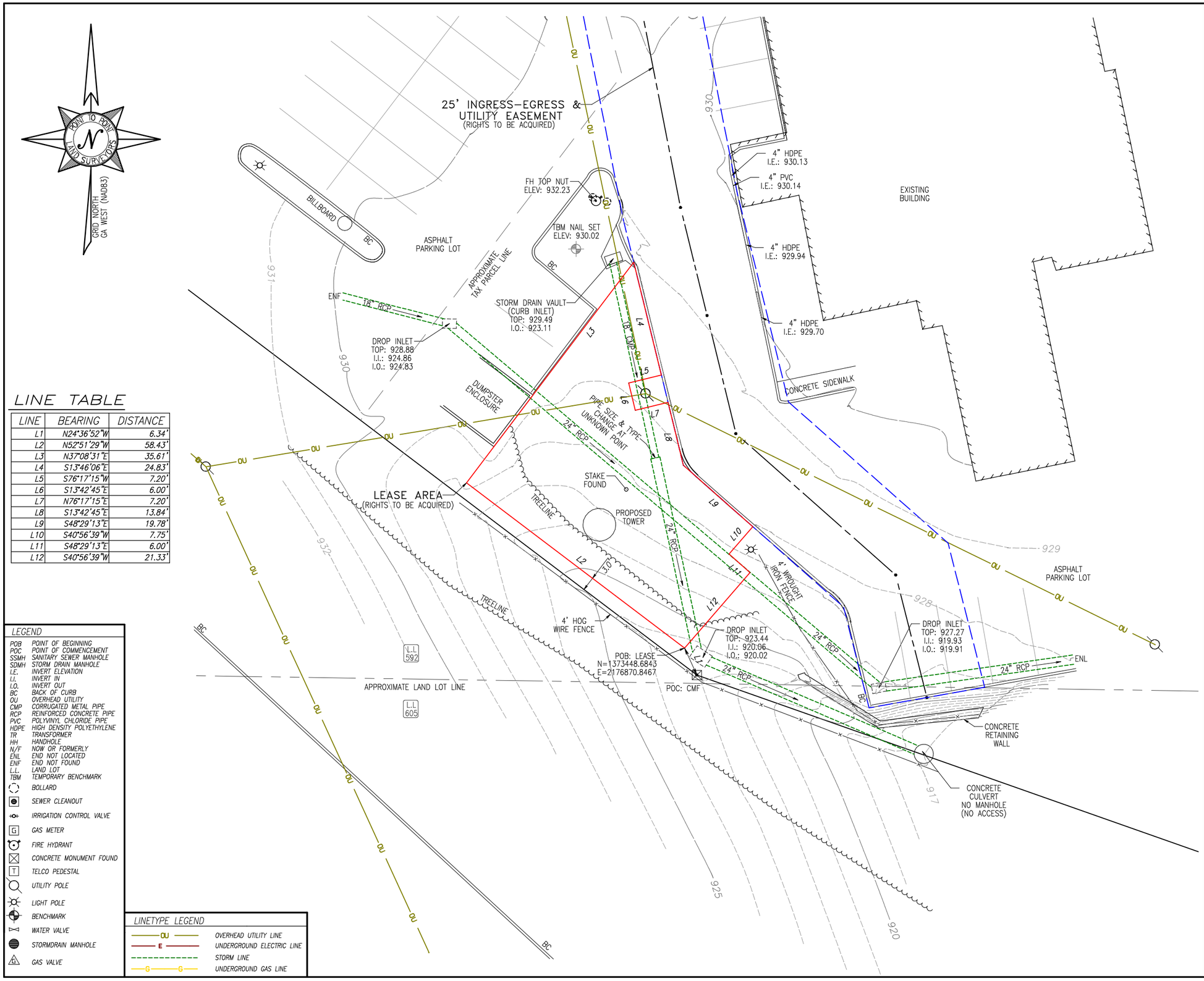
NO.	DATE	REVISION
1.	1/23/26	ADD TITLE
2.	1/23/26	CERT. UPDATE

DRAWN BY: RMR
CHECKED BY: JKL
APPROVED: D. MILLER
DATE: 12/11/2025
P2P JOB #: 251560GA

SHEET: 2 OF 4

E:\Point To Point Dropbox\P2P Current Jobs\2025\251560GA-Super 8\251560GA.pro

SURVEY NOT VALID WITHOUT THE SEAL OF THE SURVEYOR



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.I.	INVERT IN
I.O.	INVERT OUT
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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
G	GAS METER
	FIRE HYDRANT
	CONCRETE MONUMENT FOUND
T	TELCO PEDESTAL
	UTILITY POLE
	LIGHT POLE
	BENCHMARK
	WATER VALVE
	STORMDRAIN MANHOLE
G	GAS VALVE

LINETYPE LEGEND

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

GEORGIA PROFESSIONAL LAND SURVEYOR No. 3433 DAVID MICHAEL MILLER

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01/23/26

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POINT TO POINT LAND SURVEYORS P2P

Certificate of Authorization: LSF000843
100 Governors Trace, Ste. 103,
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SPECIFIC PURPOSE SURVEY PREPARED FOR:

Municipal Communications LLC
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

LEASE AREA DETAIL SHEET

10 0 20 40
GRAPHIC SCALE IN FEET
SCALE: 1" = 20' (11x17)

NO.	DATE	REVISION
1.	1/23/26	ADD TITLE
2.	1/23/26	CERT. UPDATE

DRAWN BY: RMR
CHECKED BY: JKL
APPROVED: D. MILLER
DATE: 12/11/2025
P2P JOB #: 251560GA

SHEET: 3 OF 4

E:\Point To Point Dropbox\P2P Current Jobs\2025\251560GA-Super 8\251560GA.pro

SURVEY NOT VALID WITHOUT THE SEAL HEREON

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.

GEORGIA PROFESSIONAL No. 3433 LAND SURVEYOR DAVID MICHAEL MILLER

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.

01/23/26

DAVID M. MILLER, GEORGA 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:

POINT TO POINT LAND SURVEYORS P2P

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:

Municipal Communications LLC
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

TITLE REVIEW & LEGAL DESCRIPTIONS SHEET

10 0 20 40
GRAPHIC SCALE IN FEET
SCALE: 1" = 20' (11x17)

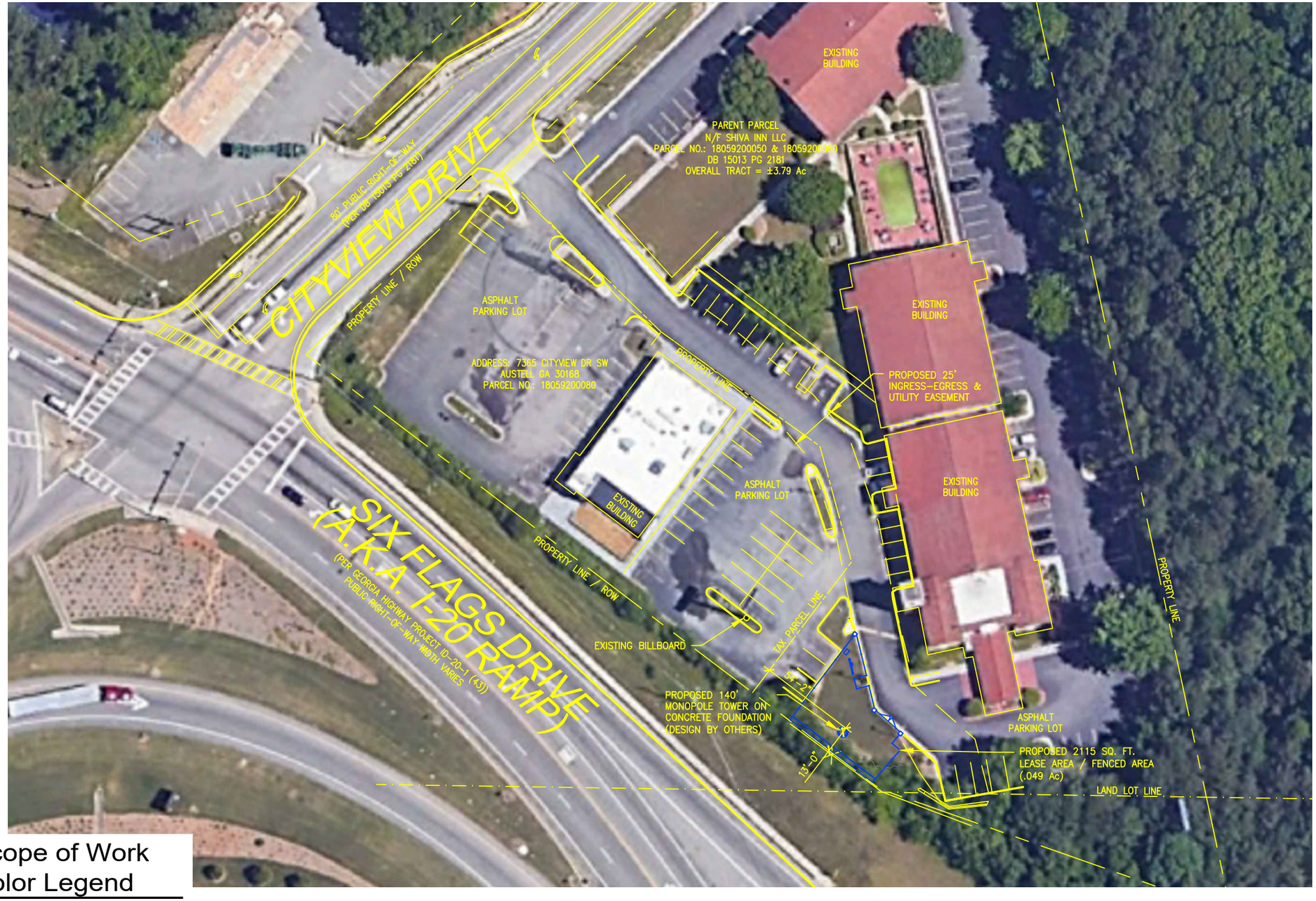
NO.	DATE	REVISION
1.	1/23/26	ADD TITLE
2.	1/23/26	CERT. UPDATE

DRAWN BY: RMR
CHECKED BY: JKL
APPROVED: D. MILLER
DATE: 12/11/2025
P2P JOB #: 251560GA

SHEET: 4 OF 4

E:\Point To Point Dropbox\P2P Current Jobs\2025\251560GA-Super 8\251560GA.pro

SURVEY NOT VALID WITHOUT THE SEAL HEREON



GENERAL NOTES:

1. PROPERTY OFFSETS ARE APPROXIMATE. FINAL LOCATION OF COMPOUND TO BE DEVELOPED FROM TOWER ℄
2. THE LOCATION, SIZE & TYPE OF MATERIAL OF EXISTING UTILITIES INDICATED ON THE PLANS IS NOT REPRESENTED AS BEING ACCURATE, SUFFICIENT OR COMPLETE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES, INCLUDING THE SERVICE CONNECTIONS TO UNDERGROUND UTILITIES. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES OF HIS OPERATIONAL PLANS & SHALL OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES DETAILED INFORMATION & ASSISTANCE RELATIVE TO THE LOCATION OF THEIR FACILITIES & THE WORKING SCHEDULE OF THE COMPANIES FOR REMOVAL OR ADJUSTMENT WHERE REQUIRED. IN THE EVENT AN UNEXPECTED UTILITY INTERFERENCE IS ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE UTILITY COMPANY OF JURISDICTION. THE ENGINEER SHALL ALSO BE IMMEDIATELY NOTIFIED. ANY SUCH MAINS & SERVICES SHALL BE RESTORED TO SERVICE AT ONCE & PAID FOR BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CONTRACT.
3. ANY DISCREPANCIES BETWEEN THIS DRAWING PACKAGE AND EXISTING FIELD CONDITIONS MUST BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

Scope of Work Color Legend

- NEW ITEMS
- ITEMS TO BE REMOVED/RELOCATED
- EXISTING

Site Location Plan

NORTH

30 0 30 60

1 inch = 60ft.

811 Know what's below. Call before you dig.

1-800-292-8525 CALL TOLL FREE

PRELIMINARY NOT FOR CONSTRUCTION

NO	DATE	REVISIONS	BY	CHK	APP'D
E	04-06-26	ZONING CDs	MJJ	MJA	
D	02-06-26	ZONING CDs	JJT	MJA	
C	01-23-26	ZONING CDs	JJT	MJA	
B	12-17-25	LEASE EXHIBIT	RNV	MJA	
A	12-16-25	LEASE EXHIBIT	RNV	MJA	

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Municipal Communications

SITE LOCATION PLAN

SUPER 8
7377 CITYVIEW DR SW
AUSTELL, GA 30168

C-1

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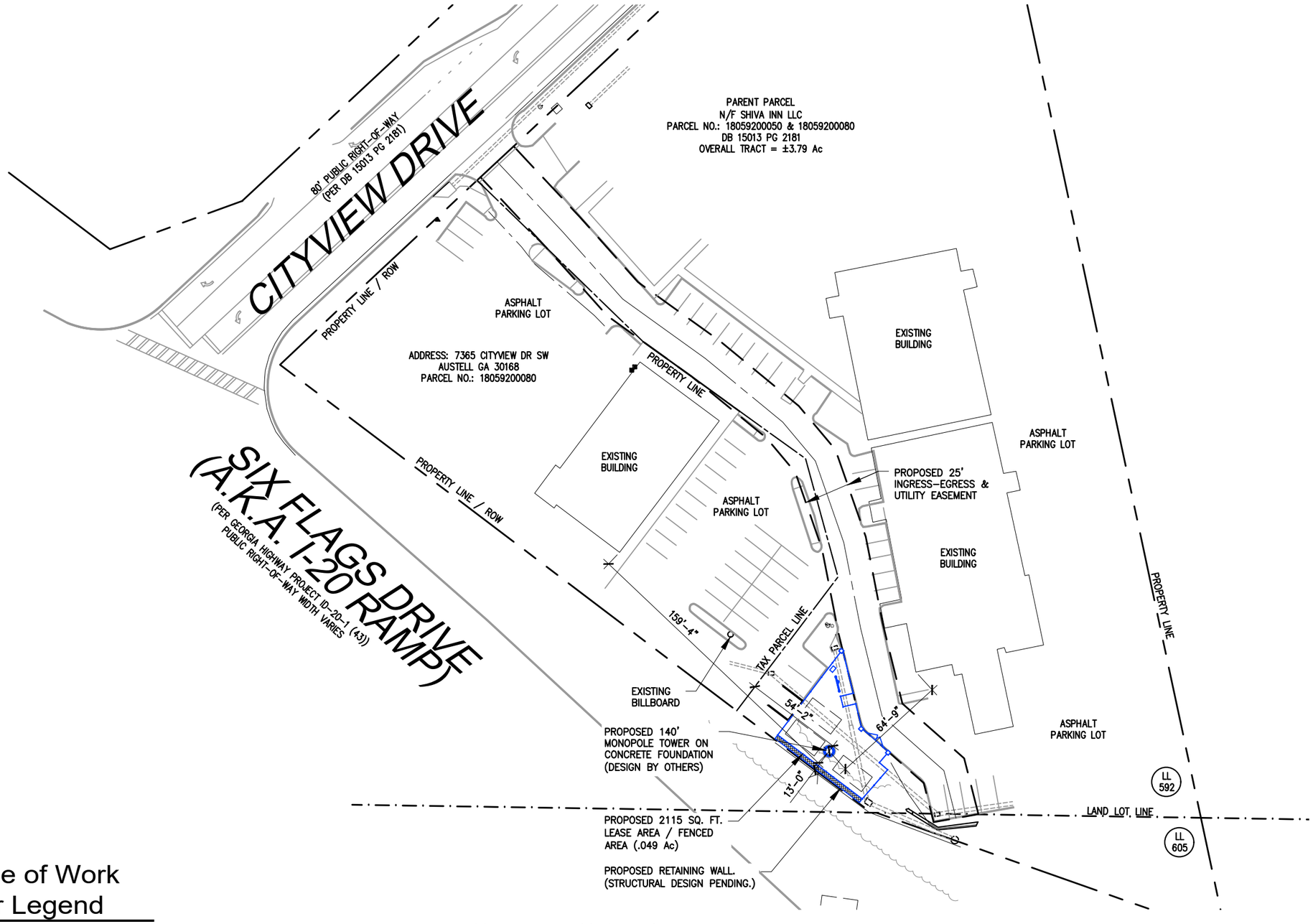

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Scope of Work
Color Legend

- NEW ITEMS
- ITEMS TO BE REMOVED/RELOCATED
- EXISTING

Overall Site Plan

NORTH

30 0 30 60
1 inch = 60ft.

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C	01-23-26	ZONING CDs	JJT	MJA	
B	12-17-25	LEASE EXHIBIT	RNV	MJA	
A	12-16-25	LEASE EXHIBIT	RNV	MJA	

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OVERALL SITE PLAN

SUPER 8
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EXISTING STORM INLET (TYP.)

EXISTING STORM PIPE (TYP.)

EXISTING BUILDING

PROPOSED 25' INGRESS-EGRESS & UTILITY EASEMENT

PROPOSED FIBER HAND HOLE

PROPOSED MULTI-TENANT UTILTIY H-FRAME

EXISTING PAVED ACCESS DRIVE

EXISTING STORM PIPE (TYP.)

EXISTING OVERHEAD UTILITIES (TYP.)

EXISTING UTILITY POLE

EXISTING DUMPSTER ENCLOSURE

PROPOSED 2115 SQ. FT. LEASE AREA/ FENCED AREA

PROPERTY LINE

PROPOSED 12'-0" ACCESS GATE

FUTURE 10'x20' CO-LOCATORS (TYP. OF 3)

PROPOSED BRICK PILLARS (TYP OF 3) (2 / C-4)

(1 / C-6) PROPOSED AGGREGATE BASE COMPOUND

EXISTING 4' WROUGHT IRON FENCE

PROPOSED 140' MONOPOLE TOWER ON CONCRETE FOUNDATION (DESIGN BY OTHERS)

EXISTING TREE LINE (TO BE TRIMMED BACK)

(1-4 / C-4) PROPOSED 6' HIGH WOOD FENCE W/ CORNER FENCE BRICK COLUMNS

EXISTING STORM INLET (TYP.)

EXISTING STORM PIPE (TYP.)

PROPOSED RETAINING WALL. (STRUCTURAL DESIGN PENDING.)

EXISTING 4' HOG WIRE FENCE

Scope of Work Color Legend

- NEW ITEMS
- ITEMS TO BE REMOVED/RELOCATED
- EXISTING

Enlarged Site Plan

NORTH

5 0 5 10

1 inch = 10ft.

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PRELIMINARY NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	BY	CHK	APP'D
E	04-06-26	ZONING CDs	MJJ	MJA	
D	02-06-26	ZONING CDs	JJT	MJA	
C	01-23-26	ZONING CDs	JJT	MJA	
B	12-17-25	LEASE EXHIBIT	RNV	MJA	
A	12-16-25	LEASE EXHIBIT	RNV	MJA	

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ENLARGED SITE PLAN

SUPER 8
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C-2

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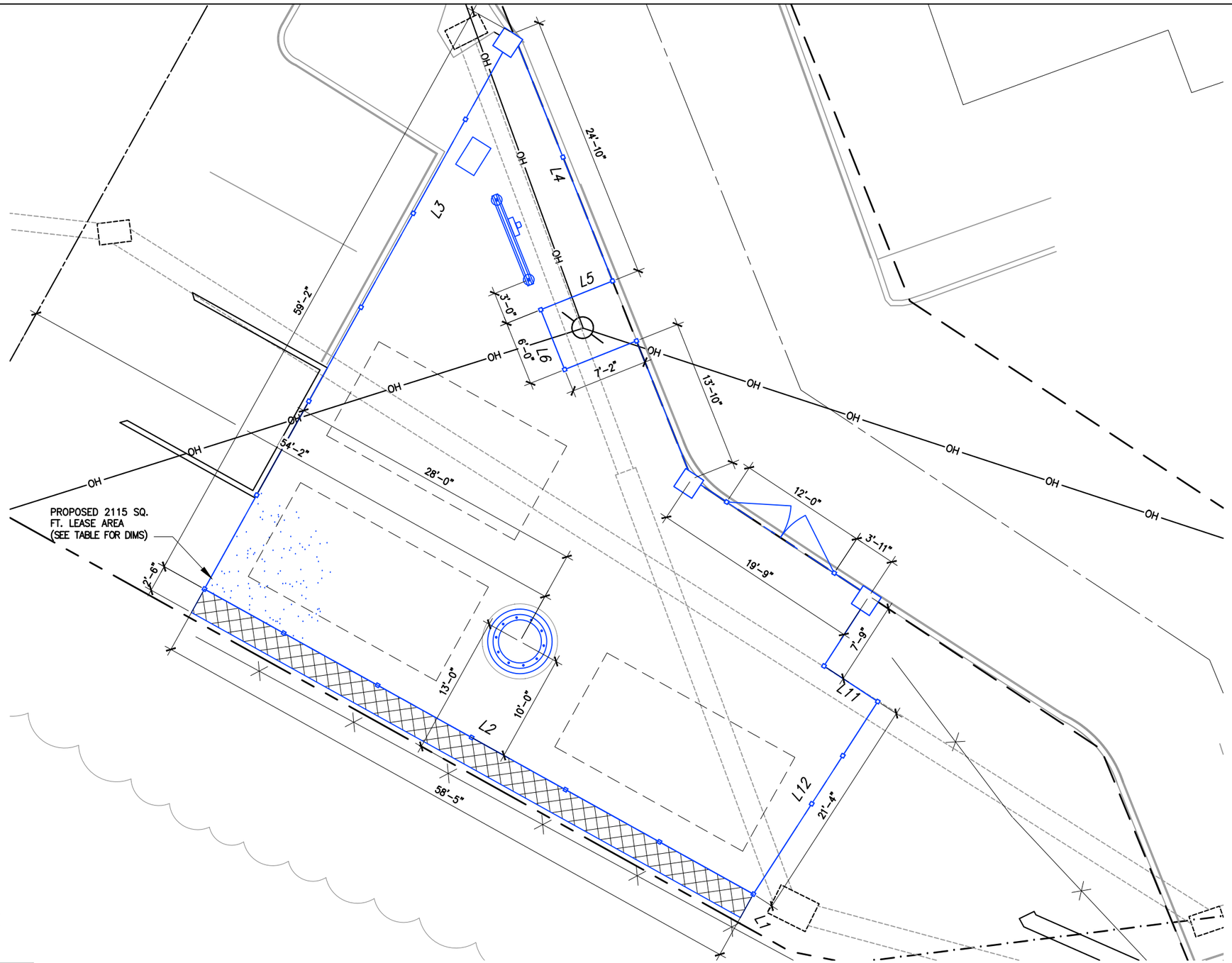

LEASE LINE DIMENSION TABLE		
LINE	BEARING	DISTANCE
L1	N24°36'52"W	6.34'
L2	N52°51'29"W	58.43'
L3	N37°08'31"E	35.61'
L4	S13°46'06"E	24.83'
L5	S76°17'15"W	7.20'
L6	S13°42'45"E	6.00'
L7	N76°17'15"E	7.20'
L8	S13°42'45"E	13.84'
L9	S48°29'13"E	19.78'
L10	S40°56'39"W	7.75'
L11	S48°29'13"E	6.00'
L12	S40°56'39"W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

Scope of Work Color Legend

- NEW ITEMS
- ITEMS TO BE REMOVED/RELOCATED
- EXISTING

Dimensioned Site Plan

NORTH

5 0 5 10

1 inch = 10ft.

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NO.	DATE	REVISIONS	BY	CHK	APP'D
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C	01-23-26	ZONING CDs	JJT	MJA	
B	12-17-25	LEASE EXHIBIT	RNV	MJA	
A	12-16-25	LEASE EXHIBIT	RNV	MJA	

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DIMENSIONED SITE PLAN

SUPER 8
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AUSTELL, GA 30168

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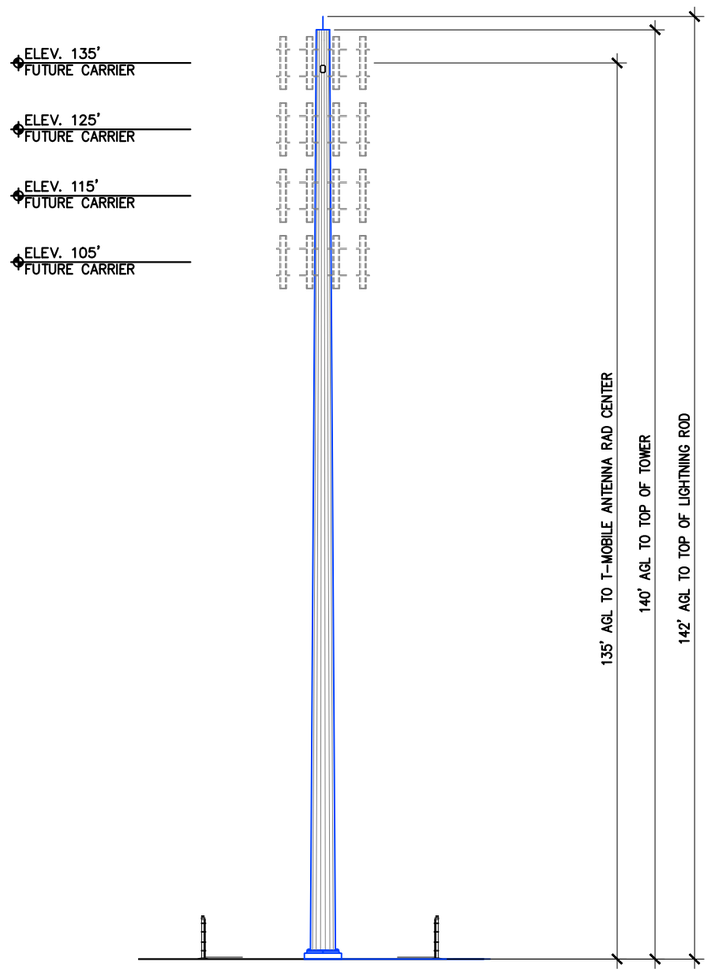

1 Proposed Tower Elevation

NOT TO SCALE

PRELIMINARY NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	BY	CHK	APP'D
E	04-06-26	ZONING CDs	MJJ	MJA	
D	02-06-26	ZONING CDs	JJT	MJA	
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PROPOSED TOWER ELEVATION

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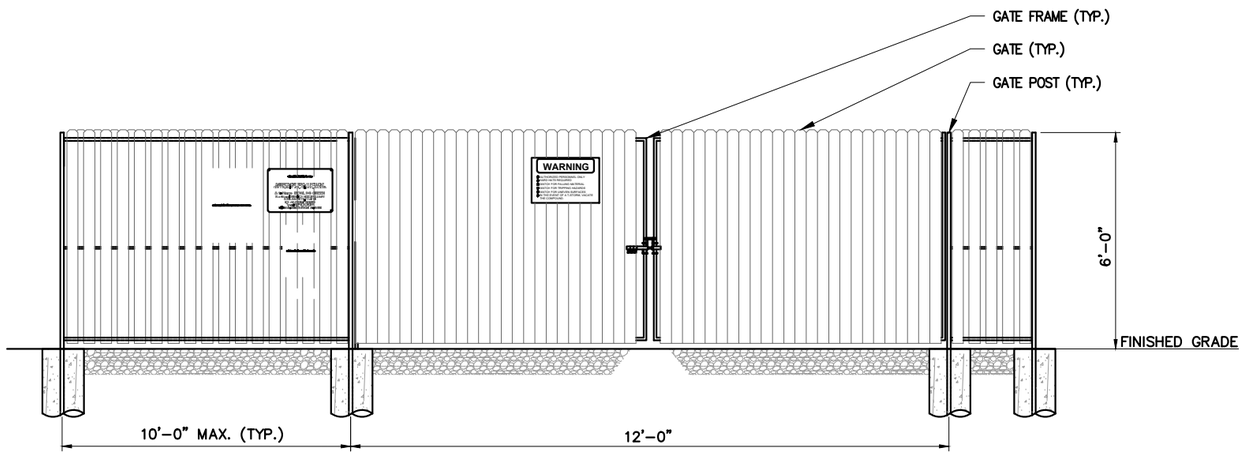
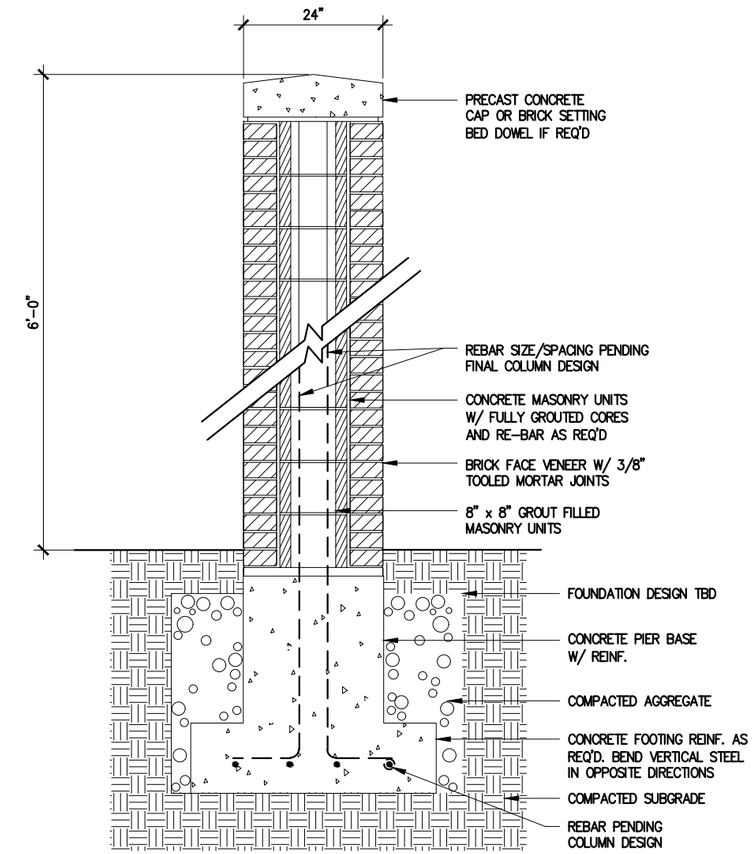


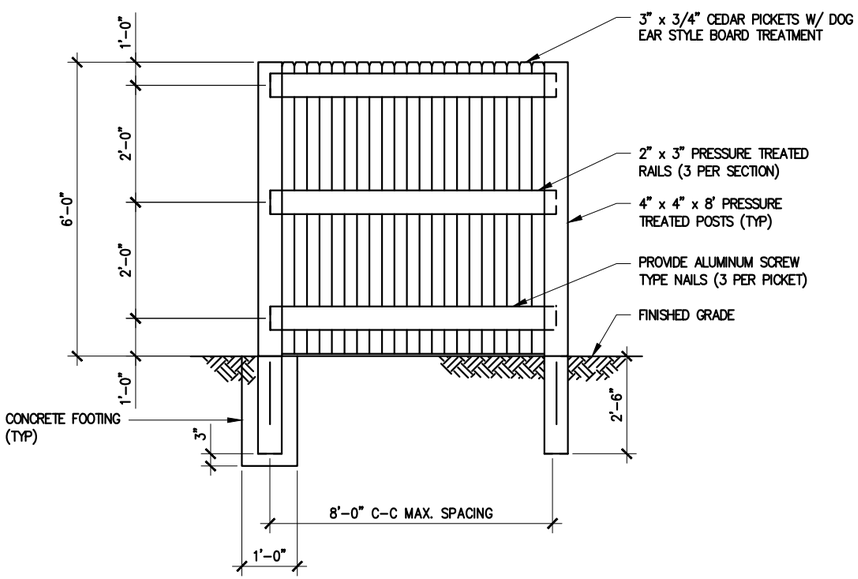
1 Typical Fence Elevation

SCALE: 1/4" = 1'-0"



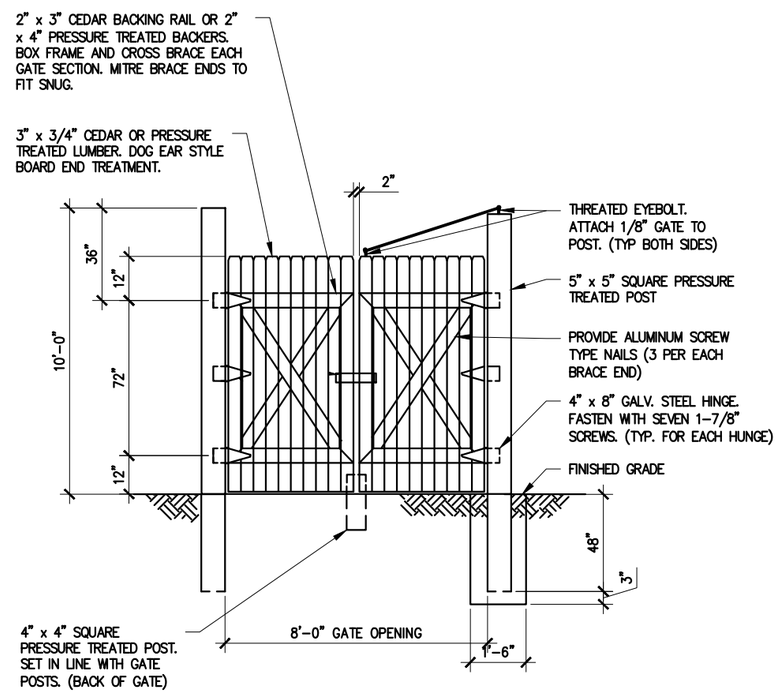
2 Pillar Vertical Section

SCALE: 3/8" = 1'-0"



3 Typical Fence Detail

SCALE: 3/8" = 1'-0"



4 Typical Gate Detail

SCALE: 3/8" = 1'-0"

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E	04-06-26	ZONING CDs	MJJ	MJA	
D	02-06-26	ZONING CDs	JJT	MJA	
C	01-23-26	ZONING CDs	JJT	MJA	
B	12-17-25	LEASE EXHIBIT	RNV	MJA	
A	12-16-25	LEASE EXHIBIT	RNV	MJA	

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FENCE DETAILS

SUPER 8
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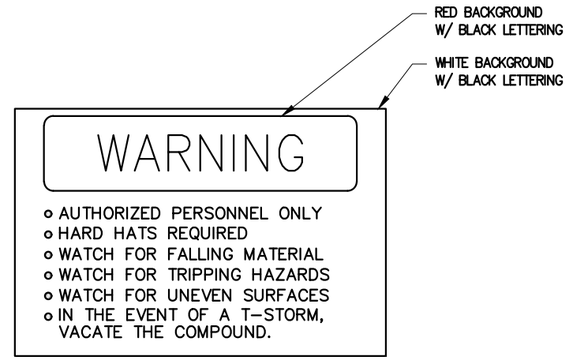
1 Marketing/Id Sign

SCALE: N.T.S.

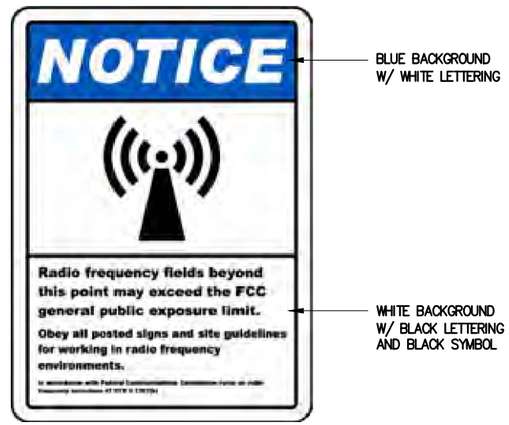


2 Construction Area & Tripping Hazards Sign

SCALE: N.T.S.

3 No Trespassing Sign

SCALE: N.T.S.



4 RFE Notice Sign

SCALE: N.T.S.

5 RFE Caution Sign

SCALE: N.T.S.

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SITE SIGNAGE

SUPER 8
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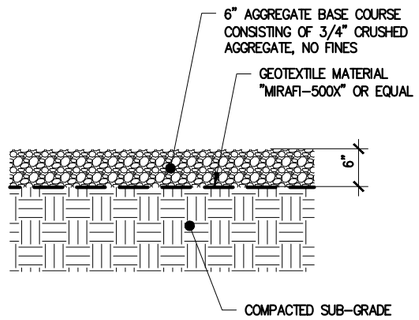
NOTES:

WHERE PERMISSIBLE BY THE LOCAL CODES, AS EPA APPROVED HERBICIDE SHALL BE APPLIED TO ALL AREAS PRIOR TO LAYING DOWN THE GEOTEXTILE FABRIC. THE RATE OF APPLICATION OF THIS HERBICIDE SHALL BE A MIN. OF 10 POUNDS OF PRODUCT PER ACRE, UNLESS OTHERWISE REQUIRED BY LOCAL CODES OR MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR SHALL CHECK THE LOCAL CODES PRIOR TO APPLYING DEFOLIANT. SUBSTANCE SHALL NOT BE APPLIED IF GROUND IS FROZEN OR THERE IS DANGER OR WEED KILLER BEING WASHED BEYOND THE INTENDED AREA.



NOTE:
IT IS THE RESPONSIBILITY OF THE G.C. TO VERIFY THE STONE IS UNIFORMLY COLORED AFTER PLACEMENT

1 Aggregate Base

SCALE: 1/2" = 1'-0"

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SITE CIVIL DETAILS

SUPER 8
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AUSTELL, GA 30168

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City of Mableton
Application for Special Use Permit
Site Location: 7377 Cityview Drive SW, Austell, Georgia 30168

AFFIDAVIT OF NEED

1. My name is Anthony Purnell. I am over the age of 21 and am competent in all respects to testify to the matters stated herein. Unless otherwise indicated, the statements in this Affidavit are based upon my personal knowledge.

2. I am a Radio Frequency (RF) Engineer with T-Mobile. I have been working in the field of RF planning, performance and optimization of wireless networks for the past 26 years. I have provided RF services to T-Mobile for the past 24 years, and I have been accepted and testified as an RF expert in various counties of Georgia. I have a Bachelors of Science Degree in Electrical Engineering Technology from Southern Polytechnic State University. Attached hereto and made a part hereof as **Exhibit A** is a copy of my curriculum vitae.

3. I have prepared this report, which contains a radio frequency analysis performed on March 16, 2026 by T-Mobile to determine the most effective way to (i) provide wireless indoor and outdoor coverage to the primarily residential and commercial areas within the City of Mableton along Interstate 20 and Riverside Parkway, where T-Mobile currently has poor voice and data coverage due to high use and lack of suitable facilities, as well as being affected by surrounding foliage and terrain, (ii) to alleviate existing traffic and congestion with respect to the T-Mobile sites located east and west of the proposed tower (identified is 9AT1335A and 9AT5679A, respectively), and (iii) provide ample 4G and 5G coverage for high-quality voice and high-speed internet usage and other applications featured with our mobile phone products to use in homes and offices around the above-mentioned areas. This particular area has been the source of many customer complaints and is a concern for residents and commuters who may need to use E911 services.

4. Attached as **Exhibit B** are propagation maps and 5G voice drop data points which I prepared reflecting the large gap in T-Mobile's existing coverage of this area. The coverage gap is reflected by the area within the red oval shaped polygon. The green areas on the propagation maps indicate good indoor coverage. The primary areas of concern are along Interstate 20, Riverside Parkway and the residential and commercial areas within an approximately 0.7-mile radius in all directions from 7377 Cityview Drive SW, Austell, Georgia 30168, which is the proposed tower site (hereinafter, the "Site"). The gap in coverage is demonstrated to the north and south of the proposed Site location with no reliable in-building (green areas) and in-vehicle (yellow areas) coverage. These areas may experience poor call quality and no connective to the T-Mobile network. A performance analysis was also completed for a 7 day period and there are a large amount of 5G voice (VoNR) drops close to the proposed new Site location. Please see the 5G voice drop data points below.

5. The Site was selected based upon a comprehensive analysis of the search ring attached as **Exhibit C**. The search ring depicts, on a map, the desired center point and the 0.7-mile radius in which the proposed facility should be located in order to meet defined coverage objectives

required by T-Mobile's network. In analyzing the search ring to select the proposed Site, we assessed the following factors for each candidate considered:

- Existing support structure collocation alternatives
- Aesthetic impact
- Compatibility with existing land use
- Site constructability
- Suitability to meet RF propagation objectives
- Willingness of landowner to lease land

6. As a general rule, T-Mobile first looks to determine whether there are existing structures on which it may collocate its facilities and, to the extent possible (based on structural soundness, height availability for antennas and a variety of other factors), T-Mobile collocates on existing towers discovered. In this search ring, T-Mobile discovered there were no other existing telecommunication towers as evidenced by the inventory of existing towers attached hereto as **Exhibit D**. T-Mobile is already collocating on one of the western towers and on the eastern tower. In addition, T-Mobile was unable to find any other viable tall structures on which to locate, such as water tanks or existing buildings.

7. Further analysis revealed that the best choice for the location of the facility is the proposed Site, which meets RF propagation, and provides a location compatible with surrounding land use. The propagation maps attached as **Exhibit E** depict the coverage to be provided by the proposed 142-foot tower at the Site. These exhibits clearly illustrate that the proposed Site will alleviate existing coverage deficiencies, allowing T-Mobile to meet market demand for basic coverage and provide solid E911 services to this busy area.

8. T-Mobile believes that wireless service in this portion of the City of Mableton will be in effect prohibited if Municipal Communications III, LLC is restricted from placing a 195-foot tower structure in this area.

9. All of the propagation maps that are attached to this Report were generated with an industry recognized radio propagation planning tool, calibrated propagation models, and local topology and surface features data to predict the performance of new sites. It takes into account number of variables including terrain, type of clutter (e.g. physical characteristics of an area that can impact and cause significant propagation losses in signal strength such as houses, structures, vegetation, trees and terrain), antenna height, available radio frequency and wireless equipment characteristics, before creating propagation prediction. Sites are then selected to minimize the number of antenna facilities for aesthetic and shareholder value reasons. In addition to the factors that are not shown on the plot, I reviewed the ability of a wireless communications facility at the location to handle the required call capacity or volume of calls and to provide the extent of data and other services required by T-Mobile customers. Coverage levels are set to ensure that greater than 95% of the locations in the coverage objective can expect signal strength sufficient to meet the design requirements. In other words, the design for this wireless communications facility is to ensure that 95% of the residential structures in the coverage objective area will receive T-Mobile service indoors. Lower antenna heights including, without limitation, towers 100 ft in height were considered, but did not adequately meet the coverage objectives. Taller antenna heights that are

199' is preferred to fully meet the objective, but due to FAA height restrictions, TMO will accept the highest possible rad center height of 135' to meet as much of the objective as possible. The proposed tower height of 142' with an antenna height of 135' is the lowest height available to meet the coverage objectives. Further analysis revealed that the best available choice for the location of the wireless communications facility is the proposed Site, which meets RF propagation objectives, and provides a location compatible with surrounding land uses. Other sites were initially reviewed, but they were eliminated due to exterior factors, including topography and the willingness of landowners.

10. Small cell technology is not a viable alternative to meet the coverage and capacity needs that the proposed facility will meet. Generally, small cell (including DAS – distributed antenna systems) can be surgical solutions to enhance network performance as a compliment – not a substitute – for a macro siting (like the proposed tower facility in this case). The proposed facility has a broad range of objectives both in terms of geographic coverage, which would not be achieved by implementation of a small cell network, and in terms of capacity. The commercial and residentially zoned tracts (without significant urban density in this area) surrounding this area are a barrier to implementation of a small cell network to achieve the goals for this site. In this case, although implementation of small cell technology might address some discreet objectives, it would not eliminate the need for the macro or tower facility.

11. I hereby certify that all antennas and related equipment placed upon the proposed site location by T-Mobile shall comply with all current regulations of the FAA, the FCC (expressly including FCC regulations governing non-ionizing electromagnetic radiation (NIER), and any other agency of the federal government with the authority to regulate such support structures and antennas. T-Mobile will ensure that its antennas and equipment are maintained in compliance with standards contained in applicable local building codes and the applicable standards for support structures that are published by the Electronic Industries Association, as amended from time to time.

Sworn to and subscribed before me this 7th day of April, 2026

Notary Public

My Commission Expires: 8/9/29

[Notary Seal[

OFFICIAL SEAL
JENNIFER DYKES
NOTARY PUBLIC-GEORGIA
FORSYTH COUNTY
My Comm. Expires 08/09/2029

Name: Anthony Purnell II

Exhibit "A"

Curriculum Vitae

Anthony D. Purnell

955 Woodland Run SE
Smyrna, GA 30082
Phone: 404.784.2828
Email: adpurnell@outlook.com

OBJECTIVE Seeking a challenging engineering position in a company that would allow me to gain new experiences in a team environment and with this experience help the company to achieve future goals.

WORK EXPERIENCE

04/02 – Present — *T-Mobile USA, Inc.-Atlanta, GA*

RF Engineer — *GSM/UMTS/LTE/5G Technology*

System Design and Performance of the GSM, UMTS, LTE and New Radio (NR) Network in the Atlanta, GA Market.

- Evaluates candidates to determine suitable sites to integrate into the network.
- Serves as a technical subject matter expert (SME) for implementing network wide retunes.
- Upgrades the entire Atlanta LTE network to higher bandwidths for customers to benefit from increased data speeds.
- Developed and maintains a method of procedure (MOP) for implementing network wide frequency retunes on GSM/LTE in an effort to reduce network outages.
- Applies engineering principles to design and optimize network coverage, performance, and capacity planning on a GSM/UMTS/LTE/5G network.
- Led in-building design for the entire Atlanta Market. Strategically provided in-building solutions (DAS) for B2B customers. Worked directly with sales, construction, field operations and deployment teams to implement solutions to meet the customer's requirements.
- Comprehensive knowledge of Nokia platforms as well as knowledge of Nokia product lines.
- Monitors and reviews radio network key performance indicators (KPI) within the market.
- Diagnoses BTS hardware, interference, data throughput, coverage and transmission path performance issues and develops an action plan for resolution.
- Works closely with other departments to reach a satisfactory resolution for network performance issues.
- Provides engineering support to Sales/Customers by responding to customer and employee complaints.
- Utilizes market, regional, and national planning and performance tools to optimize the radio network.
- Responsible for evaluating LTE capacity and developing solutions to alleviate the congestion.
- Evaluates capacity requirements of the radio network and works closely with cross-functional groups to meet company goals.

08/01 – 01/02 — *Galaxy Engineering-Alpharetta, GA*

RF Engineering Consultant

System Design for American Tower Corporation Build to Fill project in the Las Vegas, Nevada Desert and Arizona regions.

- Designed search area maps for possible tower sites in the Las Vegas Desert Region and in Mohave County, Az.
- Conducted market visits and field studies to determine viable site locations.

11/00 – 03/01 — *Galaxy Engineering-Alpharetta, GA*

RF Engineering Consultant — *ISM Fixed Wireless*

Implementation of ISM WAP Project for Metricom in the Richmond/Norfolk, VA GSA markets.

- Design and support of a wireless data communication network on frequency hopped spread spectrum for the east coast markets.
- Responsible for analyzing and evaluating which candidate sites are viable for the east coast markets.
- Consulted with the clients design engineers and field service engineers to discuss enhancements in network design.
- Performed candidate analysis and drive tests for the primary candidates in the east coast markets using the Champ receiver and the Gator transmitter.
- Utilized extensive knowledge of dB Planner to design, analyze, and tune model clutter data for the wireless data communication network.
- Conducted linear regression analysis to obtain local absorption path loss parameters for various morphologies in the east coast markets.

- Prepared comprehensive RF candidate packages that included candidate analysis, site descriptions, coverage plots, and site diagrams of tower and compound layouts.
- Assisted team lead by managing key project tasks as well as attending meetings with the client.

10/99 – 08/00 — *Galaxy Engineering-Alpharetta, GA*

RF Engineering Consultant — *IS-136 TDMA*

System Design, Implementation, and Optimization of an IS-136 PCS system for the Alabama and Mississippi Gulf Coast regions, Ericsson RBS 884.

- Developed Wireless System Design for the east coast PCS Market using Wizard Propagation Tool (Safco).
- Obtained working knowledge of CellPlanner Propagation Tool (Ericcson).
- Developed proficiency in configuring, installing and utilizing drive test equipment for propagation model validation (PMV) testing and candidate evaluation testing using Grayson Equipment. Create drive routes for candidate field testing and PMV.
- Developed a full understanding of RF Engineering Design Activities from Market Analysis, Search Area Maps, to Candidate Evaluation.
- Worked with Site Acquisition Firm, and Construction Firm on System Design and Implementation. Activities included Search Area Map site visit, Candidate Site Visit, review of Construction Drawings.
- Handled FCC, FAA, and zoning issues relevant to system design.
- Developed extensive knowledge of MapInfo mapping tool. Created demographic plots, system coverage plot, site configuration plots, and marketing plots.
- Developed a System Frequency Plan for the east coast PCS Market (N=9 frequency reuse scheme). Performed clear channel analysis to ensure clear frequencies for candidate testing and system deployment.
- System Optimization for the east coast PCS Market. Conducted optimization cluster testing using TEMS Investigation and TEMS Optimization Software. Responsible for analysis of collected data using TEMS and GIMS.
- Analyzed drive test data to ensure proper RSSI, BER, Handoffs, Dragged Calls, Dropped Calls, Neighbor lists and related optimization issues.
- Conducted site audit to verify proper antenna configuration, path balance, frequency assignments, and neighbor assignments.
- Recommended parameter changes such as hysteresis, power adjustments, neighbor changes, channel assignments, and antenna downtilt as necessary for cluster testing.

Bellsouth Mobility Competitive Position Analysis Project

- Develop proficiency in configuring, and utilizing Competitive Position Analysis Equipment, Galaxy Proprietary.
- Performed competitive benchmarking data collection.

TRAINING

CDMA (IS-95)	Alpharetta, GA
Wireless Broadband Data Applications	Alpharetta, GA
GSM/GPRS/EDGE	Atlanta, GA
UMTS and LTE	Atlanta, GA
5G (NR)	Atlanta, GA

TECHNICAL SKILLS

Software: TECC WIZARD, MapInfo 21.0, Cell Planner (Ericsson), dB Planner, Microsoft Office, Asset Planning Tool, Ericsson OSS Platform, Nokia OSS Platform, Odyssey, WMS Spectrum Tracker, P-Spice, AutoCad, MathCad, MatLab, Street Atlas, Microsoft Streets & Trips, X-Tel, TEMS Investigation, Proscout, Actix, OPTPCS, DeLorme Topo, Atoll Planning Tool

Operating Systems: MS-DOS, Microsoft Windows 2010, Windows NT, Windows XP

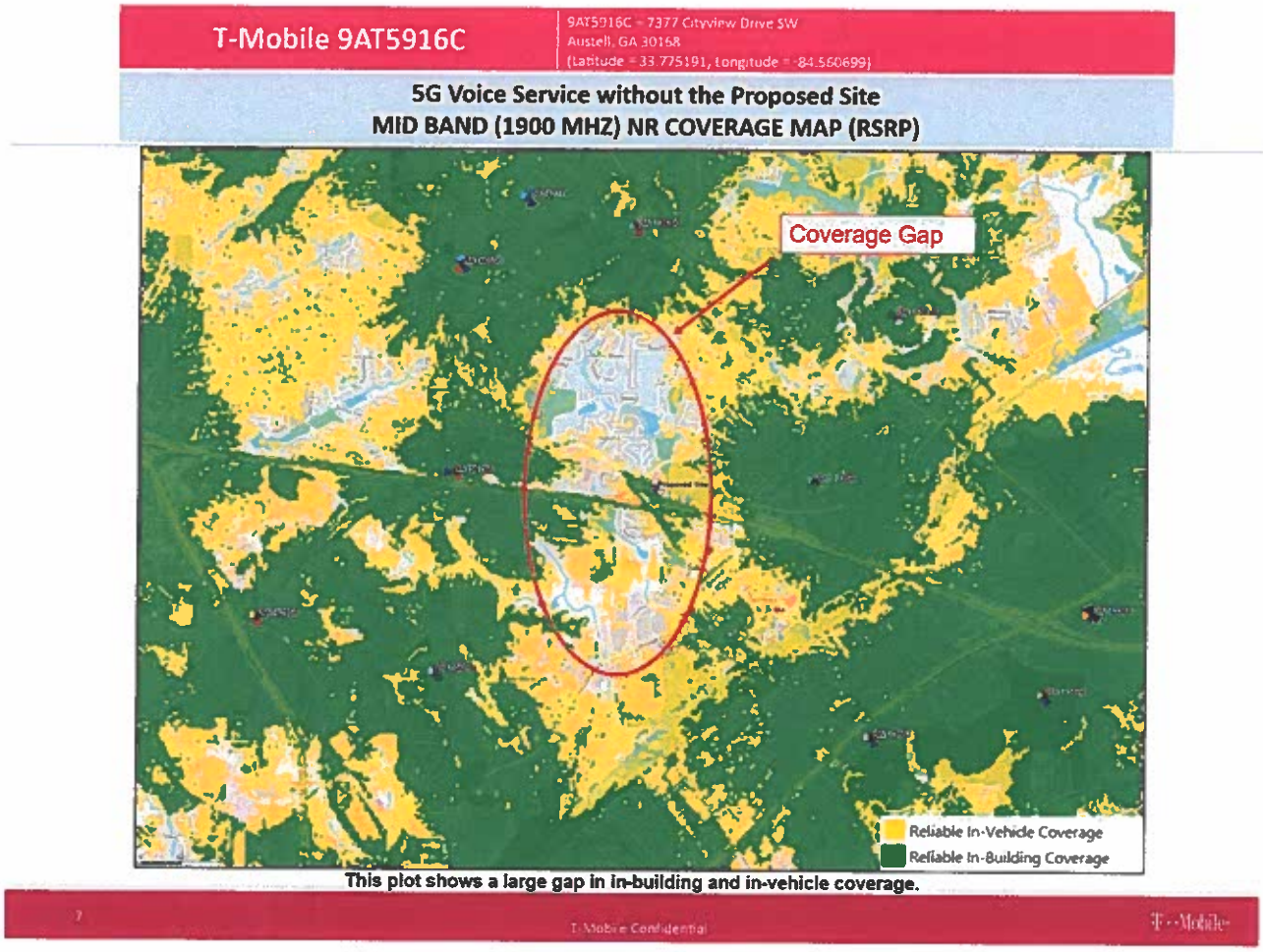
EDUCATION

Bachelor of Science, Electrical Engineering Technology
Southern Polytechnic State University, Marietta, GA, August 1999

Relevant Coursework: Electric Circuits, Data Communications, Electromagnetic Fields, Control Systems, C Programming, Engineering Graphics, High Frequency Systems, Fiber Optics Communication, Digital Circuits

Exhibit "B"

Propagation Maps Evidencing Coverage Gap



5G voice (VoNR) drop data points over a 7 day period (red dots).

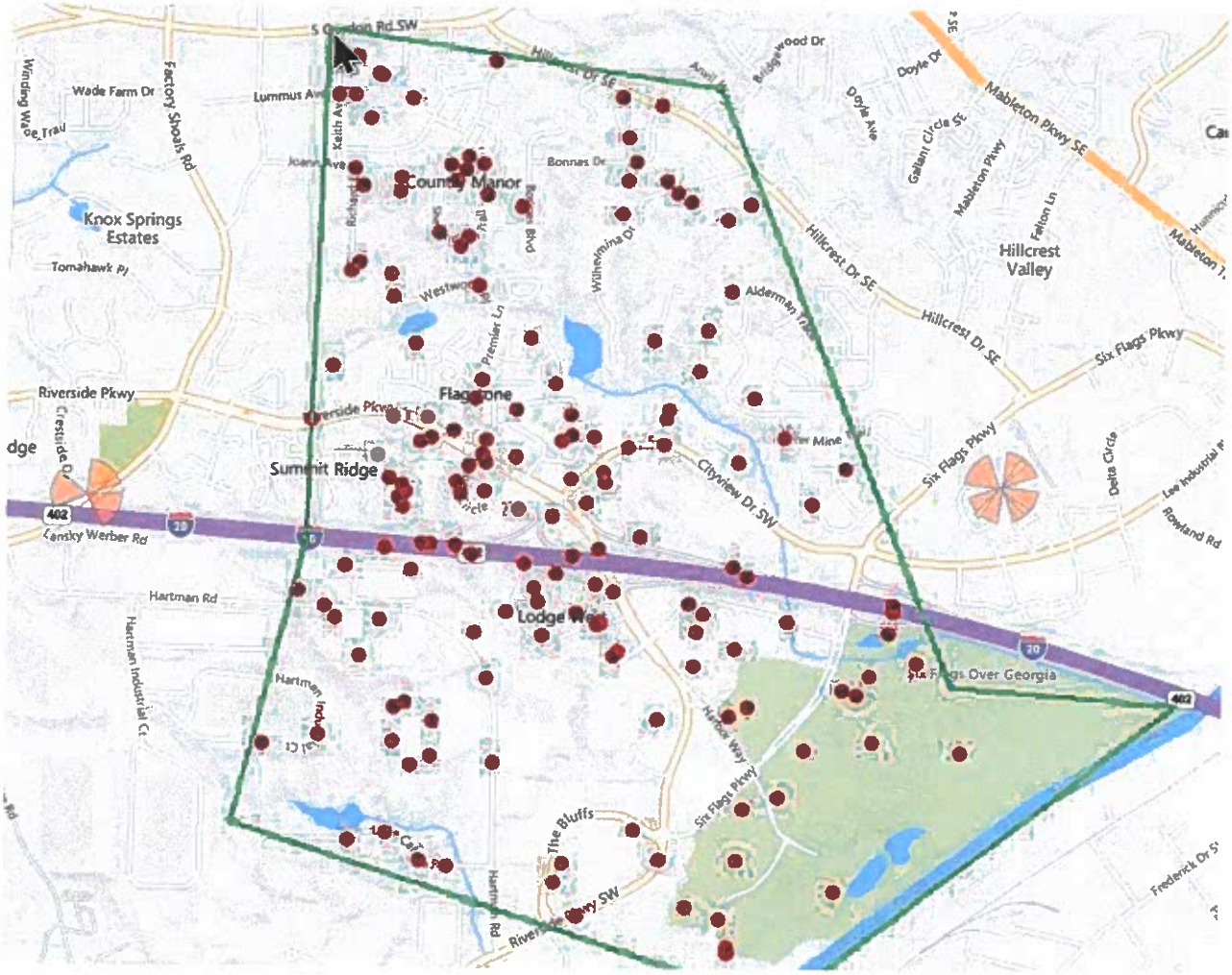
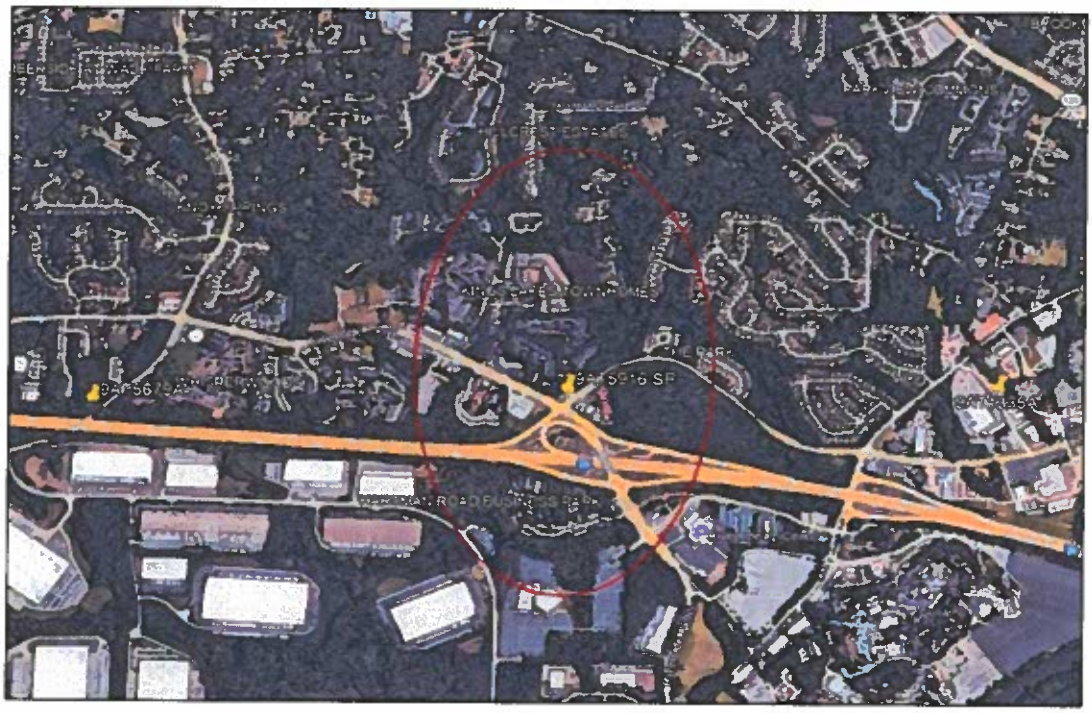


Exhibit "C"

Search Ring

T-Mobile 9AT5916C	9AT5916C – 7377 Cityview Drive SW Austell, GA 30168 (Latitude = 33.775191, Longitude = -84.560699)

Search Ring Map



There are no existing tower structures within 0.7 miles search ring radius.

5 T-Mobile Confidential T-Mobile

Exhibit "D"

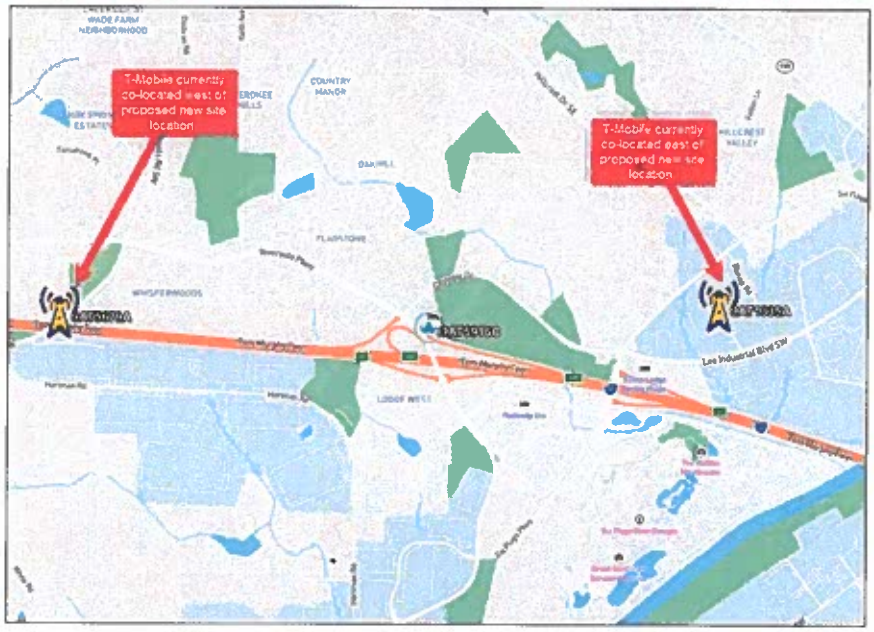
Inventory of other Tower Sites

T-Mobile 9AT5916C

9AT5916C – 7377 Cityview Drive SW
Austell, GA 30168
(Latitude = 33.775191, Longitude = -84.560699)

Tower Sites Inventory

Site ID	Site Status	Site Latitude	Site Longitude	Site Type	Site Class	Site Name	Address	City	State	Zip	County	Rad Center (ft)
9AT1335A	ON AIR	33.776063	-84.546788	Structure Non-Building	Monopole	Six Flags	7300 MARX LN Cell Tower 800 (911)	Austell	GA	30126	Cobb	117
9AT5879A	ON AIR	33.77571	-84.5784	Structure Non-Building	Monopole	Hartman	7312 Factory Shoals Rd SW	Austell	GA	30168	Cobb	133

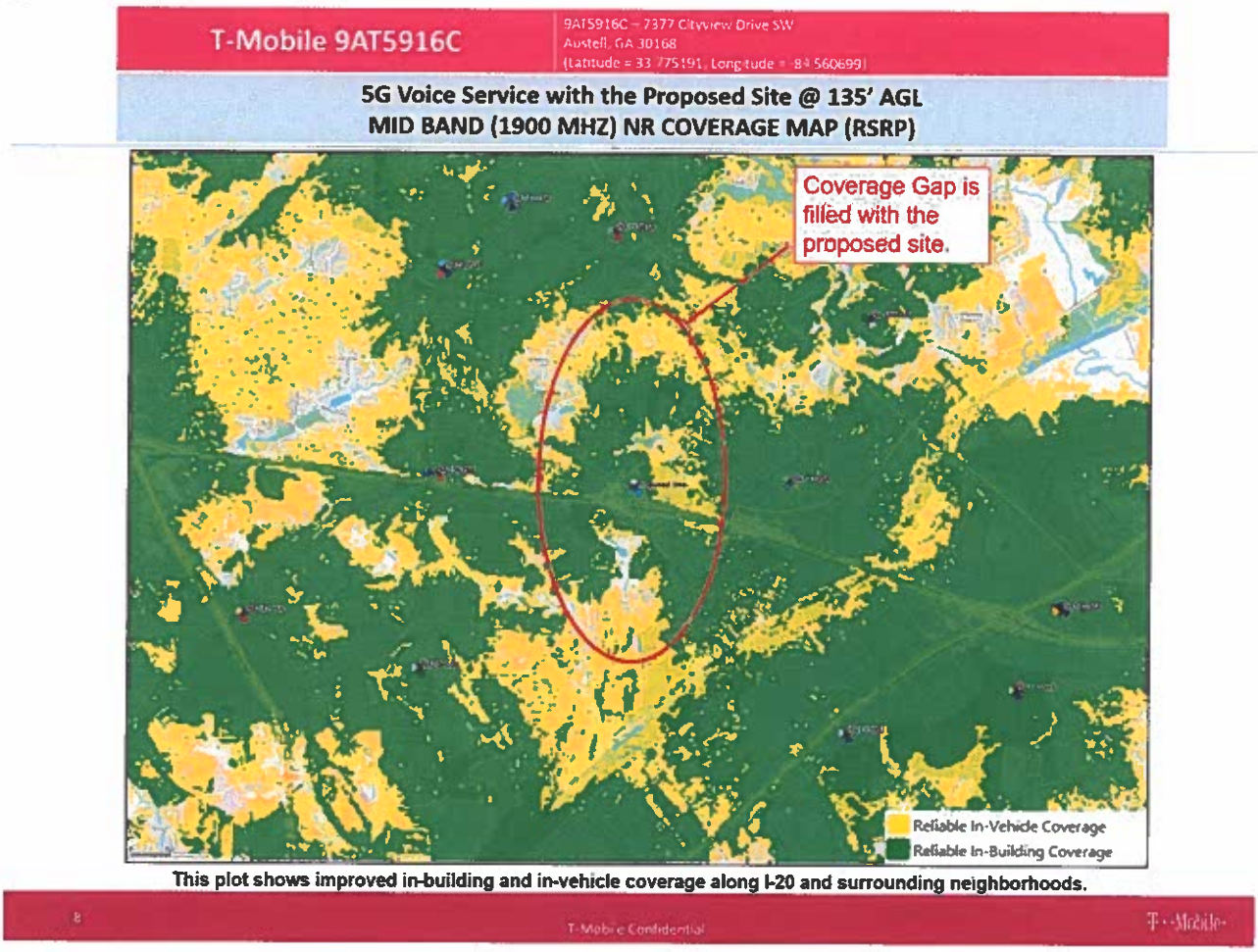


T-Mobile is already co-located on towers to the west and east of the proposed new site location. No other tower structures were found within the search ring.

6 T-Mobile Confidential T··Mobile·

Exhibit "E"

Propagation Maps Showing Effect of New Tower



SPECIAL USE PERMIT CRITERIA ANALYSIS

1. **Whether there will be a significant adverse effect on the neighborhood or area in which the proposed use will be located.**

Applicant[1] 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. 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 and 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 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.

2. **Whether the use is compatible with the neighborhood.**

[1] Capitalized terms and phrases used herein but not otherwise defined herein shall have the meaning set forth in the cover letter to which this Special Use Permit Criteria Analysis is attached.

As noted in paragraph 1 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.

3. Whether 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.

4. Whether 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.

5. Whether 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.

6. Whether adequate provisions are 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.

7. **Whether the site or intensity of the use is 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.

8. **Whether 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.

9. **Whether adequate provisions are 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.

10. **Whether adequate controls and limits are 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.

11. **Whether adequate landscape plans are 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.

12. **Whether the public health, safety, welfare or moral concerns of the surrounding neighborhood will 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.

13. **Whether 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.

14. **Whether 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.

15. **The proximity of the tower to offsite residential structures and residential areas.**

Based on GIS maps, the closest existing residential structure to the proposed Tower location appears to be approximately 700 feet northwest of the proposed Tower in a townhome complex located off Riverside Parkway north of Cityview Drive. All other existing residential structures appear to be approximately 1000 feet away or further from the proposed Tower location. There are two parcels located east of the Site which are zoned for residential multifamily (RM-12) uses, which are currently undeveloped. All existing residential structures and all undeveloped residential areas in the proximity of the Tower are well outside of the fall zone of the Tower.

16. **The tower's effect on property owners or potential purchasers of nearby or adjacent residentially zoned properties.**

Applicant does not anticipate any adverse effect on property owners or potential purchasers of nearby or adjacent residentially zoned properties. The parcels immediately adjacent to the Property are zoned for commercial and tourist uses, which, together with the public right-of-ways, create a buffer between the Tower and any residentially zoned properties. Applicant

further believes that filling the existing gap in coverage will benefit the surrounding neighborhood for the reasons set forth in paragraph 1 above.

17. The height and species of surrounding trees and foliage.

The wooded parcel to the east of the Property contains trees ranging from approximately forty (40) feet tall to sixty-five (65) feet tall. No such trees will be removed during the construction or operation of the Tower. There are also some existing bushes and small trees of various heights and species located along the western boundary of the Property which will assist in screening the Site from the adjoining right of way, as well as some hedges and bushes circling the hotel located on the Property.

18. The height of existing structures.

The existing structures near the proposed Tower consist of (i) a hotel building, (ii) an empty restaurant sign, (iii) several power poles, and (iv) a restaurant building. The hotel building is three stories tall and is approximately forty-five (45) feet tall, including the height of some pillars that extend beyond the roof line. The empty restaurant sign and the power poles are approximately one hundred twenty (120) feet tall. The restaurant building is a one-story building that is approximately ten (10) to twelve (12) feet tall.

19. The aesthetic design of the tower in relation to reducing or eliminating visual obtrusiveness to the surrounding area.

The proposed Tower has been designed to reduce visual obtrusiveness to the surrounding area. The Tower has been designed as a galvanized steel monopole Tower, which is an unobtrusive alternative to the bulkier guyed towers and lattice towers by virtue of it being a single pole without large cabling anchoring it to the ground.

20. The impact of the proposed tower upon the scenic views and visual quality of the area.

The proposed Tower is designed to have a limited impact on scenic views and the visual quality of the area in which it is built. This Site is located on a major interchange near Interstate 20 and Riverside Parkway, which has already been developed with several large signs, power poles and street lights, and which is near several heavily wooded parcels, such that the Tower will not be at odds with the surrounding environment. The fencing around the Tower, to the extent it is visible from off-Site, has also been aesthetically designed to create a more attractive appearance than the customary chain-link fence with barbed wiring.

2026 - Deep South Area

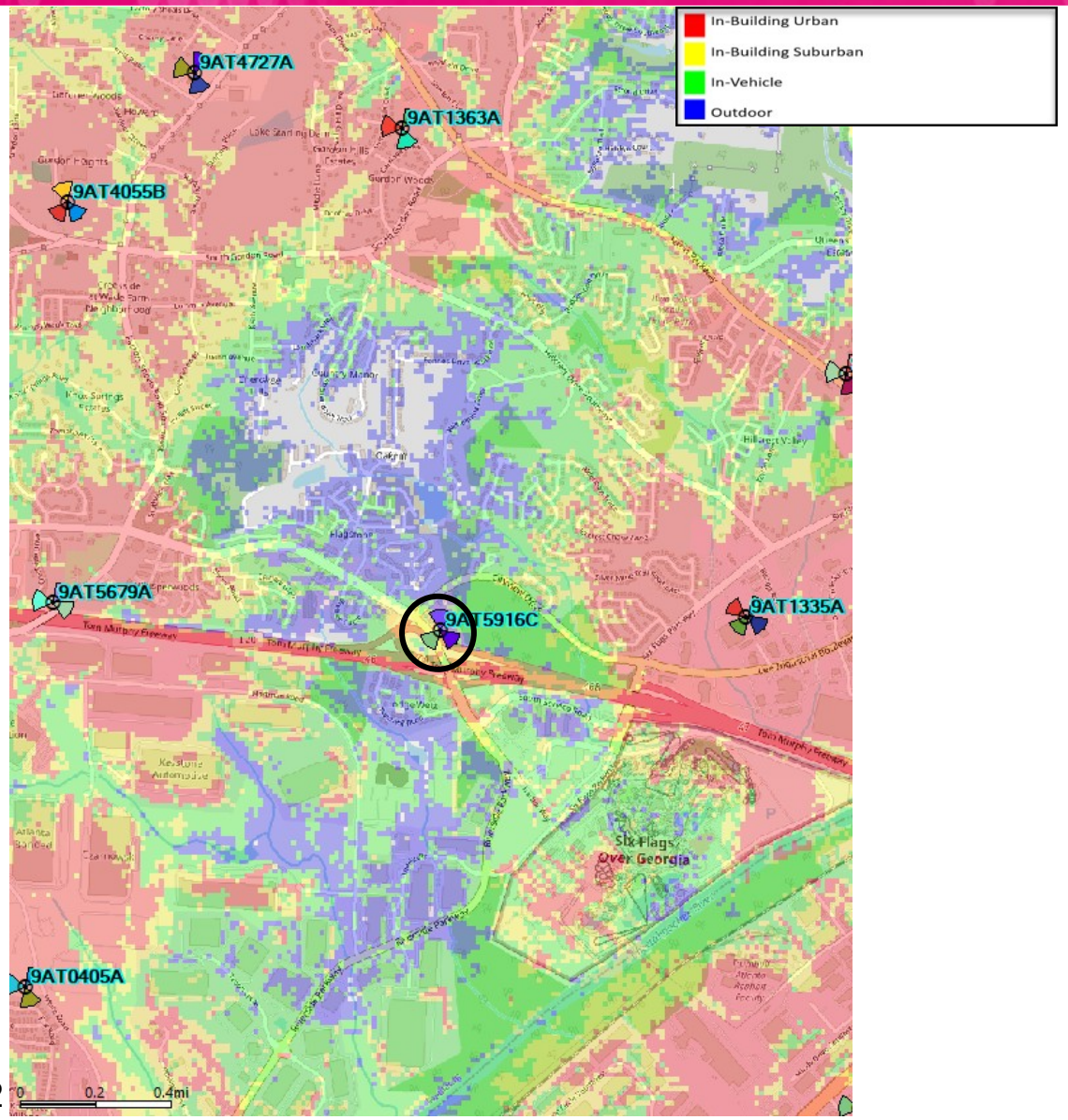
Market : Atlanta

9AT5916C Zoning Plots

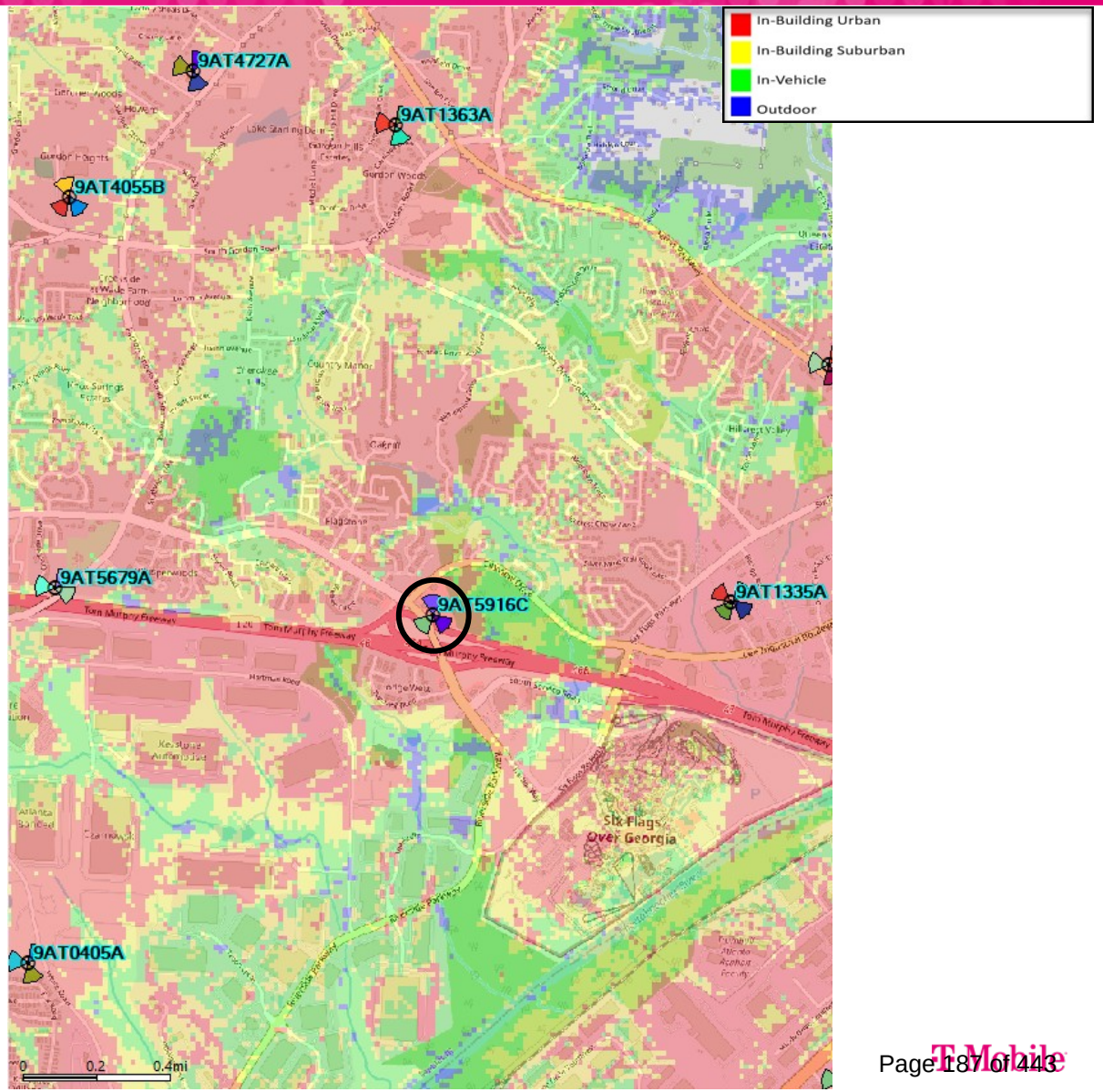
01/5/2026

RF Coverage – 9AT5916C OFF AIR vs ON

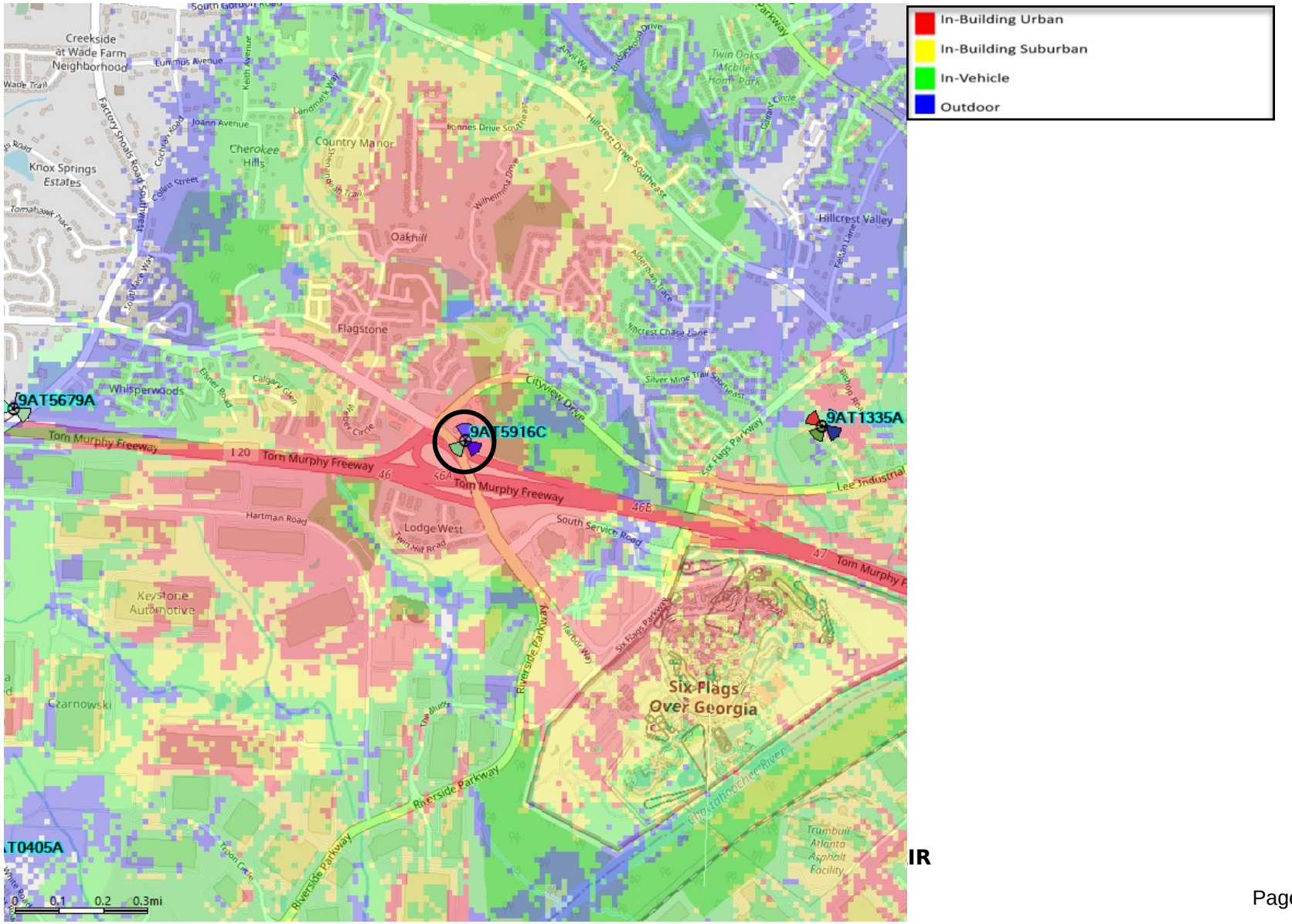
9AT5916C OFF AIR



9AT5916C ON AIR



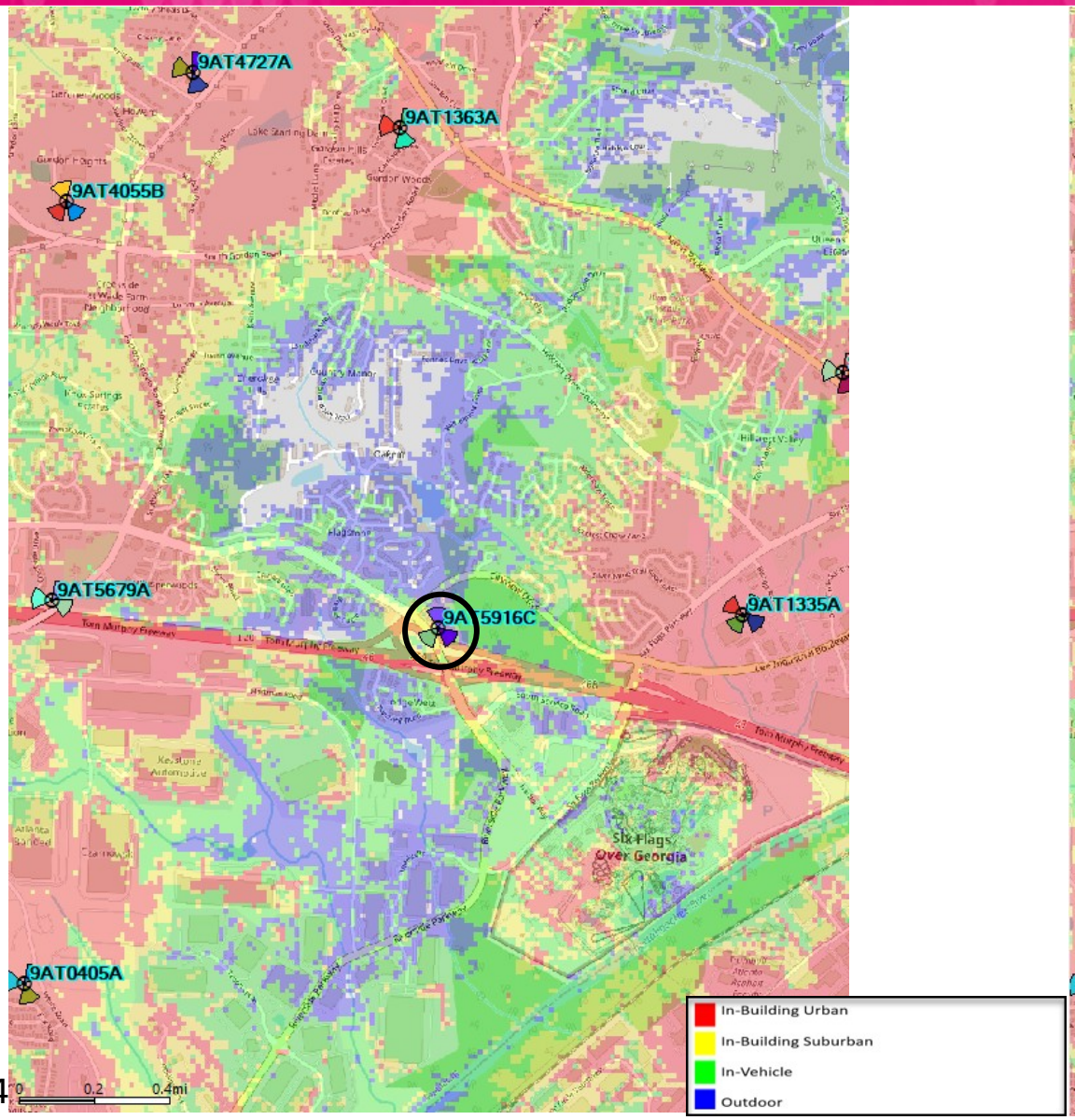
RF Coverage – 9AT5916C ON AIR ONI



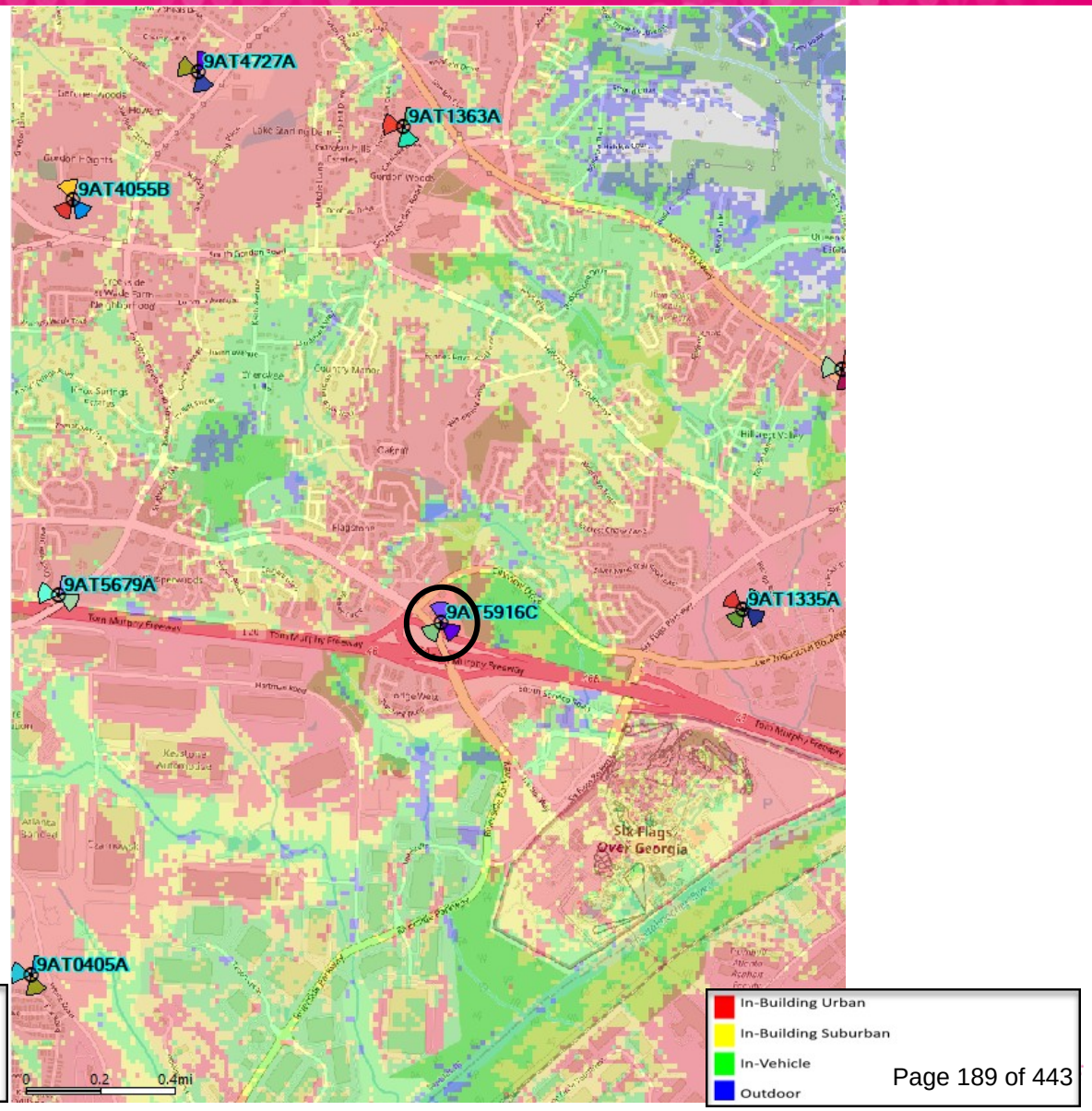
IR

RF Coverage – 9AT5916C OFF AIR vs ON

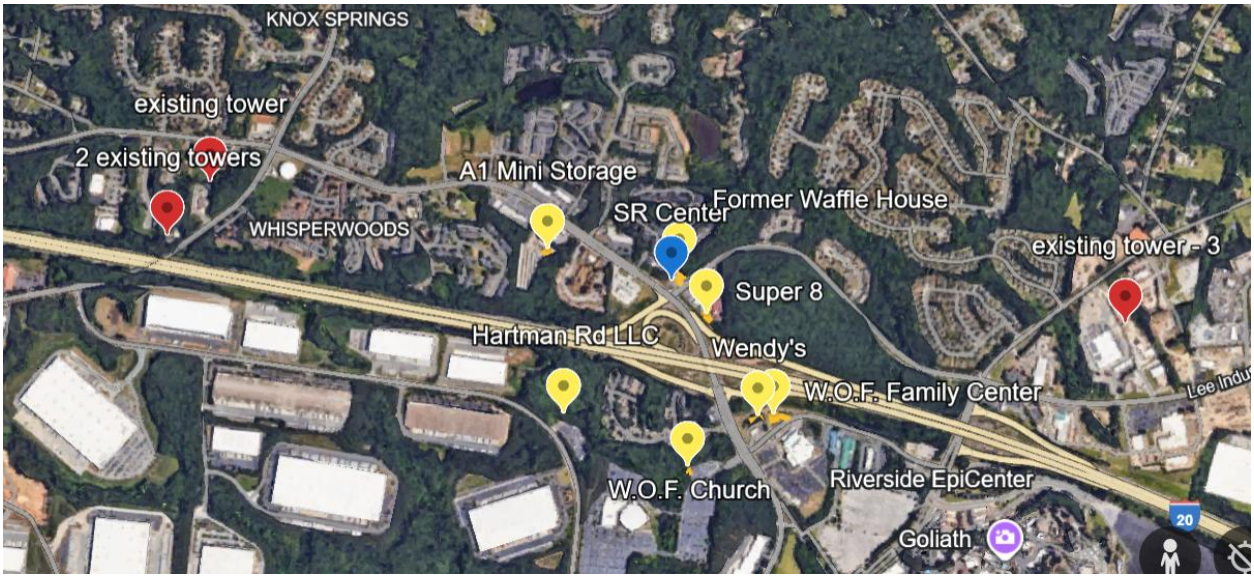
9AT5916C OFF AIR



9AT5916C ON AIR



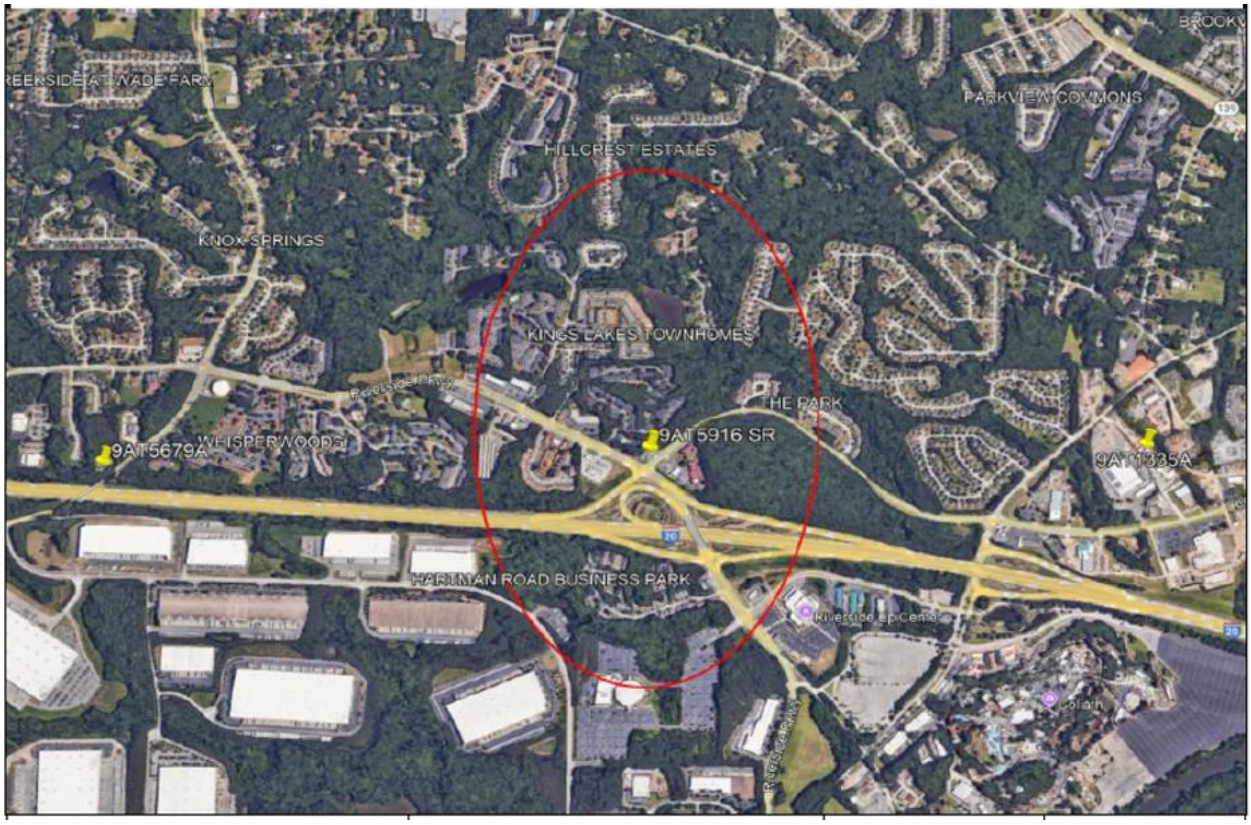
Nearest Towers Map



4 total existing towers within 3 miles of search ring center. Two towers .89 miles west and .96 miles west. One tower .86 miles east.

T-Mobile Search Ring and Existing Towers Map

T-Mobile has equipment on the existing tower to the east and on one of the two existing towers to the west.



Existing Support Structures

There are no existing towers or suitable alternative support structures located within the geographic search area that would meet the coverage objective. The existing structures in the area do not have the height required for the coverage objectives as the area mainly consist of single-story commercial buildings, low hotels, and residential spaces not suitable for tower development.

ATTACHMENT H

AGREEABLE CONDITIONS PROPERTY/FINANCIAL DISCLOSURE REPORT[1] BY APPLICANT[2]

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

Does any member of the Mayor and Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? No

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

Does any member of the Mayor and Council or Planning Commission have a financial interest (direct 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

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

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

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

I certify that the foregoing information is true and correct, this 23rd day of January, 2026.

Applicant's Signature

[1]If 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 Mayor and Council of City 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.

[2]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.

ATTACHMENT H

CAMPAIGN DISCLOSURE REPORT[1] BY APPLICANT[2]

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

Has the applicant[2] 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 City 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:

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:

I certify that the foregoing information is true and correct, this 23rd day of January 2026.

ATTACHMENT H

Applicant's Signature

[1]If 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 Mayor and Council of City 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.

[2]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.

SPECIAL USE PERMIT CRITERIA ANALYSIS

1. **Whether there will be a significant adverse effect on the neighborhood or area in which the proposed use will be located.**

Applicant[1] 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. 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 and 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 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.

2. **Whether the use is compatible with the neighborhood.**

[1] Capitalized terms and phrases used herein but not otherwise defined herein shall have the meaning set forth in the cover letter to which this Special Use Permit Criteria Analysis is attached.

As noted in paragraph 1 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.

3. Whether 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.

4. Whether 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.

5. Whether 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.

6. Whether adequate provisions are 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.

7. **Whether the site or intensity of the use is 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.

8. **Whether 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.

9. **Whether adequate provisions are 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.

10. **Whether adequate controls and limits are 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.

11. **Whether adequate landscape plans are 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.

12. **Whether the public health, safety, welfare or moral concerns of the surrounding neighborhood will 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.

13. **Whether 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.

14. **Whether 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.

15. **The proximity of the tower to offsite residential structures and residential areas.**

Based on GIS maps, the closest existing residential structure to the proposed Tower location appears to be approximately 700 feet northwest of the proposed Tower in a townhome complex located off Riverside Parkway north of Cityview Drive. All other existing residential structures appear to be approximately 1000 feet away or further from the proposed Tower location. There are two parcels located east of the Site which are zoned for residential multifamily (RM-12) uses, which are currently undeveloped. All existing residential structures and all undeveloped residential areas in the proximity of the Tower are well outside of the fall zone of the Tower.

16. **The tower's effect on property owners or potential purchasers of nearby or adjacent residentially zoned properties.**

Applicant does not anticipate any adverse effect on property owners or potential purchasers of nearby or adjacent residentially zoned properties. The parcels immediately adjacent to the Property are zoned for commercial and tourist uses, which, together with the public right-of-ways, create a buffer between the Tower and any residentially zoned properties. Applicant

further believes that filling the existing gap in coverage will benefit the surrounding neighborhood for the reasons set forth in paragraph 1 above.

17. The height and species of surrounding trees and foliage.

The wooded parcel to the east of the Property contains trees ranging from approximately forty (40) feet tall to sixty-five (65) feet tall. No such trees will be removed during the construction or operation of the Tower. There are also some existing bushes and small trees of various heights and species located along the western boundary of the Property which will assist in screening the Site from the adjoining right of way, as well as some hedges and bushes circling the hotel located on the Property.

18. The height of existing structures.

The existing structures near the proposed Tower consist of (i) a hotel building, (ii) an empty restaurant sign, (iii) several power poles, and (iv) a restaurant building. The hotel building is three stories tall and is approximately forty-five (45) feet tall, including the height of some pillars that extend beyond the roof line. The empty restaurant sign and the power poles are approximately one hundred twenty (120) feet tall. The restaurant building is a one-story building that is approximately ten (10) to twelve (12) feet tall.

19. The aesthetic design of the tower in relation to reducing or eliminating visual obtrusiveness to the surrounding area.

The proposed Tower has been designed to reduce visual obtrusiveness to the surrounding area. The Tower has been designed as a galvanized steel monopole Tower, which is an unobtrusive alternative to the bulkier guyed towers and lattice towers by virtue of it being a single pole without large cabling anchoring it to the ground.

20. The impact of the proposed tower upon the scenic views and visual quality of the area.

The proposed Tower is designed to have a limited impact on scenic views and the visual quality of the area in which it is built. This Site is located on a major interchange near Interstate 20 and Riverside Parkway, which has already been developed with several large signs, power poles and street lights, and which is near several heavily wooded parcels, such that the Tower will not be at odds with the surrounding environment. The fencing around the Tower, to the extent it is visible from off-Site, has also been aesthetically designed to create a more attractive appearance than the customary chain-link fence with barbed wiring.

ATTACHMENT H

AGREEABLE CONDITIONS PROPERTY/FINANCIAL DISCLOSURE REPORT[1] BY APPLICANT[2]

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

Does any member of the Mayor and Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? NO

If so, describe the nature and extent of such interest: _____

Does any member of the Mayor and Council or Planning Commission have a financial interest (direct 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

If so, describe the nature and extent of such interest: _____

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

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

I certify that the foregoing information is true and correct, this 23rd day of January, 2026.

Applicant's Signature

[1]If 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 Mayor and Council of City 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.

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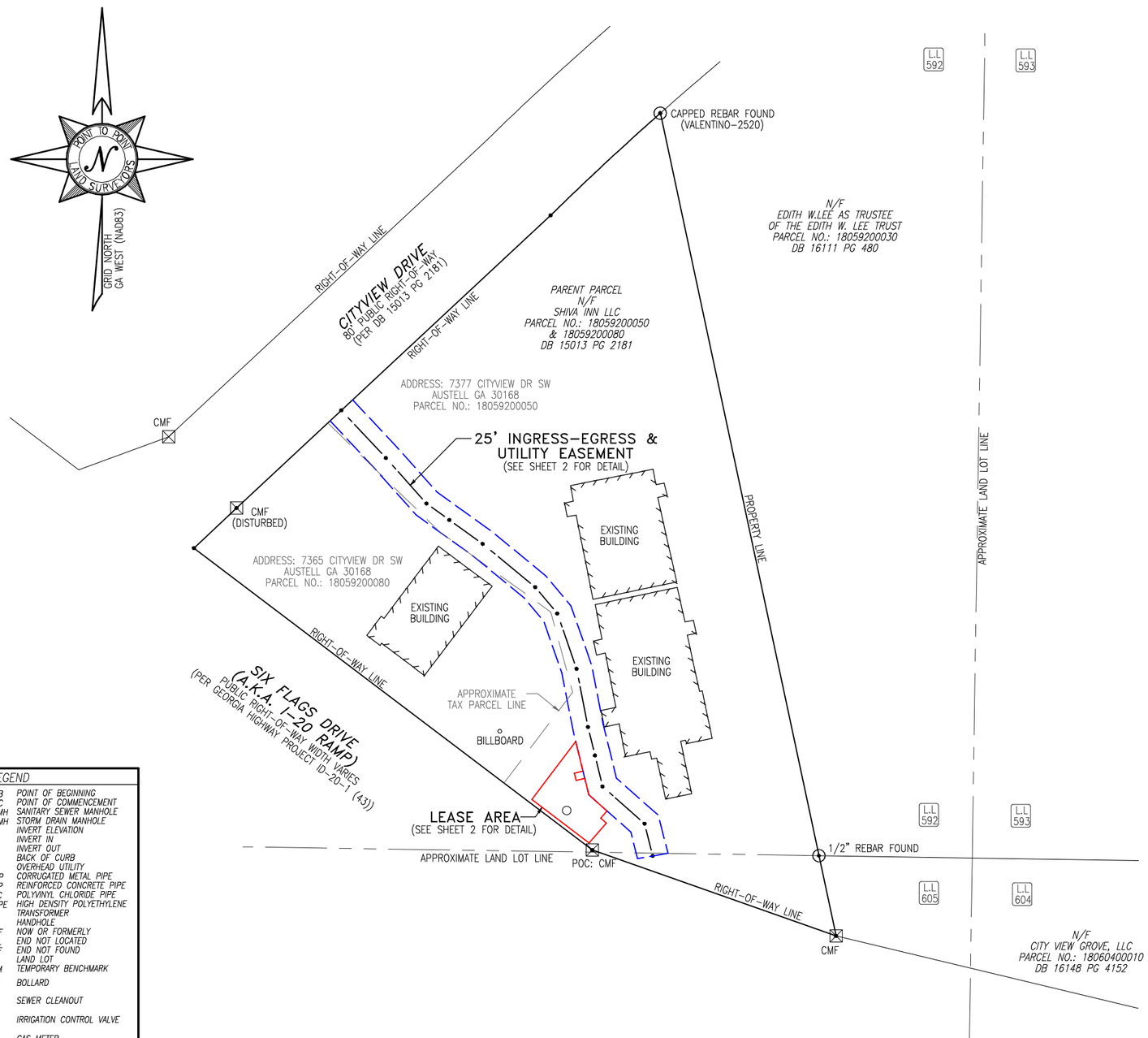

LEGEND

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
I.E.	INVERT ELEVATION
I.I.	INVERT IN
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BC	BACK OF CURB
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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
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L.L.	LAND LOT
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	CONCRETE MONUMENT FOUND
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LINETYPE LEGEND

OU	OVERHEAD UTILITY LINE
E	UNDERGROUND ELECTRIC LINE
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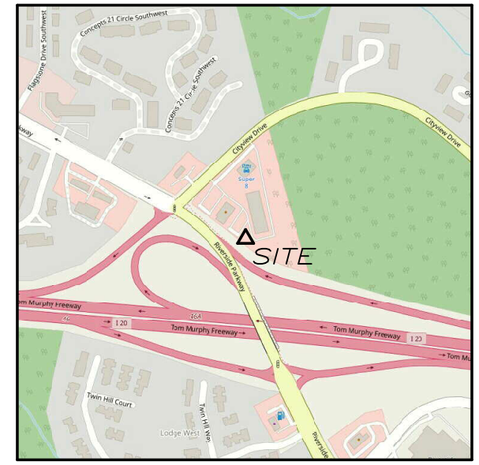
811 CALL BEFORE YOU DIG



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 ± 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

GEORGIA PROFESSIONAL LAND SURVEYOR No. 3433 DAVID MICHAEL MILLER

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.

01/23/26

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

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* SPECIFIC PURPOSE SURVEY PREPARED BY:

POINT TO POINT P2P LAND SURVEYORS

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:

Municipal Communications LLC
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
1.	1/23/26	ADD TITLE
2.	1/23/26	CERT. UPDATE

DRAWN BY: RMR
CHECKED BY: JKL
APPROVED: D. MILLER
DATE: 12/11/2025
P2P JOB #: 251560GA

SHEET: 1 OF 4

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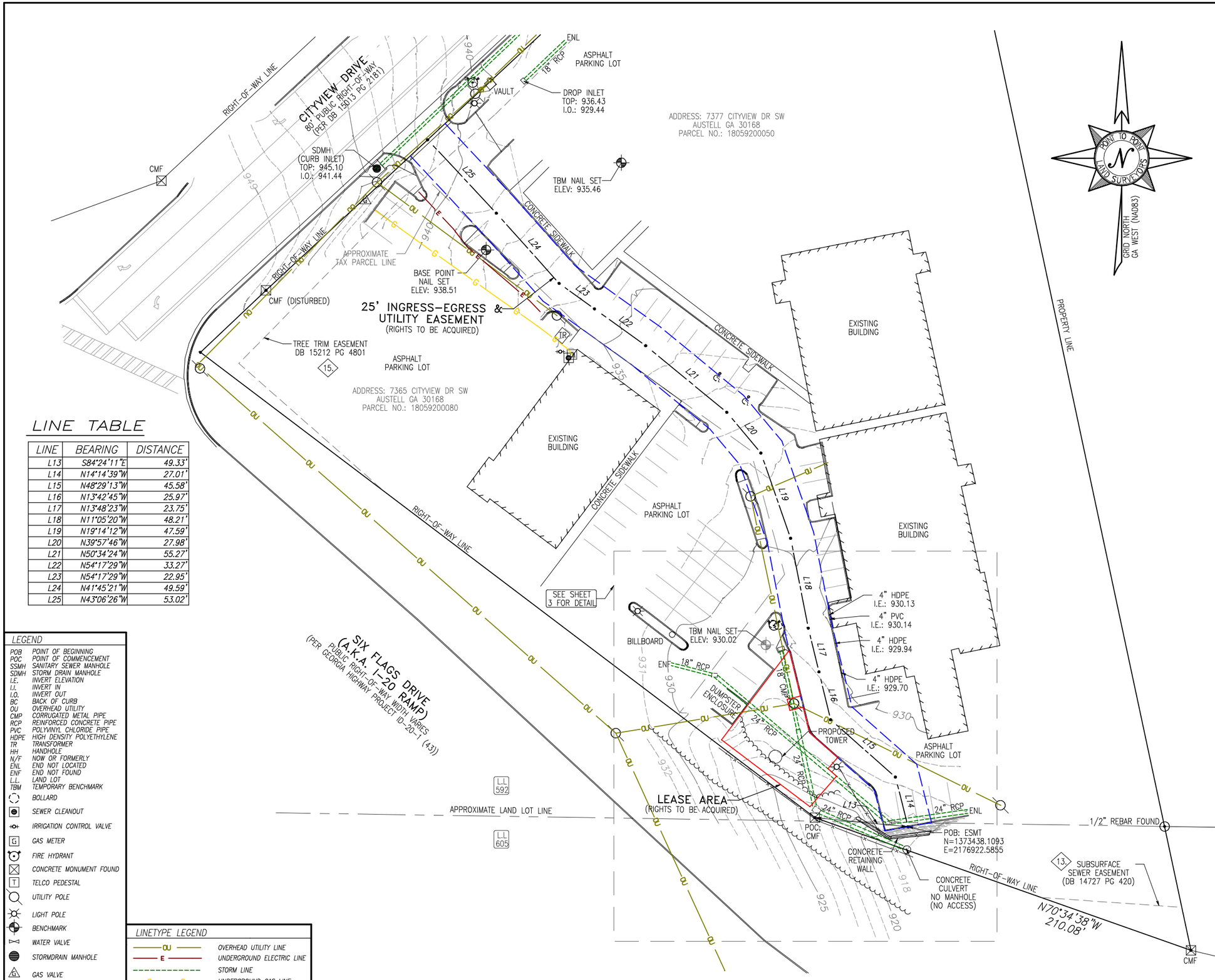
SURVEY NOT VALID WITHOUT THE SEAL OF A LAND SURVEYOR



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

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POC	POINT OF COMMENCEMENT
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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)

25 0 50 100
GRAPHIC SCALE IN FEET
SCALE: 1" = 50' (11x17)

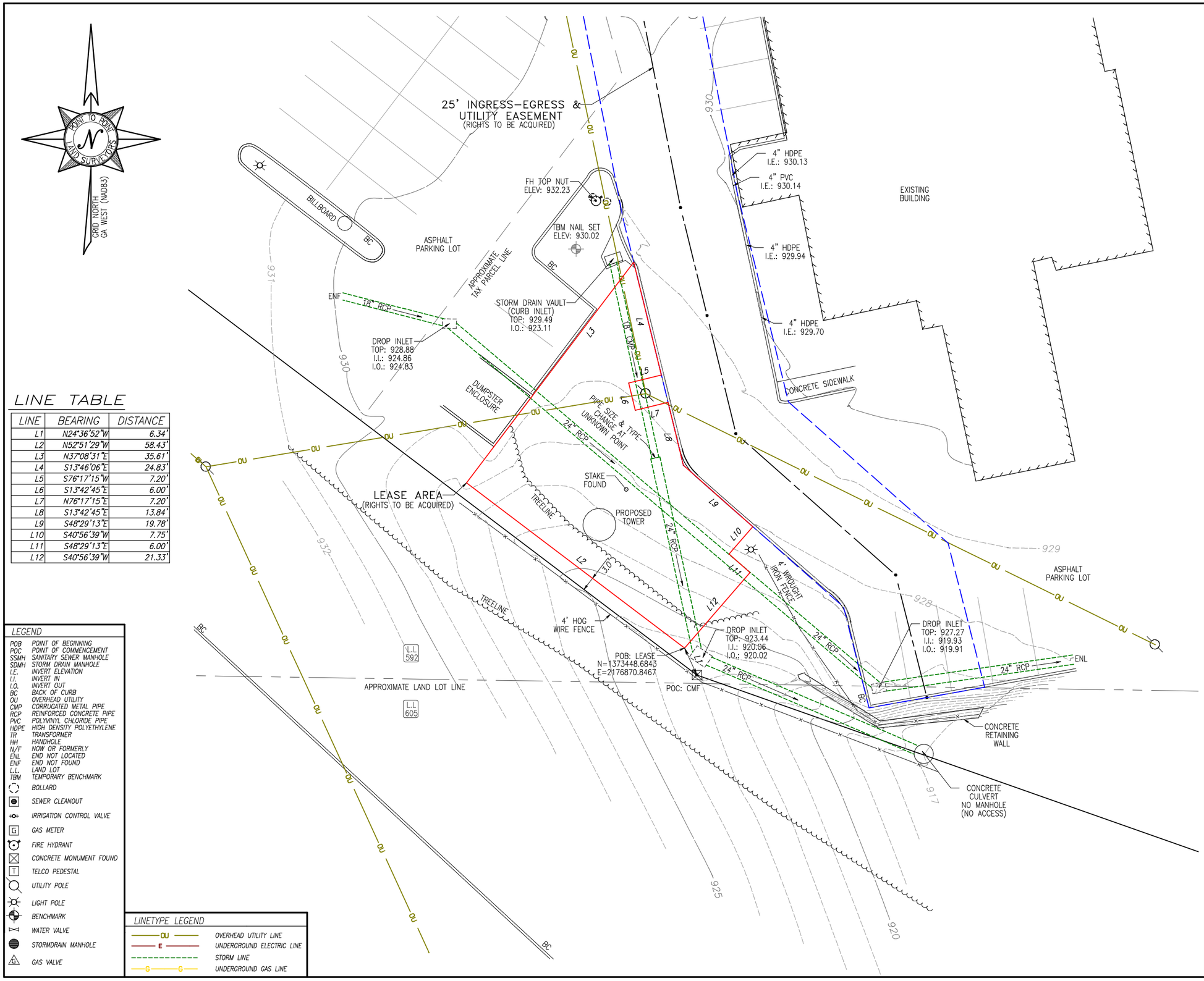
NO.	DATE	REVISION
1.	1/23/26	ADD TITLE
2.	1/23/26	CERT. UPDATE

DRAWN BY: RMR
CHECKED BY: JKL
APPROVED: D. MILLER
DATE: 12/11/2025
P2P JOB #: 251560GA

SHEET: 2 OF 4

E:\Point To Point Dropbox\P2P Current Jobs\2025\251560GA-Super 8\251560GA.pro

SURVEY NOT VALID WITHOUT THE SEAL OF THE SURVEYOR



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.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

GEORGIA PROFESSIONAL LAND SURVEYOR No. 3433 DAVID MICHAEL MILLER

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.

01/23/26

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

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* SPECIFIC PURPOSE SURVEY PREPARED BY:

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

SPECIFIC PURPOSE SURVEY PREPARED FOR:

Municipal Communications LLC
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

LEASE AREA DETAIL SHEET

10 0 20 40
GRAPHIC SCALE IN FEET
SCALE: 1" = 20' (11x17)

NO.	DATE	REVISION
1.	1/23/26	ADD TITLE
2.	1/23/26	CERT. UPDATE

DRAWN BY: RMR
CHECKED BY: JKL
APPROVED: D. MILLER
DATE: 12/11/2025
P2P JOB #: 251560GA

SHEET: 3 OF 4

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SURVEY NOT VALID WITHOUT THE SEAL OF THE SURVEYOR

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.

GEORGIA PROFESSIONAL No. 3433 LAND SURVEYOR DAVID MICHAEL MILLER

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.

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* SPECIFIC PURPOSE SURVEY PREPARED BY:

POINT TO POINT LAND SURVEYORS P2P

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:

Municipal Communications LLC
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

TITLE REVIEW &
LEGAL DESCRIPTIONS
SHEET

10 0 20 40
GRAPHIC SCALE IN FEET
SCALE: 1" = 20' (11x17)

NO.	DATE	REVISION
1.	1/23/26	ADD TITLE
2.	1/23/26	CERT. UPDATE

DRAWN BY: RMR
CHECKED BY: JKL
APPROVED: D. MILLER
DATE: 12/11/2025
P2P JOB #: 251560GA

SHEET: 4 OF 4

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SURVEY NOT VALID WITHOUT THE SEAL AND SIGNATURE

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 – 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

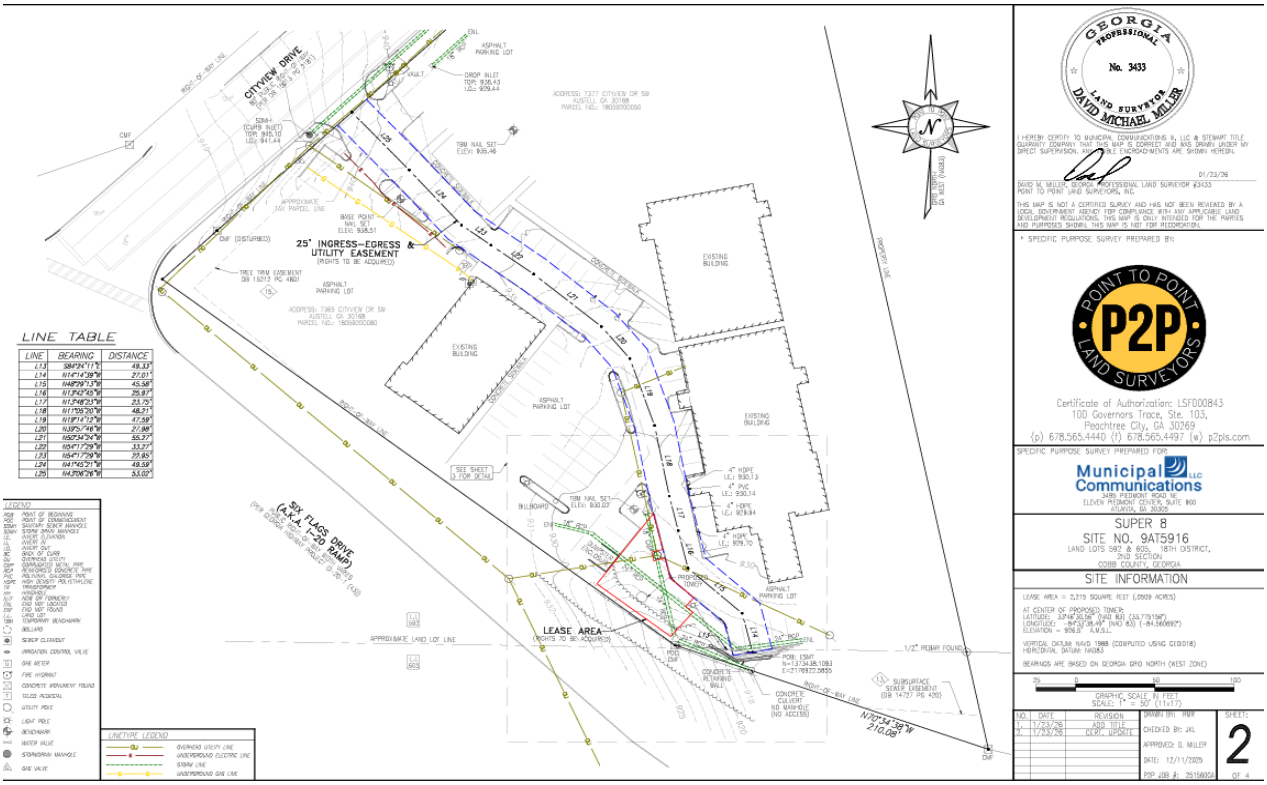
FUTURE LAND USE MAP

Star: Location of Subject Property

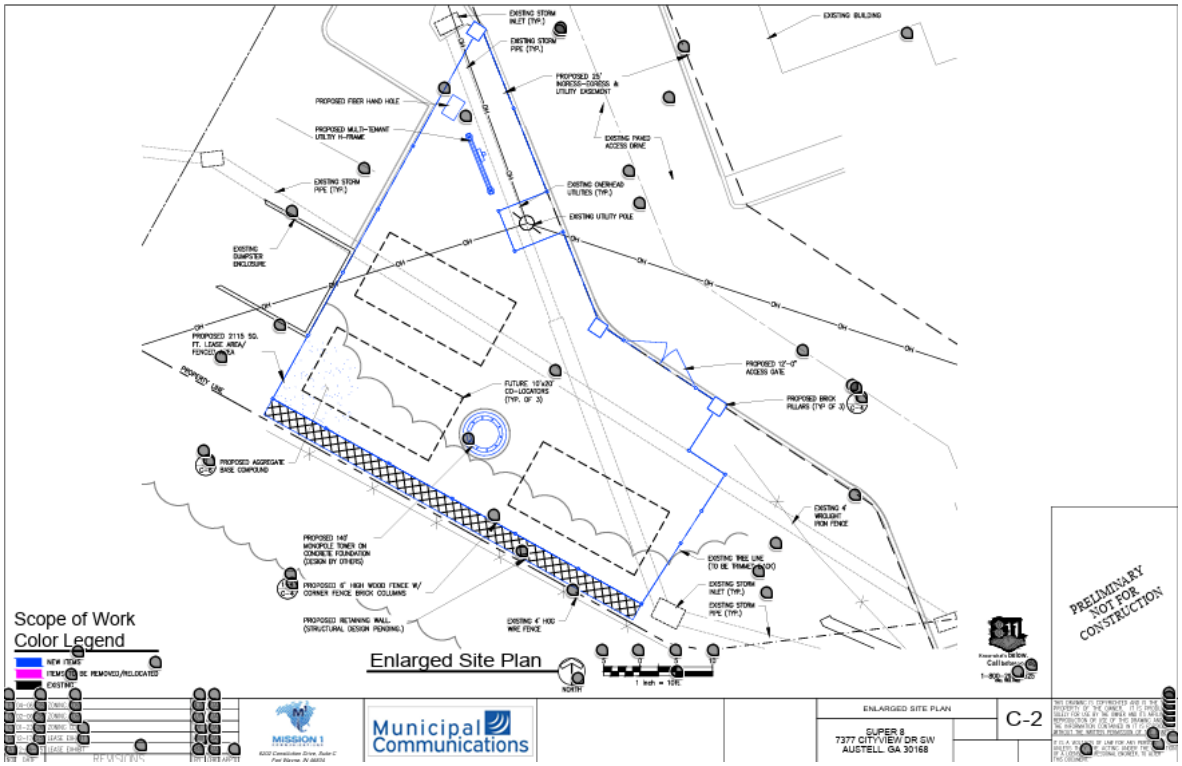
AERIAL MAP

Star: Location of Subject Property

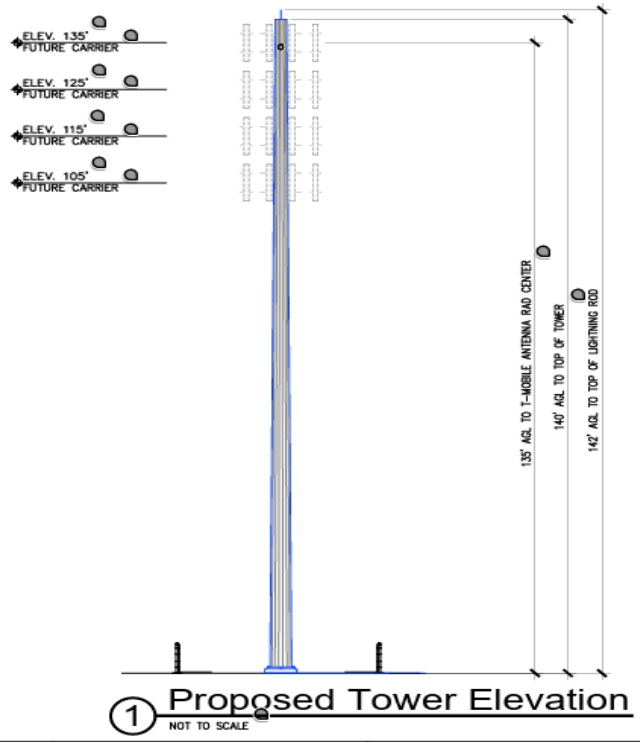
SITE PLAN

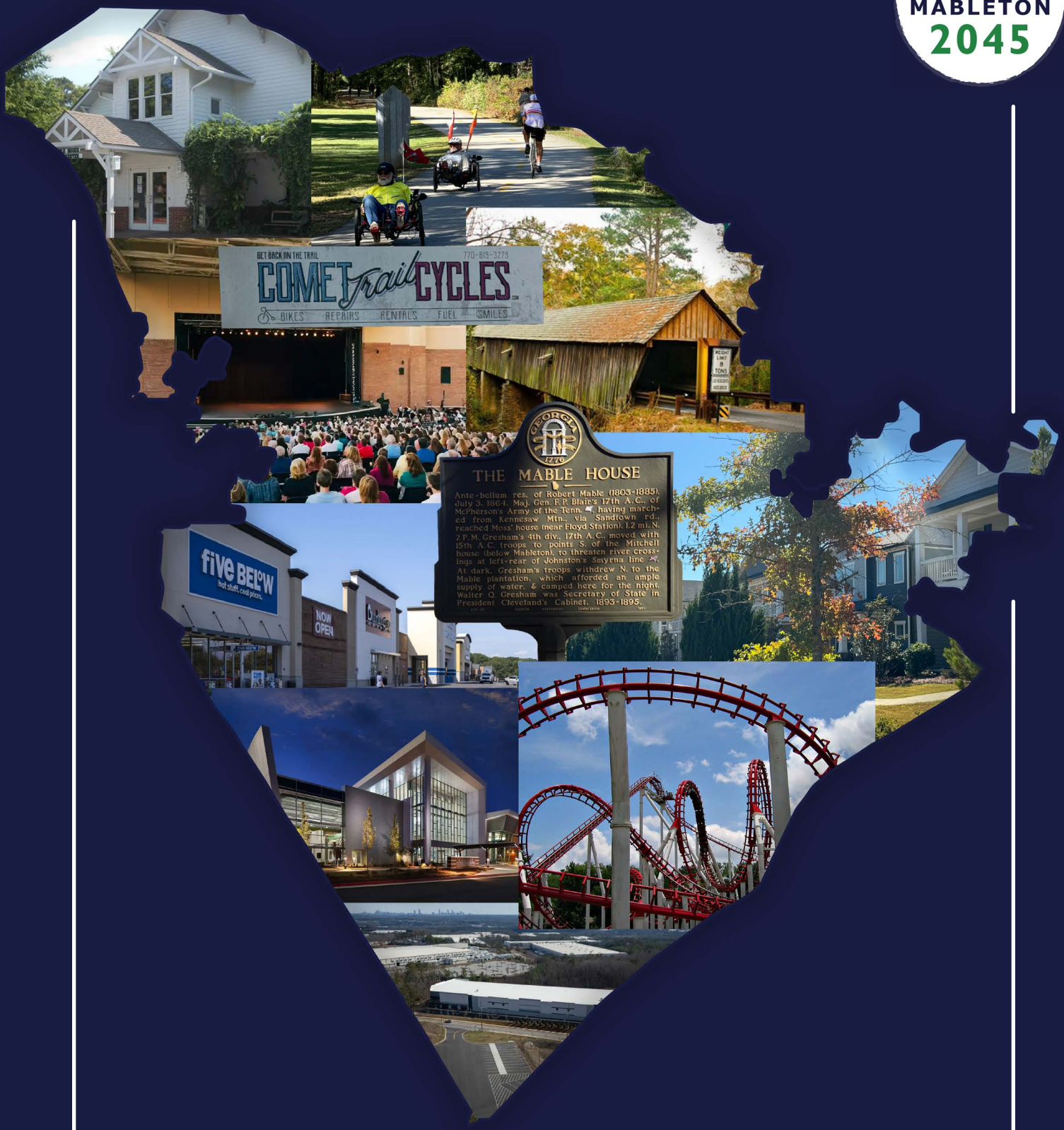


ENLARGED SITE PLAN



PROPOSED ELEVATION





The City of Mableton's Inaugural Comprehensive Plan

Final Draft // 8.20.2026

Project Team

City Staff

William B. Tanks, City Manager
Michael Hughes, Community Development Director
Tina Garver, Community Development Deputy Director
Artie Jones, Economic Development Director
Christopher Wheeler, Planning and Zoning Manager
Sunday Odudu, Senior Planner
Latemia Richards, Planner II
Lily Smith, City Manager's Office

Steering Committee

Cassandra Brown, District 4 Representative
Samuel Culbreath III, District 6 Representative
Terry Cummings, Elected Official
Cheryl Davis, District 5 Representative
Lisa Davis, District 3 Representative
Joyce Edgens, District 4 Representative
Corey Ferguson, Commercial Development Representative
Jason Gaines, Mableton Development Authority
Tina Garver, Deputy Director, Community Development
Michael Hughes, Director, Community Development
Brad Humprey, Transportation Representative
Jarod Langford, Business Owner
Robin Meyer, Planning Commission
Salvador Mojica, Business Owner
Donte Philpot, Planning Commission
Ray Thomas, Mableton Improvement Coalition
Rep. Denny Wilson, District 2 Representative

Consultant Team

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TSW
Contente Consulting
Noell Consulting Group
Atlas Technical Consultants

Mayor Michael Owens

Mayor Pro Tem Ron Davis

Councilmember Michael McNeely

Councilmember Keisha Jeffcoat

Acknowledgments

Mayor and City Councilmembers

Mayor Michael Owens
Mayor Pro Tem Ron Davis, District 1
Councilmember Michael McNeely, District 2
Councilmember Keisha Jeffcoat, District 3
Councilmember Cassandra Brown, District 4
Councilmember T.J. Ferguson, District 5
Councilmember Debora Herndon, District 6

Planning Commission

Donte Philpot, Chair
Robin Meyer, Vice Chair
Cheryl Davis, Commissioner
Jeanette Hardee, Commissioner
Undriss Miller, Commissioner
Carl Valenzano, Commissioner
Vinis Walker, Commissioner

Councilmember Cassandra Brown

Councilmember TJ Ferguson

Councilmember Debora Herndon

Images: unless otherwise credited, all images are from Grice and TSW

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INTRODUCTION

Overview: Mableton 2045 Comprehensive Plan

Mableton 2045 is a long-range, policy-oriented framework to guide growth, investment, and community wellbeing in the City of Mableton through the year 2045. The Plan translates community values, technical analysis, and planning best practices into an actionable roadmap that balances economic opportunity with livability, resilience, and equity. It is intended to:

- Provide a clear vision and priorities for land use, transportation, housing, economic development, environment, cultural resources, and historic preservation.
- Align public investment and permitting decisions with community goals.
- Create measurable actions, responsible parties, and funding strategies to implement the Plan.
- Preserve what residents value about Mableton while preparing for growth and change.

This Overview distills the Plan's key findings, the public engagement process, the existing conditions, the plan structure, and the community vision.

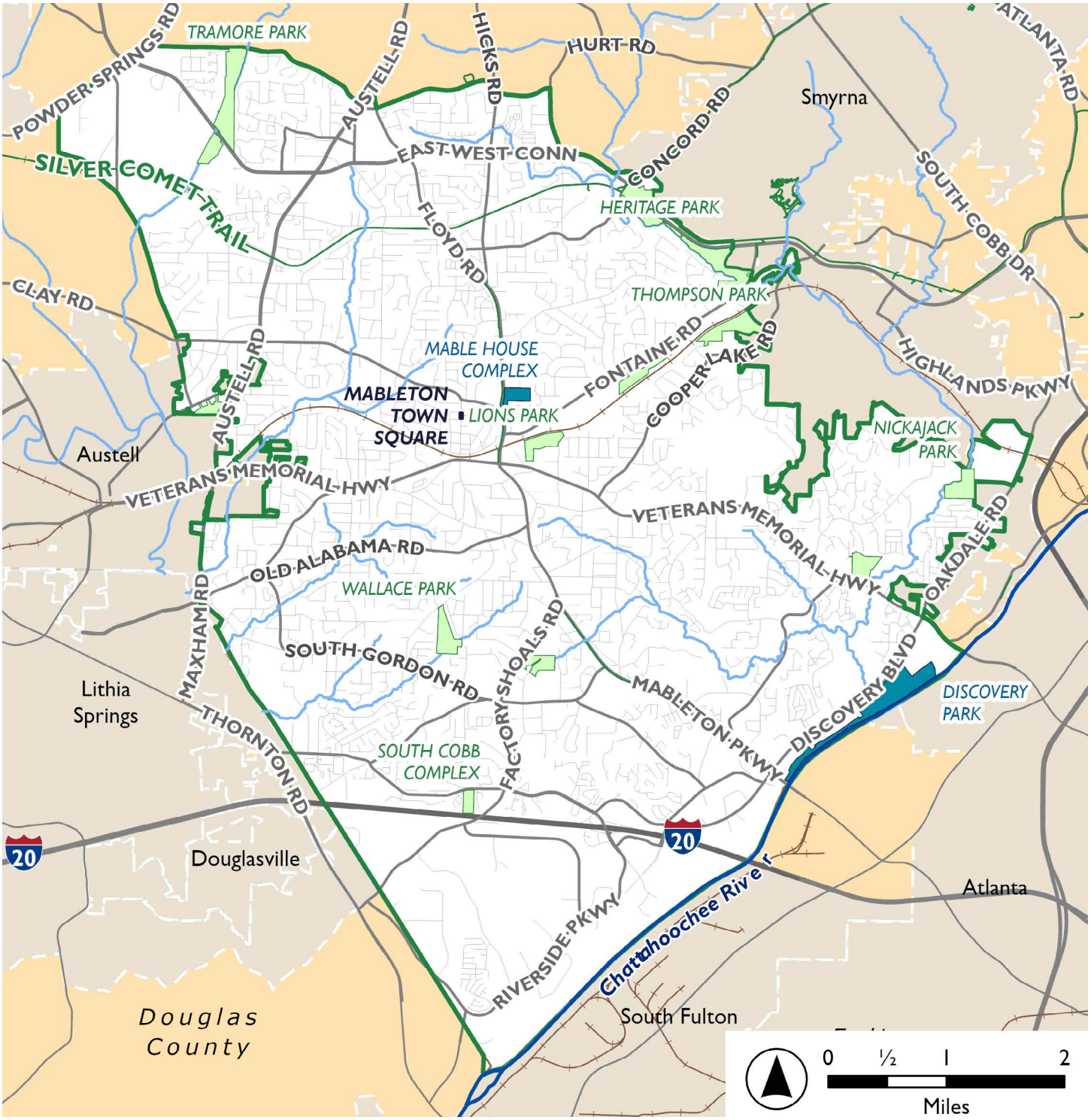
Purpose of the Comprehensive Plan

The Mableton 2045 Comprehensive Plan establishes the long-range policy direction for the City of Mableton, Georgia for the next twenty years. As both a newly incorporated municipality and a rapidly evolving community within Cobb County and the Atlanta metropolitan region, Mableton faces unique opportunities and challenges that require a clear, forward-looking

The Mable House; credit: Grice Consulting Group

framework to guide sustainable, equitable, and fiscally responsible growth. The Comprehensive Plan is the City's official statement of vision and intent: it outlines how land will develop, how infrastructure will expand, how natural resources will be protected, and how quality of life will be strengthened for current and future generations.

This Plan is more than a regulatory requirement. It is a strategic blueprint designed to support informed decision-making by elected officials, staff, developers, and residents. It promotes coordinated land-use patterns, targeted economic investment, resilient infrastructure, improved mobility options, environmental stewardship, and an inclusive community where opportunity is accessible to all. The policies and strategies contained in Mableton 2045 provide the foundation for zoning updates,



LEGEND

- Mableton City Limits
- Surrounding Cities
- Surrounding Counties
- Mableton Town Square
- Parks
- Historic Sites
- Interstates
- Arterials
- Other Roads
- Railroads

capital improvements planning, budget priorities, and public-private partnerships. Ultimately, this Plan positions Mableton to grow intentionally, preserve its character, and strengthen its identity as a thriving city.

Planning Context and the Importance of This Moment

01 *A New City with Long-Standing Roots*

Although the City of Mableton was officially incorporated in 2022, the community itself has existed for more than a century. Its neighborhoods, civic institutions, historic corridors, and strong sense of culture reflect deep roots and generational ties. As a newly formed city, Mableton now has the authority and responsibility to chart its own course, setting priorities for development, services, infrastructure, and fiscal investment. The 2045 Plan is the first opportunity to define a long-term direction that honors its history while embracing the potential of cityhood.

Regional Pressures and Local Opportunities

Mableton's location within the dynamic Atlanta metropolitan region places it at the intersection of powerful demographic, economic, and environmental trends. The Atlanta region continues to grow rapidly, bringing rising demand for housing, diverse job opportunities, new mobility patterns, and shifting development pressures. Mableton's proximity to major employment centers, interstate corridors, and regional transportation networks positions it as an attractive destination for residents and businesses alike.

At the same time, the community faces challenges common in maturing suburban environments: traffic congestion, aging infrastructure, affordability pressures, flood-vulnerable areas, and incomplete pedestrian networks. The Plan addresses these conditions by aligning local policy with regional growth projections, strengthening transportation connections, modernizing land-use tools, and preparing for long-term environmental resilience.

Why Planning Now Matters

The Mable House; credit: Grice Consulting Group

Concord Covered Bridge; credit: City of Mableton

02 The early years of cityhood present a critical window for establishing policies that will shape Mableton's development trajectory for decades. Decisions made in this formative period—regarding zoning, public facilities, economic priorities, transportation investments, and environmental protections—will determine whether the City grows in a coordinated, resilient, and equitable manner. A strong Comprehensive Plan ensures:

- Growth occurs in the right locations, at the right scale, and in ways that support fiscal sustainability.
- Housing options meet the needs of families, young professionals, seniors, and people with diverse incomes.
- Transportation systems evolve to include safe walking, biking, and transit options—not only automobile-focused design.
- Natural resources, tree canopy, and waterways are protected as essential community assets.
- Economic opportunities expand for small businesses, entrepreneurs, and residents seeking upward mobility.
- Public facilities and services keep pace with population growth and community expectations.

The Mableton 2045 Plan leverages the momentum of incorporation to build a shared, durable vision grounded in community values and technical reality.

Planning Process & Community Engagement

03 The creation of the Mableton 2045 Comprehensive Plan followed a multi-phase, inclusive planning process designed to reflect broad community input, technical analysis, and intergovernmental coordination.

Stakeholder Engagement

Engagement efforts included in-person and virtual activities designed to reach residents, business owners, faith communities, civic leaders, youth, and historically underrepresented groups. Engagement formats included:

- Open houses and community workshops to discuss land use, housing, mobility, and economic development.
- Pop-up events at parks, community centers, and commercial areas to bring outreach to residents where they already gather.
- Stakeholder interviews and focus groups involving business owners, neighborhood associations, school partners, and local institutions.
- Digital engagement, including web-based surveys, interactive maps, and feedback portals, to ensure broad participation.

The result is a plan that reflects the voices, priorities, and aspirations of the entire community—not solely those who traditionally participate in planning.

Technical Analysis

A comprehensive technical analysis informed the Plan's strategies. This analysis included:

- Demographic and socioeconomic trends: growth patterns, age distribution, household composition, and income trends.
- Land-use inventory and conditions assessment: zoning, parcel characteristics, redevelopment opportunities, and building patterns.
- Housing needs assessment: affordability gaps, housing stock conditions, demand projections, and "missing middle" opportunities.
- Transportation and mobility analysis: roadway

Mabel House; credit: Grice Consulting Group

Comet Trail Cycles; credit: Grice Consulting Group

Discovery Boulevard; credit: Grice Consulting Group

conditions, congestion points, sidewalk and bike network gaps, transit access, and safety.

- Economic development market scan: employment sectors, commercial market trends, business retention/expansion needs, and workforce alignment.
- Environmental and resilience assessment: stormwater conditions, flood risk, heat vulnerability, open space distribution, and tree canopy.
- Cultural resource review: parks, schools, utilities, broadband, public safety, and facility conditions.
- Historic preservation assessment: Concord Covered Bridge Historic District, Johnston's River Line, and Downtown Mableton and Mable House.

The integration of community input with technical data ensures a Plan that is both visionary and grounded in real conditions.

Intergovernmental Collaboration

As a city located within Cobb County, Mableton relies on close coordination with county agencies, state partners, and adjacent municipalities. This Plan was developed with guidance from:

- Cobb County departments (transportation, water, public safety, parks, community development)
- Adjacent Cities, including Smyrna, Austell and Powder Springs
- Regional partners, including the Atlanta Regional Commission (ARC)
- State agencies, including the Georgia Department of Community Affairs (DCA)
- School districts and public service providers

This coordination ensures that the Plan aligns with regional infrastructure, economic, and environmental initiatives.

Planning Framework & Legal Basis

State Requirements

04

The Mableton 2045 Plan satisfies the State of Georgia's Minimum Standards and Procedures for Local Comprehensive Planning, as established by the Georgia DCA. The Plan includes all required elements:

Community Goals

Needs and Opportunities

- Land Use Element
- Transportation Element
- Housing Element
- Economic Development
- Natural Resources
- Community Facilities and Services

- Broadband Internet
- Implementation Program
- Compliance with state standards ensures the City remains eligible for key state funding programs, including the Community Development Block Grant (CDBG) and the Georgia Department of Transportation (GDOT) Local Maintenance and Improvement Grant (LMIG).

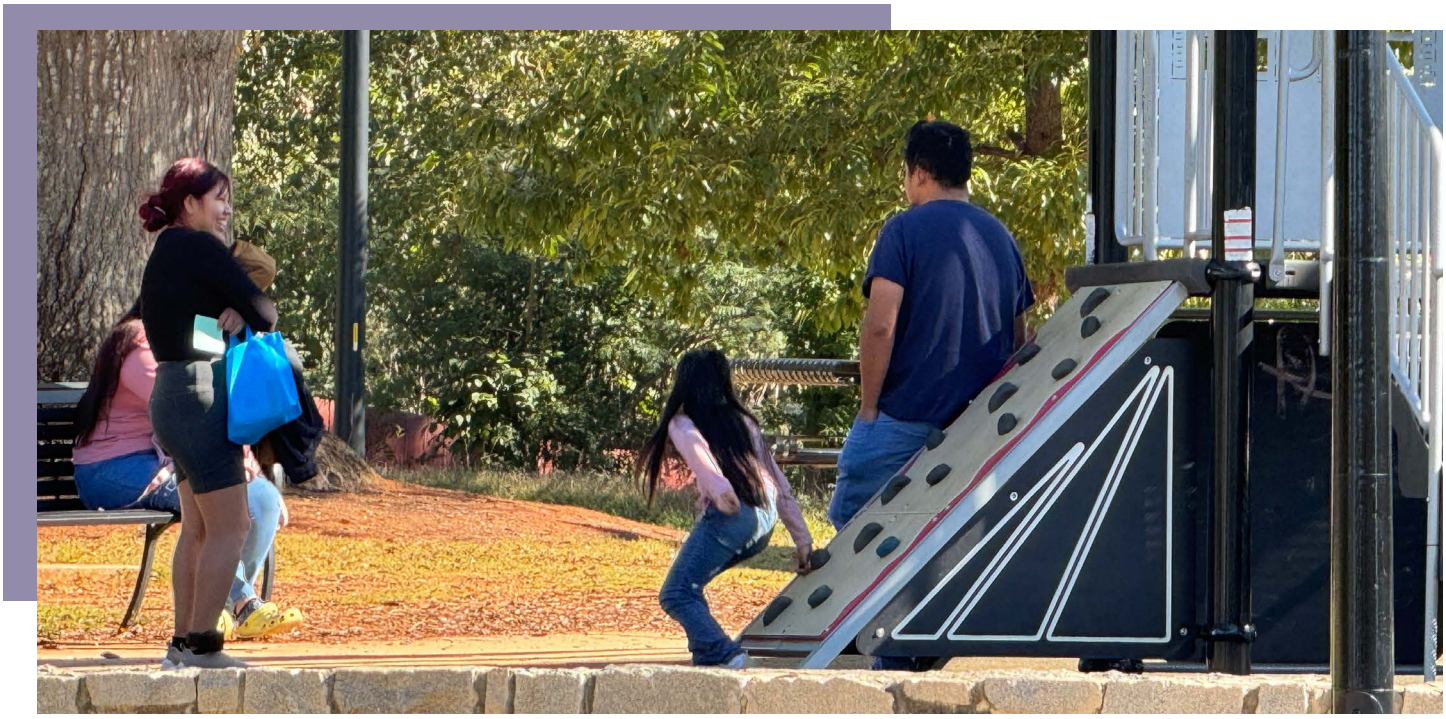
Relationship to Zoning and Development Regulations

The Comprehensive Plan is not a zoning ordinance; however, it guides the creation of zoning regulations, design standards, and development incentives. Zoning decisions are to be made "in accordance with a comprehensive plan," and this Plan provides the policy framework and justification for:

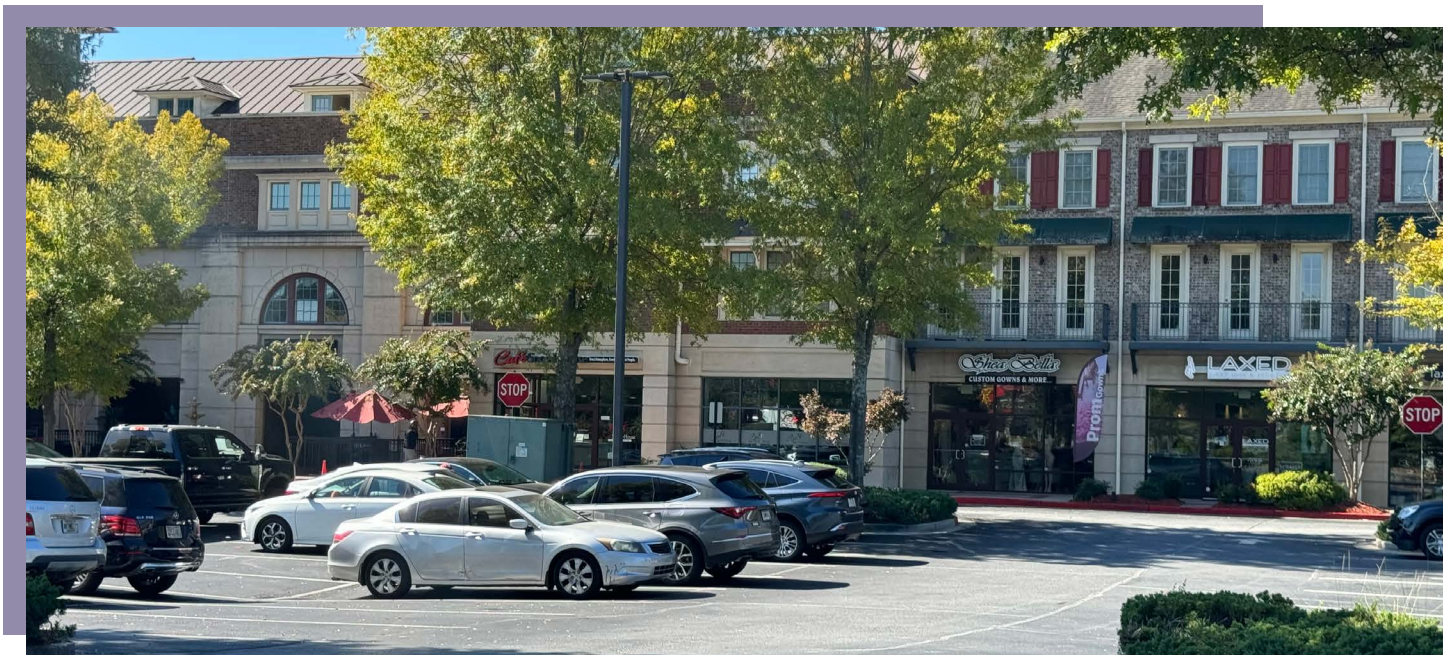
- Updating zoning districts
- Revising permitted uses
- Creating mixed-use and form-based districts
- Enabling missing-middle housing
- Protecting established neighborhoods
- Streamlining redevelopment processes
- Incentivizing public benefits such as affordable housing, open space, and infrastructure improvements

Implementation of this Plan will involve a coordinated update to the City's zoning code and development regulations.

Understanding Today's Conditions



Mableton Town Square County Park; credit: Grice Consulting Group



The Walk at Legacy Shopping Center; credit: Grice Consulting Group

05 The Introduction sets the stage for the detailed chapters that follow by summarizing the current conditions and trends shaping Mableton's future. These themes include:

Growth and Demographic Change

Mableton's population is projected to grow steadily, driven by its affordable housing relative to the region, its access to major job centers, and its appeal to both families and older adults. Demographic shifts—including more single-person households, aging residents, and increasing diversity—will shape housing demand, transportation needs, and public service delivery.

Land Use and Development Patterns

The City's development pattern reflects a suburban form with a mix of established neighborhoods, commercial corridors, older strip commercial centers, and pockets of underutilized land. These areas present opportunities for targeted infill redevelopment, mixed-use activity centers, and improved urban design standards.

Housing Needs

As in the larger region, housing affordability is an increasing concern. The City faces pressure to preserve existing affordable units, rehabilitate aging housing, and diversify housing types to meet the needs of different household sizes and income levels.

Transportation and Mobility Constraints

Many residents rely on automobiles due to limited transit options and incomplete pedestrian and bicycle networks. Congestion along major corridors, safety concerns for pedestrians, and limited last-mile connectivity highlight the need for multi-modal transportation investments.

Economic Positioning

Mableton has a strong foundation of small businesses and local entrepreneurship, but opportunities exist to enhance commercial corridors, support business growth, develop a more diverse industry, and strengthen workforce

pathways that align with regional job markets.

Environment and Resilience

Flood-prone areas, aging stormwater systems, and declining tree canopy present resilience challenges. The City has significant potential to expand green infrastructure, protect natural assets, and prioritize sustainability in both public and private development.

Public Facilities and Services

As the City grows, public safety, parks, utilities, and community facilities must scale accordingly. Planning for these investments is critical to delivering high-quality services and maintaining fiscal stability.

Structure of the Comprehensive Plan

06 The Mableton 2045 Plan is organized into a set of coordinated chapters that build from vision to implementation:

1. Plan Context
2. Land Use
3. Economic Development
4. Housing
5. Transportation
6. Environment and Sustainability
7. Cultural Resources
8. Historic Preservation
9. Broadband Element
10. Community Work Program

Each chapter includes goals, policies, strategies, and priority actions aligned with Mableton's vision and the community's values.

A Vision for 2045

07 The Introduction concludes by anchoring the Plan in a shared vision for the future:

By 2045, Mableton will be a connected, vibrant, resilient, and inclusive city—where thriving neighborhoods, diverse housing options, small businesses, high-quality public spaces, and green corridors support an exceptional quality of life for residents of all ages and backgrounds.

This vision is reinforced throughout the Plan and provides the basis for strategic decisions over the next twenty years.

Looking Ahead

08 This Comprehensive Plan marks the beginning—not the end—of a long-term effort to shape Mableton's future. Implementation will require:

Leadership from elected officials

- Collaboration across departments
- Active engagement from residents and stakeholders
- Partnerships with regional agencies, nonprofits, and private development
- Consistent monitoring and transparent reporting

The decisions made today through Mableton 2045 will determine the city's ability to prosper sustainably, equitably, and efficiently. With the adoption and implementation of this Plan, Mableton is well-positioned to build a future worthy of its history, its people, and its potential.

Plan Highlights

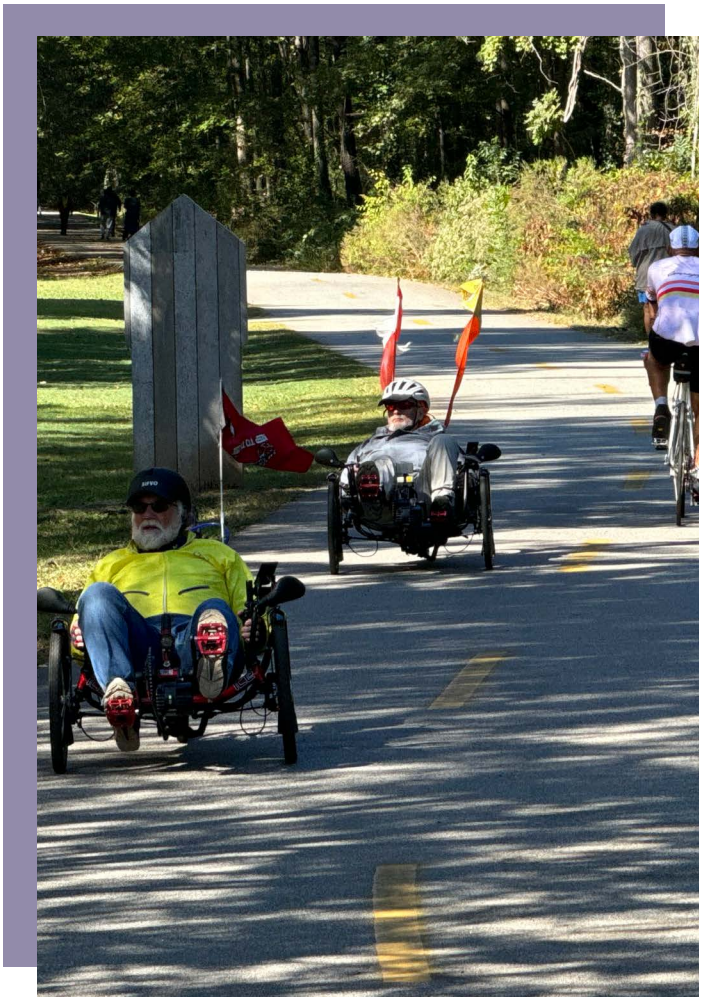
Community Vision & Guiding Principles

Vision statement

—

By 2045, Mableton will be a connected, inclusive, and resilient city where vibrant neighborhoods, thriving small businesses, and green corridors create healthy, prosperous lives for residents of all ages and incomes. Mableton celebrates local identity, promotes equitable opportunity, and stewards natural resources for future generations.

Mable House Barnes Amphitheatre; credit: Grice Consulting Group



Silver Comet Trail; credit: Grice Consulting Group

Guiding principles

01 Equity: Prioritize policies that reduce displacement, increase affordable housing, and ensure equitable access to services and opportunity.

02 Sustainability & Resilience: Protect natural systems, reduce greenhouse gas emissions, and increase resilience to flooding and heat.

03 Walkable, Mixed-Use Neighborhoods: Support compact, human-scaled development around commercial nodes and transit corridors.

04 Mobility Choice: Expand safe, multimodal options — walking, biking, transit — while managing car travel efficiently.

05 Local Economy & Jobs: Support small business growth, entrepreneurship, job training, and place-making.

06 Fiscal Responsibility & Implementation: Tie policies to financing strategies and clear performance measures.

Key Trends & Needs Assessment

Population & demographics

- The City projects steady population growth through 2045 driven by regional job markets and housing demand.
- Increasing household diversity: more single-person and aging households alongside families.
- Affordability pressures risk displacement of lower-income households without proactive policies.

Housing

- Shortage of affordable units at a range of incomes.
- Aging housing stock in some neighborhoods needs repair and modernization.
- Demand for smaller-unit types (townhomes, condos, accessory dwelling units) is rising.

Economy & employment

- Concentration of small retail and service businesses; opportunity to diversify into tech, creative industries, and light manufacturing.
- Workforce development gaps exist between resident skills and high-growth occupations.

Transportation & mobility

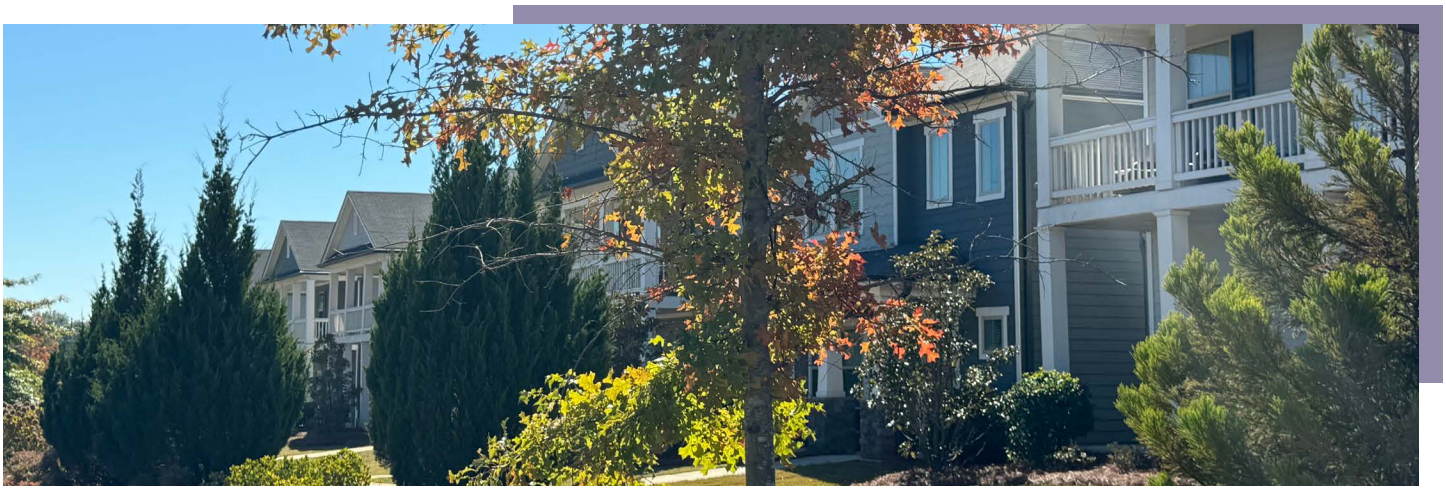
- Corridors experience congestion during peak periods; limited transit frequency and coverage.
- Sidewalk and bicycle network gaps reduce active-transportation options and safety.
- Opportunity to better connect neighborhoods to regional transit and employment centers.

Environment & infrastructure

- Portions of the city are vulnerable to stormwater flooding.
- Aging water, sewer, and stormwater systems need targeted upgrades.
- Open space and tree canopy lost to development pressure in some areas.

Public services

- Schools, parks, public safety, and community facilities must scale with growth; opportunities to co-locate services and improve accessibility.



Willowcrest Townhomes; credit: Grice Consulting Group

Comet Trail Cycles; credit: Grice Consulting Group

Land Use

Major Goal: Create a more vibrant, walkable, and economically diverse Mableton by establishing a true city center, encouraging reinvestment, and directing growth to strategic locations while protecting established neighborhoods.

Key Strategies

- Develop a new mixed-use City Center near Veterans Memorial Highway, Floyd Road, and Mableton Parkway.
- Adopt a Mableton-specific zoning ordinance aligned with the City's vision and character areas.
- Promote redevelopment around major assets such as Six Flags, the Silver Comet Trail, Discovery Park, and the Chattahoochee River.
- Encourage walkable mixed-use villages and improve corridor redevelopment opportunities.
- Protect neighborhood character while accommodating new housing and commercial investment.

Economic Development

Major Goal: Foster a resilient and diversified economy that supports local businesses, attracts investment, creates jobs, and enhances Mableton's identity as a destination.

Key Strategies

- Establish a downtown and network of walkable activity centers.
- Strengthen the Six Flags and Riverside Parkway area as a regional entertainment destination.
- Support small businesses through technical assistance, façade improvements, and entrepreneurship programs.
- Expand office and employment opportunities while maintaining the City's industrial base.

- Improve the image and attractiveness of key commercial corridors and gateways.

Housing

Major Goal: Provide a diverse, affordable, and accessible housing supply that meets the needs of residents of all ages, incomes, and household types.

Key Strategies

- Expand housing choices through missing-middle housing, ADUs, duplexes, and townhomes.
- Preserve and create affordable housing opportunities.
- Encourage housing within mixed-use and walkable centers.
- Support seniors aging in place through accessible housing options and flexible housing policies.
- Partner with schools and community institutions to strengthen family-oriented neighborhoods.

Transportation

Major Goal: Create a safe, connected, and multimodal transportation system that improves mobility, accessibility, and quality of life for all users.

Key Strategies

- Expand sidewalks, trails, bicycle facilities, and pedestrian connections.
- Improve transit service, regional connectivity, and first/last-mile access.
- Implement Complete Streets principles across major corridors.
- Improve roadway safety through traffic calming, Vision Zero strategies, and corridor improvements.
- Invest in smart transportation technologies and infrastructure modernization.

Environment and Sustainability

Major Goal: Protect Mableton's natural resources while expanding recreational access, enhancing resilience, and promoting sustainable growth.

Key Strategies

- Reduce littering and illegal dumping through enforcement, education, and expanded recycling programs.
- Increase access to parks, waterways, trails, and natural areas.
- Protect wetlands, floodplains, streams, and environmentally sensitive areas.
- Expand the tree canopy and improve landscaping along major corridors.
- Invest in green infrastructure and stormwater management solutions.

Cultural Resources

Major Goal: Strengthen Mableton's identity by expanding arts, culture, entertainment, and community programming opportunities throughout the city.

Key Strategies

- Increase arts and cultural programming for residents of all ages.
- Support local artists, performers, and creative businesses.
- Expand public art and placemaking initiatives

throughout the community.

- Build upon cultural anchors such as the Mable House Complex, Riverside EpiCenter, and Six Flags.
- Enhance community events, festivals, and cultural celebrations.

Historic Preservation

Major Goal: Preserve and celebrate Mableton's historic and cultural heritage while integrating historic resources into future growth and redevelopment efforts.

Key Strategies

- Protect significant historic resources such as Historic Downtown, the Concord Covered Bridge District, the River Line area, and the Mable House Complex.
- Establish preservation policies, inventories, and design guidelines.
- Promote rehabilitation and adaptive reuse of historic structures.
- Expand public education and storytelling through interpretive signage, oral histories, and public art.
- Integrate preservation into redevelopment and placemaking initiatives.

Broadband

Major Goal: Establish universal, affordable, and future-ready broadband service as essential infrastructure supporting residents, businesses, education, and municipal operations.

Key Strategies

- Expand fiber-optic infrastructure and improve broadband access citywide.
- Promote digital equity through affordability and digital literacy programs.
- Coordinate broadband deployment with infrastructure projects through a "dig once" approach.
- Update development regulations to require broadband-ready infrastructure.
- Pursue partnerships and funding opportunities, including Broadband Equity, Access, and Deployment (BEAD), USDA ReConnect, and Georgia broadband programs.

Community Work Program

Approach: Implementation is organized around a five-year horizon with assigned lead agencies, partners, estimated costs, and funding strategies. Some projects are called out as long-term actions, which would be implemented beyond the 5-year work period.

Shopping center on Floyd Road; Credit Grice Consulting Group

Conclusion & Call to Action

Mableton 2045 is an aspirational yet pragmatic blueprint. It balances the community's desire to preserve neighborhood character with the realities of growth, changing household needs, and climate risk. The Mableton 2045 Plan's success depends on three things:

1. Political will and leadership to adopt code changes, dedicate funding, and form partnerships.
2. Sustained community engagement so residents shape, own, and benefit from implementation.
3. Measured, accountable action with clear metrics, regular reporting, and flexible course corrections.

By implementing the strategies in Mableton 2045, the City of Mableton can foster an inclusive local economy, ensure safe and affordable homes, create healthy neighborhoods connected by people-centered streets, and protect its natural systems — positioning Mableton as a resilient, prosperous community well into the mid-21st century.

Willowcrest Townhomes; credit: Grice Consulting Group

CHAPTER 1

Plan Context

A NEW DAY FOR MABLETON

The City of Mableton stands at a pivotal moment in its history.

Officially incorporated in 2022, Mableton is embarking on the development of its first-ever Comprehensive Plan—a long-term visioning and policy framework that will guide the city's growth, development, and preservation efforts through the year 2045. This Mableton 2045 inaugural plan is more than a state-mandated planning requirement; it is an opportunity for residents, businesses, civic organizations, and regional partners to shape the future of Mableton in a way that honors its past, addresses its current needs, and positions the community for a vibrant, resilient future.

As the first significant planning effort of the new city, the Mableton 2045 Comprehensive Plan will set the tone for governance, land use, infrastructure investment, economic development, housing, transportation, environmental stewardship, and quality-of-life initiatives over the next two decades. To build this long-term vision on a foundation of facts, data, and community input, the planning process begins with the Existing Conditions Assessment—a comprehensive review of where Mableton stands today.

The Existing Conditions Assessment is a baseline snapshot of the community's demographic, economic, environmental, housing, transportation, and land use characteristics. It identifies strengths to build upon, challenges to address, and trends that will influence the city policy makers' decision-making in the years ahead. This initial assessment will serve as the evidence base for future policy recommendations and strategic actions contained in the Mableton 2045 Comprehensive Plan.

Why This Plan Matters Now

Mableton's emergence as a new city presents a rare planning opportunity: to design policies, programs, and investment priorities from the ground up. Without decades of entrenched municipal structures, Mableton can be intentional about the kind of community it becomes—leveraging lessons from other cities, regional best practices, and the aspirations of its residents.

At the same time, Mableton must navigate complex challenges, including:

- Managing growth within the fast-developing Atlanta metro area.
- Preserving community identity amid regional development pressures.
- Addressing infrastructure needs inherited from pre-incorporation governance.
- Ensuring equitable access to housing, transportation, and economic opportunities.
- Maintaining fiscal sustainability as a new municipal government.

The Comprehensive Plan provides a framework for tackling these issues in a coordinated, strategic way—ensuring that short-term decisions align with long-term goals.

Guiding Principles

While the Mableton 2045 Comprehensive Plan will contain specific policies and actions, the entire process will be guided by the following principles:

- Data-Driven Decision-Making
- Equity and Inclusion
- Fiscal Responsibility
- Sustainability and Resilience
- Community-Driven Engagement
- Regional Collaboration

Goals of Mableton 2045

The Mableton 2045 Comprehensive Plan aims to achieve the following overarching goals:

Create a Shared Vision for the Future

Engage residents, business owners, civic leaders, and regional partners in a collaborative process to define what Mableton should look and feel like in 2045.

Guide Responsible Growth and Development

Establish land use policies that balance new investment with the preservation of existing neighborhoods, cultural heritage, and natural resources.

Enhance Quality of Life

Ensure that all residents—regardless of age, income, or background—have access to quality housing, safe transportation options, green spaces, cultural amenities, and economic opportunities.

Promote Economic Vitality

Support a diversified local economy that provides stable employment, fosters entrepreneurship, and attracts strategic investment while maintaining the community's character.

Advance Environmental Stewardship

Protect natural resources, promote sustainable development practices, and increase resilience to climate and environmental changes.

Foster an Inclusive and Engaged Community

Build a culture of civic participation where all voices are heard and valued in decision-making.

Structure of the Plan

The development of the Mableton 2045 Comprehensive Plan has followed a structured, phased approach ***(Figure 1-2)***:

Existing Conditions Assessment

The initial phase, compiling baseline data and identifying issues and opportunities.

Visioning and Goal Setting

Engaging stakeholders to define the community's desired future.

Policy and Strategy Development

Crafting recommendations in land use, transportation, housing, economic development, parks, environmental sustainability, and other areas.

Implementation Plan

Establishing priorities, timelines, responsible parties, and funding strategies to bring the plan's vision to life.

Adoption and Monitoring

Formal adoption by the City Council and ongoing tracking of progress toward the plan's goals.

Figure 1-2: Mableton 2045 Schedule and Structure

COMMUNITY ENGAGEMENT

It has been an honor and a joy to help shape the vision for Mableton's future.

Collaborating with the Grice Consulting Group team, the general public and fellow committee members brought valuable ideas and perspectives. I look forward to Mableton growing into a vibrant city filled with arts, entertainment, and opportunities that benefit the entire community.

- Donte Philpot, Chair | Mableton Planning Commission

Engagement Approach

The Mableton 2045 Comprehensive Plan is grounded in equity, inclusivity, and intentional outreach reflecting the City of Mableton's commitment to shaping its future through the voices of its people. From the beginning, the City and its planning partners prioritized a broad, community-centered engagement process, recognizing the importance of public input in the city's first-ever comprehensive plan.

Engagement is structured across fact finding, goal setting, subarea planning and implementation starting in fall of 2024 to fall of 2025, with opportunities for residents and stakeholders to contribute through steering committee meetings, public meetings, focus groups, surveys, and pop-up events. Through a coordinated branding, communications, and outreach approach, historically underserved groups were intentionally targeted to increase awareness and participation.

Engagement Efforts

Steering Committee Meetings

At the core of the Mableton 2045 Comprehensive Plan is a dedicated Steering Committee. This group is a cross-section of community leaders, city officials, and regional partners assembled to guide the planning process with local insight, accountability, and vision. The committee is not simply advisory in name; it was an active, consistent presence that shaped the plan's direction, grounded lofty goals in lived experience, and served as a bridge between planning professionals and the broader public.

To date, the committee met at key milestones throughout the planning process, beginning November 2024 and extending through November 2025. These sessions were designed not only to inform committee members but to also actively engage them in dialogue and decision-making. Meetings included presentations on demographic trends, summaries of community feedback, previews of draft goals, and discussions of special focus areas across the city. Each meeting was structured to allow for open conversation, critical questioning, and strategic thinking. This allowed the committee to elevate ideas that might otherwise be overlooked and flag potential issues in engagement efforts before they emerged.

Steering Committee Meeting #1

Tuesday, November 12, 2024; 11:00am-1:15pm at the South Cobb Regional Library Thompson Community Room; 12 participants

Key Takeaways:

- The Steering Committee suggested that the City of Mableton needs a cohesive community identity with investments into placemaking initiatives
- Tourism and community development could be increased by improving infrastructure connectivity and zoning standards to attract diverse businesses

Steering Committee Meeting #2

Thursday, May 15, 2025; 9:00-11:00 am at the Mable House Art Center; 13 participants

Key Takeaways:

- Some roads are performing above their designed capacity. Functional classifications do not match current traffic patterns
- 70% of new residential construction in Mableton consists of townhomes, primarily due to affordability, while only 28% can afford a new townhome
- Mableton's hilly terrain offers scenic views and unique development potential, particularly near major corridors and vistas

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QUEEN

mprehensive Planning 101

Steering Committee Meeting #3

Wednesday, August 13, 2025; 9:00 – 11:00 am at the South Cobb Recreation Center; 6 participants

Key Takeaways:

- Land Use and Character Areas will be used to determine policy
- 11 Character Areas were identified and the participants identified the appropriate development for each during an interactive activity
- Special emphasis placed on community feedback on character area visioning

Steering Committee Meeting #4

Thursday, November 6, 2025; 9:00 – 11:00 am at Historic Mable House Art Center; 5 participants

Key Takeaways:

- Validation of goals
- Interactive session focused on determining types of development in each of the character areas and the level of appropriateness

Focus Group Meetings

Focus Groups served as another way for the project team to focus on specific populations within the planning process. These focus groups were based around the school board, large employers in the community, homeowner associations, faith-based groups, and non-profits in the community. This series of six virtual sessions gave the team time to reflect on specific issues that each group was facing and plan for practical solutions to their issues.

Each session brought the project team together with key stakeholders dedicated to organizations that focus within each theme. The sessions invited candid dialogue in a small-group format of less than ten participants per session. This fostered the kind of open and honest conversation that's often difficult to achieve in large public forums, allowing the project team to quickly and easily understand the issues and concerns of each focus area. In addition, these stakeholders often extended the reach of the process, helping the project team connect with residents who might otherwise remain disengaged.

Focus Group Meetings At-a-Glance:

School Board Focus Group
Tuesday, April 22, 2025; Virtual Meeting; Members of the Mableton School Board

Key Takeaways:

- Affordable housing is a key issue that needs to be addressed
- More parks and recreation activities need to be programmed for children after school hours

Large Employers Focus Group
Thursday, April 17, 2025; Virtual Meeting; Representatives from Six Flags, Yancey Brothers, WT Tools and Brooksbury

Key Takeaways:

- Hotel infrastructure as well as the absence of banks and grocery stores is hindering the area's growth
- Mixed-use commercial and residential projects can help the area lose the perception of being an industrial area
- Improving public transportation accessibility and travel times are crucial for workforce development

Homeowners Association Focus Group
Tuesday, April 22, 2025; Virtual Meeting; Participants with experience across 40 HOA's within Mableton

Key Takeaways:

- Improving schools and improving the economic development of the community will be vital for Mableton to remain a sustainable community
- Improvements to waste management are needed as littering and illegal dumping have been significant issues
- Supporting the growth of local businesses would showcase the diversity and talent existing within the community

Faith Based Organizations Focus Group
Tuesday, April 29, 2025; Virtual Meeting; Members of the Mableton Pastors Collective that represent eighteen churches served by twenty-five pastors in the city

Key Takeaways:

- Stability within the school system is needed for the community to thrive
- Supporting city-wide initiatives by organizing volunteer opportunities within the churches
- Redevelopment with a historical focus can be beneficial for preserving and celebrating the history of Mableton

Non-Profit Organizations Focus Group
Tuesday, April 22, 2025; Virtual Meeting; Members of the Mableton Improvement Coalition

Key Takeaways:

- A Community Improvement District (CID) could be established to standardize the look and feel of businesses along major thoroughfares
- Enhancing infrastructure around the existing attractions like Six Flags and Silver Comet Trail to improve and expand visitation

Public Meetings

Public meetings were the cornerstone of community engagement for the Mableton 2045 Comprehensive Plan, providing open, interactive spaces where residents could learn about the process, share their ideas, and help shape the city's long-term vision. These meetings were intentionally designed to be more than presentations; they were structured to foster two-way dialogue, community creativity, and a sense of shared ownership in Mableton's future.

The first public meeting, held in December 2024, served as the official kickoff for the comprehensive planning process. Over one hundred residents in attendance were introduced to the project team, learned about the purpose and scope of a comprehensive plan, and were invited to participate in visioning exercises. With a mix of presentations, breakout activities, and live polling, the meeting helped educate the community about the planning process while giving residents immediate ways to engage. Attendees mapped their hopes for the city, identified top community needs, and voiced both optimism and concern about Mableton's growth.

The second public meeting, hosted in June 2025 at the Riverside EpiCenter, built on the foundation of the first. This session focused on reviewing the citywide feedback gathered to date and presenting draft goals across key planning elements such as housing, transportation, land use, and economic development. More than sixty residents participated in person, with additional engagement offered online. Through interactive boards, live polling via Mentimeter, and small-group discussions, residents had the chance to react to emerging strategies and suggest refinements in real time. Feedback from this meeting confirmed strong public support for a walkable city center, more diverse retail and housing options, enhanced green space, and a cleaner, safer environment. Participants also raised critical questions about gentrification, stormwater management, cultural preservation, and the role of public-private partnerships. This feedback helped clarify priorities for the next stage of planning.

In November 2025, the third public meeting, hosted at the Riverside EpiCenter, focused on the Character Areas. The review of the goals and citywide feedback gathered to date laid the foundation for the future vision for the 12 Character Areas in the city. Of the 63 in-

The Mableton 2045 Comprehensive Plan represents our community's shared vision for a vibrant, resilient, and inclusive future.

Through collaboration and meaningful engagement, the plan serves as a roadmap that balances growth with sustainability, fosters economic opportunity, and preserves the unique character that makes Mableton a special place.

- Jason S. Gaines, AICP, Board Chair
Mableton Development Authority

person meeting attendees and 70 online, the team was able to gather feedback on the types of development deemed appropriate for each of the character areas using interactive boards, live polling and facilitated discussions using an online facilitator.

Finally, the full plan's goals, recommendations, and vision was reviewed at Public Meeting #4 in April 2025. The 78 in-person participants and 33 virtual participants were able to help confirm that the plan was moving in the right direction.

What made these meetings especially impactful was their inclusiveness. Both were offered in accessible locations, with virtual options, multilingual materials, and interactive activities designed to meet residents where they are. The planning team emphasized transparency and responsiveness throughout, taking the time to answer questions, explain how input would be used, and committing to following up on any community concerns.

Public Meetings At-a-Glance:

Public Meeting #1
Tuesday, December 10, 2024; 6:00 pm at the South Cobb Lions Club; 125 participants

Key Takeaways:

- Residents are concerned about the quality of education in Mableton
- There is an interest in how this plan will guide development for the wider community around Mableton

Public Meeting #2
Thursday, June 12, 2025; 6:30pm at the Riverside EpiCenter; 63 participants

Key Takeaways:

- The majority of participants strongly agreed that a focus on Economic Development, Cultural Resources, Land Use mapping and environmental sustainability will be needed in the Comprehensive Plan
- Residents wanted the city to implement measures to reduce traffic congestion and improve transportation flow throughout Mableton

Public Meeting #3
Thursday, November 6, 2025; 6:30pm at the Riverside EpiCenter; 63 in-person participants and 70 virtual participants

Key Takeaways:

- The comprehensive plan identifies actions and policies. The City will determine specific performance measures and monitoring methods during implementation
- Design guidelines will encourage incorporating historic structures and materials into redevelopment, particularly in the proposed city center, to preserve Mableton's unique identity while allowing modern construction
- Comments reflected a strong interest in creating vibrant, connected, and balanced districts that support local identity, economic opportunity, and quality of life. Key themes included improving transportation and walkability, preserving community character, expanding recreational and cultural amenities, and promoting thoughtful, well-scaled development across the city

Mableton's 2045 Comprehensive Plan reflects the power of community, collaboration, and a shared vision.

Built through an inclusive, transparent process, it lays the foundation for smart growth, stronger neighborhoods, and a resilient Mableton poised to thrive.

- Jason S. Gaines, AICP, Board Chair Mableton Development Authority

Public Meeting #4
Wednesday, April 15, 2025; 6:30pm at the Riverside EpiCenter; 78 in-person participants and 33 virtual participants

Key Takeaways:

- Participants expressed strong interest in how the Comprehensive Plan will be

implemented over time and how future development decisions will remain flexible and responsive to community needs

- Residents raised concerns about transportation capacity, flooding, housing affordability, infrastructure investment, and maintaining community character as growth occurs throughout Mableton
- Discussion highlighted the importance of balanced development patterns, expanded housing options, environmental sustainability, and continued community engagement to guide future redevelopment and infrastructure improvements

Pop-Up Events

In an effort to meet residents where they already live, work, and gather, the Mableton 2045 Comprehensive Plan included pop-up events in the community engagement effort. These informal, on-the-ground engagement sessions are designed to bring the planning process directly into the community. These events ensure that all residents, especially those who may not attend formal public meetings, have opportunities to learn about the plan and share their voices.

The project's first pop-up was at the Taste of Mableton Event in May 2025. This event is geared towards celebrating the diversity of the Mableton community. Live music, performances and a parade accompany the many local artists and vendors at the event. Community members were able to participate in the Spin the Wheel game, view the project maps, participate in the project survey to share their opinions and speak one-on-one with members of the project team conveniently while enjoying the festival.

Pop Up At-a-Glance:

Taste of Mableton Event
Saturday, May 3, 2025; 10:00 am-4:00 pm at the Mableton House Complex; approximately 80 community members engaged

Key Takeaways:

- The high cost of housing remains a significant concern among residents
- Many citizens expressed frustration over increasing traffic and congestion, noting that the situation continues to worsen

Outreach & Awareness To Date

Branding and Merchandise

A strong and consistent visual identity was developed to distinguish the plan, create recognition across events and platforms, and signal to residents that this was a unified, city-led initiative that they were welcome to participate in.

The branding followed the City of Mableton's official style guide, incorporating familiar colors, fonts, and a project logo that felt both professional and welcoming.

This was applied across every touchpoint of the engagement process through digital communications and in-person activations reinforcing the plan's identity and helping the community connect to each branded element including project merchandise (Table Cloth, Banner, Lip Balm, and Ink Pens).

Project Website

The Mableton 2045 project website, www.mableton2045.org, served as the central hub for public information and engagement throughout the planning process. Designed to be accessible, informative, and easy to navigate, the site allowed residents to stay connected to every stage of the comprehensive plan.

Visitors could find meeting announcements, project timelines, draft documents, and summaries of community input, along with interactive tools like surveys and comment forms. The site also featured links to virtual meetings and digital versions of materials shared at in-person events. Information on the website was easily translated into different languages or formats to remain accessible to the broader community. By offering 24/7 access to planning updates, the website played a key role in expanding public participation, especially for those who couldn't attend events in person, and helped reinforce the plan's transparency, responsiveness, and inclusivity.

Printed Collateral (Post Cards & Yard Signs)

To support broad and visible outreach, the Mableton 2045 planning team developed a suite of printed collateral that brought the project directly into neighborhoods and community spaces. Eye-catching postcards were distributed at events and through eleven community partners including libraries, community centers, senior centers and recreation centers. This provided residents with quick, accessible information about upcoming meetings, how to get involved, and where to learn more in places that are frequently visited.

In addition, branded yard signs were placed at fourteen key locations across the city including parks, libraries, schools, and busy intersections, to raise awareness and direct people to the project's website. With simple messaging, bold design, and clear calls to action, these print materials helped reinforce the plan's presence in the community and ensured that residents encountered it not just online, but in their everyday environments.

The engagement and outreach activities described in this document only reflect the initial fact finding and goal setting phases for the Mableton 2045 Comprehensive Plan. More engaging activations regarding visioning and implementation are forthcoming in future phases of work that will continue to evoke transparency, participation, and feedback loops for residents and stakeholders within the Mableton city limits.

Public Hearings Legal Notice

When the planning process started, the City of Mableton announced a public hearing to begin development of its first Comprehensive Plan:

MDJ-6131
GPN-16
City of Mableton
Public Hearing Notice

The City of Mableton will hold a public hearing to brief the community on the process that will be used to develop the City of Mableton's first Comprehensive Plan. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1), each community in Georgia must conduct a public hearing before the start of the planning process.

This public hearing is an opportunity for residents to understand the plan development process, the public participation process, and how to provide input and engage in discussions about the future development and planning of the City of Mableton.

Meeting Information:
Date: Wednesday, August 14, 2024
Time: 6:30 PM
Location: Riverside Epic Center, 135 Riverside Parkway, Austell, GA 30168

All interested parties are encouraged to attend. Your participation is vital to shaping the future of Mableton. For more information, please contact the City of Mableton City Manager William B. Tanks at (470) 307-5339 or email **william.tanks@mableton.gov**.

City of Mableton
1400 Veterans Memorial Highway, SE
Suite 134-200
Mableton, GA 30126
(470) 307-5339
william.tanks@mableton.gov

8:9-2024

Upon the draft plan completion, the City announced two public hearings to present the completed 2045 Comprehensive Plan before submitting it to the Atlanta Regional Commission and the Georgia Department of Community Affairs for review and approval.

These hearings allowed residents to review the plan and provide final comments or feedback before adoption.

MDJ-2439
GPN-16
City of Mableton Public Hearing Notice

The City of Mableton will hold two public hearings to present the 2045 Comprehensive Plan for transmittal to the Atlanta Regional Commission and Department of Community Affairs. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1), each community in Georgia must conduct a public hearing before transmittal of the plan. The hearings will be held on Monday, May 11, 2026 at 1245 Veterans Memorial Pkwy, Ste 20 Mableton, GA 30126 at 6:30 PM and Wednesday, May 13, 2026 at Riverside Epic Center, 135 Riverside Parkway, Austell GA 30168 at 6:30 PM. Visit the project website at https://www.mableton2045.org/ or email ComDev@mableton.gov with any questions or feedback.

4:24-2026

CHAPTER 2

Land Use

Introduction

Mableton is entering a new chapter of its growth and development. For decades, Mableton's land use policy has been determined by Cobb County, which has the responsibility to plan for all unincorporated communities within its jurisdiction. While Mableton has long been recognized as a distinct community within Cobb County, the land use vision and policies guiding the city's development have not always fit well with community preferences. Now, as a new city, Mableton can make its own future by crafting a land use framework and policy agenda that better suit its needs.

Most of all, Mableton needs a land use framework that will encourage growth and change. The reality is that Mableton has seen significant planning with little progress. Previous plans for parts of Mableton—including the *Mableton Town Center LCI and Form-Based Code* and the *South Cobb Implementation Strategy*—have paired ambitious, innovative goals with action-oriented policies; yet these policies have not delivered the redevelopment or amenities that Mabletonians want, according to feedback received through this process. And while residents have welcomed targeted investments in mobility (the Silver Comet Trail) and greenspace (Discovery Park), there is untapped potential in these and similar investments that could spur greater change and community improvement.

This Land Use Element aims to do three primary things:

- Highlight Mableton's historical growth patterns and how it's changing today;
- Craft an inspirational—yet reality-based—vision that acknowledges physical and market realities; and
- Adopt progressive land use policy that better reflects the community's vision for Mableton in 2045.

Existing Conditions

Mableton evolved from a small, historic town along the Georgia Pacific Railway into a bedroom community west of the City of Atlanta. The area's proximity to downtown Atlanta, connected via major transportation corridors like Veterans Memorial Highway, made it very attractive for residential developers on the forefront of the suburban building boom in the 1960s and into the decades that followed.

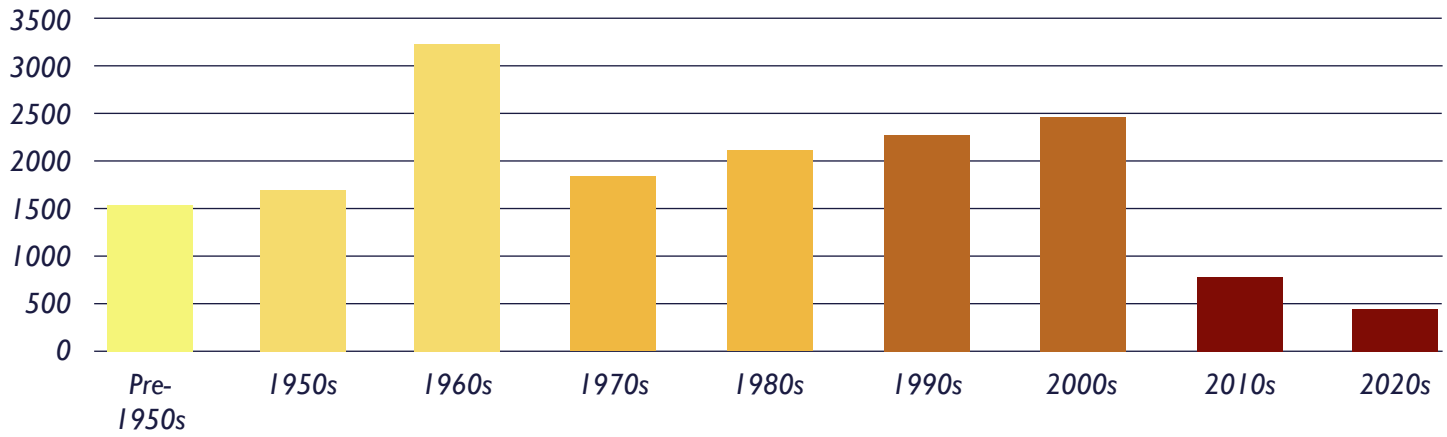
After the 2008 financial crisis, Mableton experienced the same decline in development as its peers. However, growth has been comparatively slow to return to Mableton, and there is a distinct lack of new mixed-use development now appearing with more frequency in other Atlanta metro cities—including Mableton's peer Cobb County cities, Smyrna and Marietta. Now incorporated as its own city, Mableton has an opportunity to assess its own land use and development patterns in order to understand where opportunities for future growth might lie.

Development Timeline

Mableton can trace its origins as a community back to the mid-1800s, but its first permanent structures began appearing in the 1880s through the first couple of decades of the 20th century. A small grid, approximately three by four blocks, anchors the city's "town center" today—which is located west of Floyd Road between Clay Road to the north and the Norfolk Southern rail line to the south.

Figure 2-1 shows the chronological build-out of Mableton's land. Growth accelerated during and after World War II; in Cobb County, the Bell Aircraft plant constructed in Marietta in the 1940s spurred a significant wave of suburban growth. Most of Mableton's development occurred in the 1960s and 1970s after the interstate system reached Cobb County—16 percent of Mableton's total 20,560 acres of land were developed during those decades alone. The area remained popular for new construction, mostly residential properties, throughout the 1990s and early 2000s before declining sharply in the 2010s.

Figure 2-1. Mableton Acres by Year of Development



Existing Land Use

Today, Mableton remains a mostly suburban residential community, interspersed with some nonresidential uses along its major corridors. It is also home to a very large industrial district mostly south of I-20. ***Figure 2-2*** shows the distribution of land uses across the city. These categories have been aggregated from the more specific land uses shown in ***Figure 2-3 (page 39)***; for example, all categories ending in "vacant" in Figure 2-3 are included in "undeveloped" in Figure 2-2.

Residential Land Use

Approximately 59 percent of Mableton's land is residential, with 55 percent of all land consisting of single-family development. Of Mableton's nearly 27,000 parcels, just under 22,000 of them (81 percent) are single-family lots.

Mableton does have a notable number of multifamily properties, many of which are clustered in either the far northern or far southern reaches of the city. Most of these multifamily properties consist of garden-style apartments, ranging from two to three stories, and either gated or arranged along winding roads set far back from the street. Due in part to their seclusion and lack of visibility, these properties—especially several on Riverside Parkway in south Mableton—have been subject to numerous code enforcement and safety issues over the years.

Figure 2-2. Existing Land Use by Area

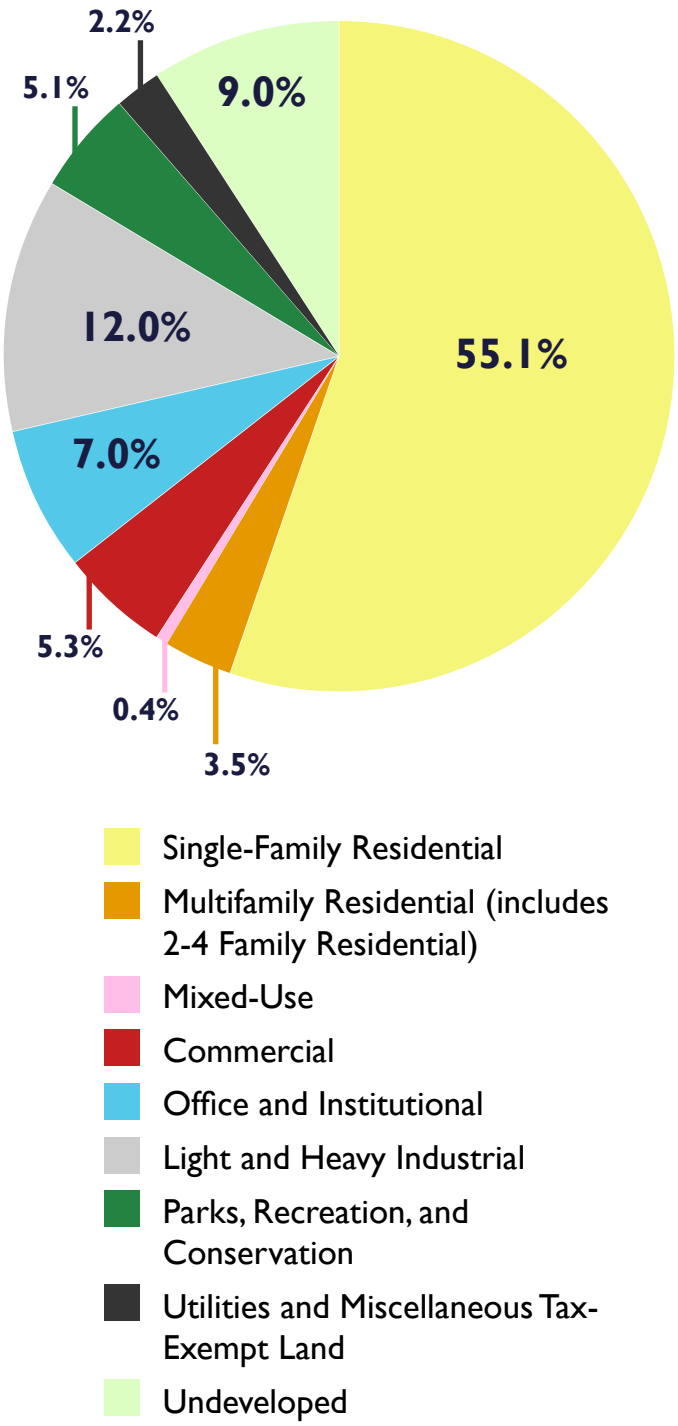
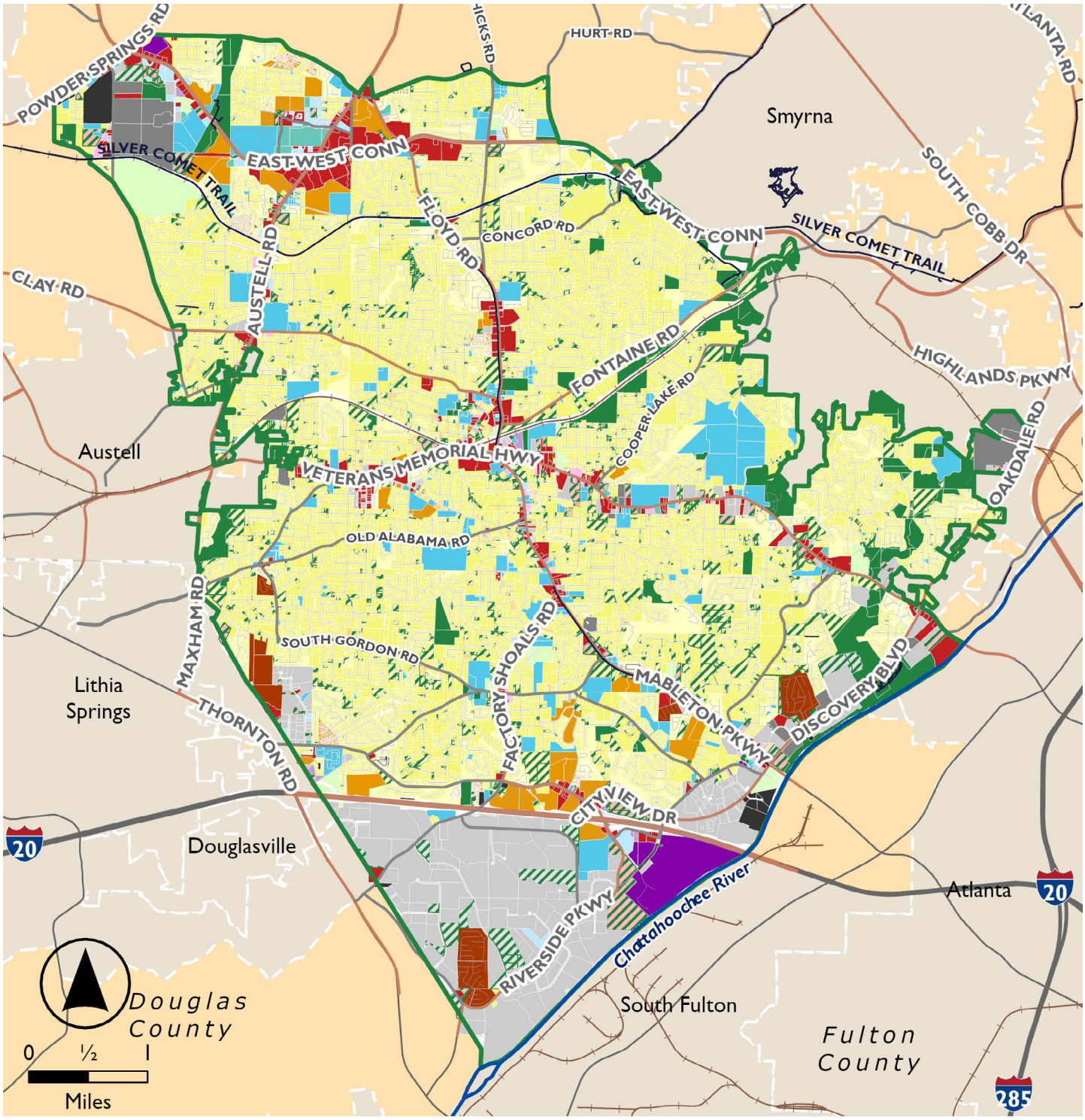


Figure 2-3: Existing Land Use



LEGEND

- Residential Vacant
- Residential (General)
- Single-Family Residential
- 2-4 Family Residential
- Mixed Use
- Multifamily Residential
- Mobile Home Park
- Commercial Vacant
- Commercial
- Entertainment
- Hotel/Motel
- Office/Flex
- Institutional
- Medical
- Tax-Exempt Land
- Industrial Vacant
- Light Industrial
- Heavy Industrial
- Greenspace, Recreation, and Conservation
- Utilities/Rights-of-Way
- Mableton City Limits
- Surrounding Cities
- Surrounding Counties

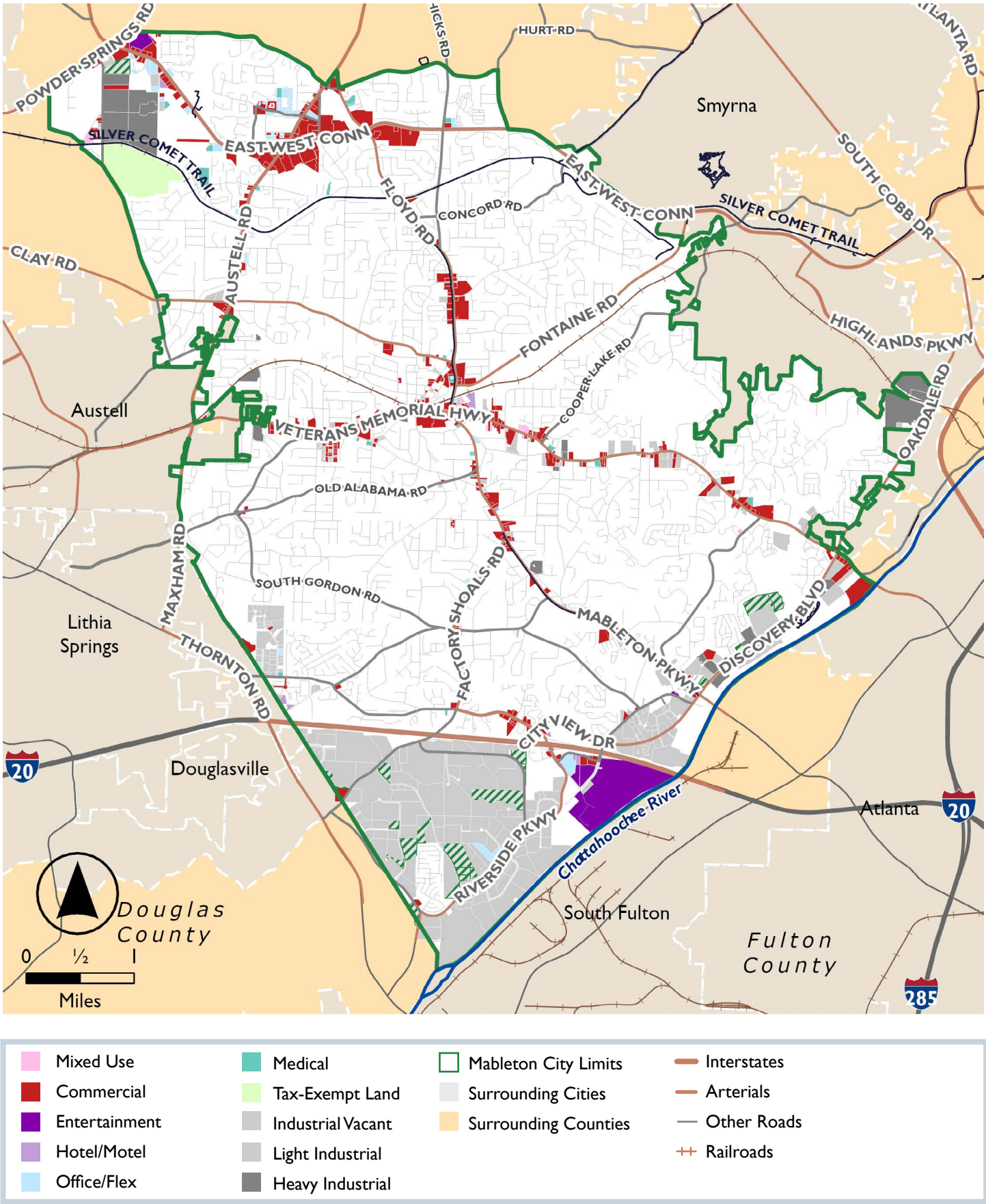
Non-Residential Land Use

One of Mableton's most distinguishing characteristics is its large industrial district located south of I-20. This district mirrors the Fulton Industrial area across the Chattahoochee River. Main industries include logistics, shipping, and warehousing, although manufacturing plants have a strong presence in the area too. Mableton's industrial land uses extend north of I-20 as well, following Six Flags Parkway up through Discovery Boulevard. Colonial Pipeline also has a large facility in Mableton's northwest corner.

Approximately 5 percent of Mableton's land is used for commercial purposes, mostly following three major transportation corridors: Veterans Memorial Highway, Mableton Parkway, and the East-West Connector. ***Figure 2-4 (page 41)*** shows how non-residential uses are mostly either directly adjacent or within a short distance from one of these corridors. One of Mableton's most notable commercial and entertainment land uses is Six Flags Over Georgia, an amusement park and recreation destination popular throughout the Atlanta metro area. Six Flags is highly visible and accessible from I-20; with some investment, it could serve as a catalytic economic engine for redevelopment under the right circumstances.

Industrial District (Credit: Alliance Industrial Company)

Figure 2-4: Non-Residential Land Use



Mixed Use	Medical	Mableton City Limits	Interstates
Commercial	Tax-Exempt Land	Surrounding Cities	Arterials
Entertainment	Industrial Vacant	Surrounding Counties	Other Roads
Hotel/Motel	Light Industrial		Railroads
Office/Flex	Heavy Industrial		

Other Land Uses

About 14.4 percent of Mableton's land is used for civic, institutional, and recreational resources—including schools, libraries, parks, places of religious assembly, county-owned property, and nonprofits with large land holdings. Medical uses have been included in these figures as well. ***Figure 2-5 (page 43)*** shows their distribution across Mableton. One notable nonprofit in Mableton is Girl Scouts of Greater Atlanta, which owns eight tracts totaling 205 acres just north of Veterans Memorial Highway in central-east Mableton.

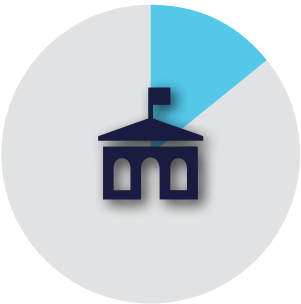
Undeveloped Land

Approximately 9 percent of Mableton's land is undeveloped, shown in ***Figure 2-6 (page 44)***. This figure does not include land set aside during the development of single-family subdivisions, nor does it include land set aside for conservation. Still, a significant portion of these properties (20 percent) has significant floodplain coverage from Mableton's creeks, reducing the amount of developable land within the city.

Recent Development

Between the lack of large tracts of developable land and the local market's slow recovery after 2008, recent development in Mableton has been slow. Tax records show that approximately 503 acres of land were developed between 2019 and 2024. Single-family residential development was the most prevalent form, totaling nearly 234 acres, with industrial development following closely behind at approximately 196 acres of new development.

Figure 2-7 (page 45) shows these throughout the city, along with eight projects currently in the development pipeline. Although most of the development from 2019 to 2024 took place in north Mableton, especially in the Floyd Road corridor, new developments are appearing in central and south Mableton. The benefit of visibility from major transportation corridors is still evident, based on these developments' locations along Mableton Parkway, Veterans Memorial Highway, and Riverside Parkway.

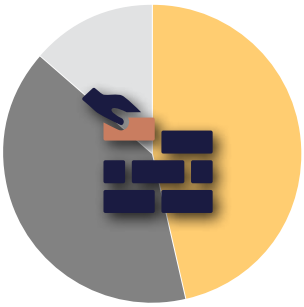


14.4%

Civic and institutional uses

8.9%

Undeveloped land



84.5%

of recent development was ***industrial*** *or* ***residential***

Figure 2-5: Other Land Uses

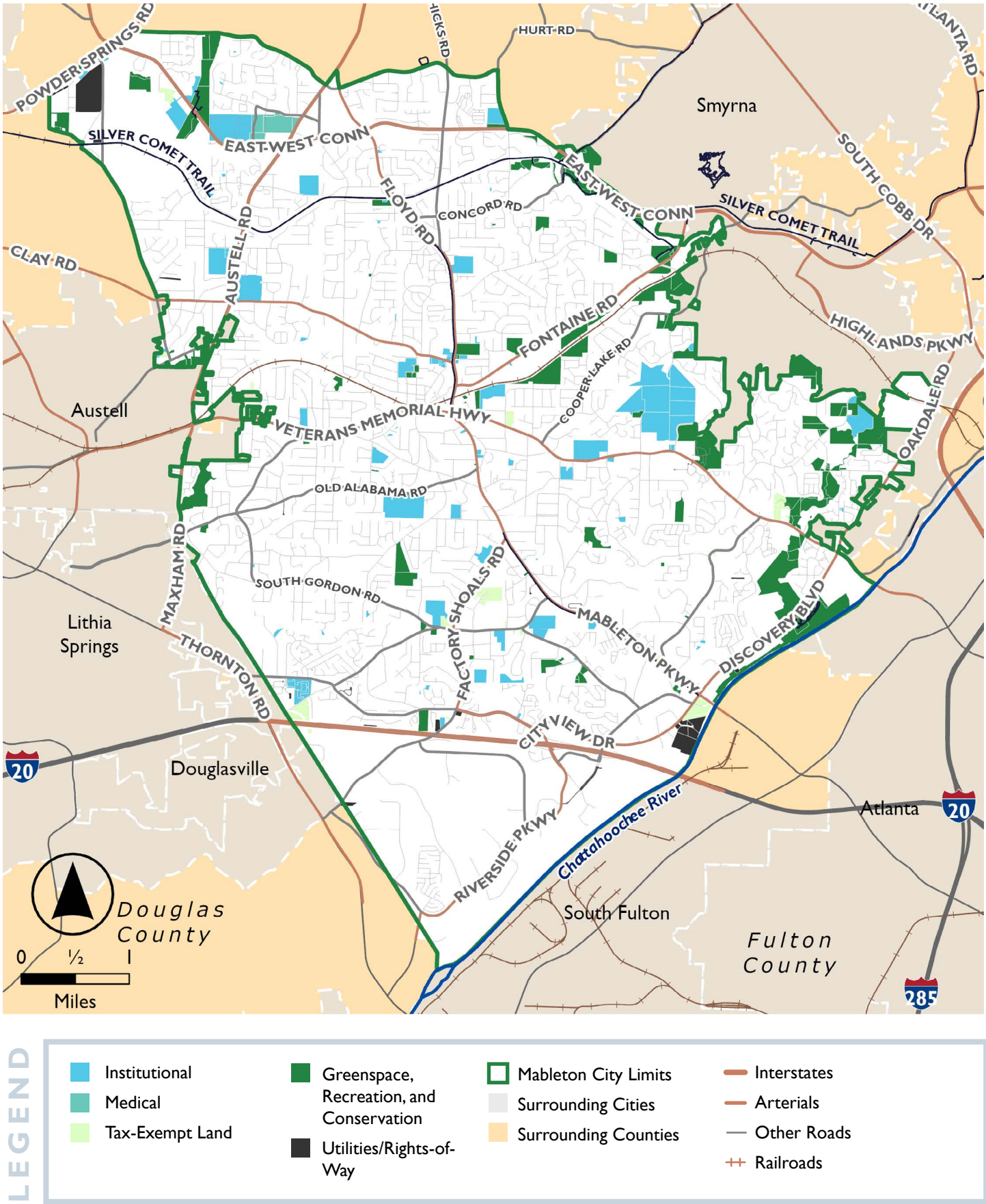
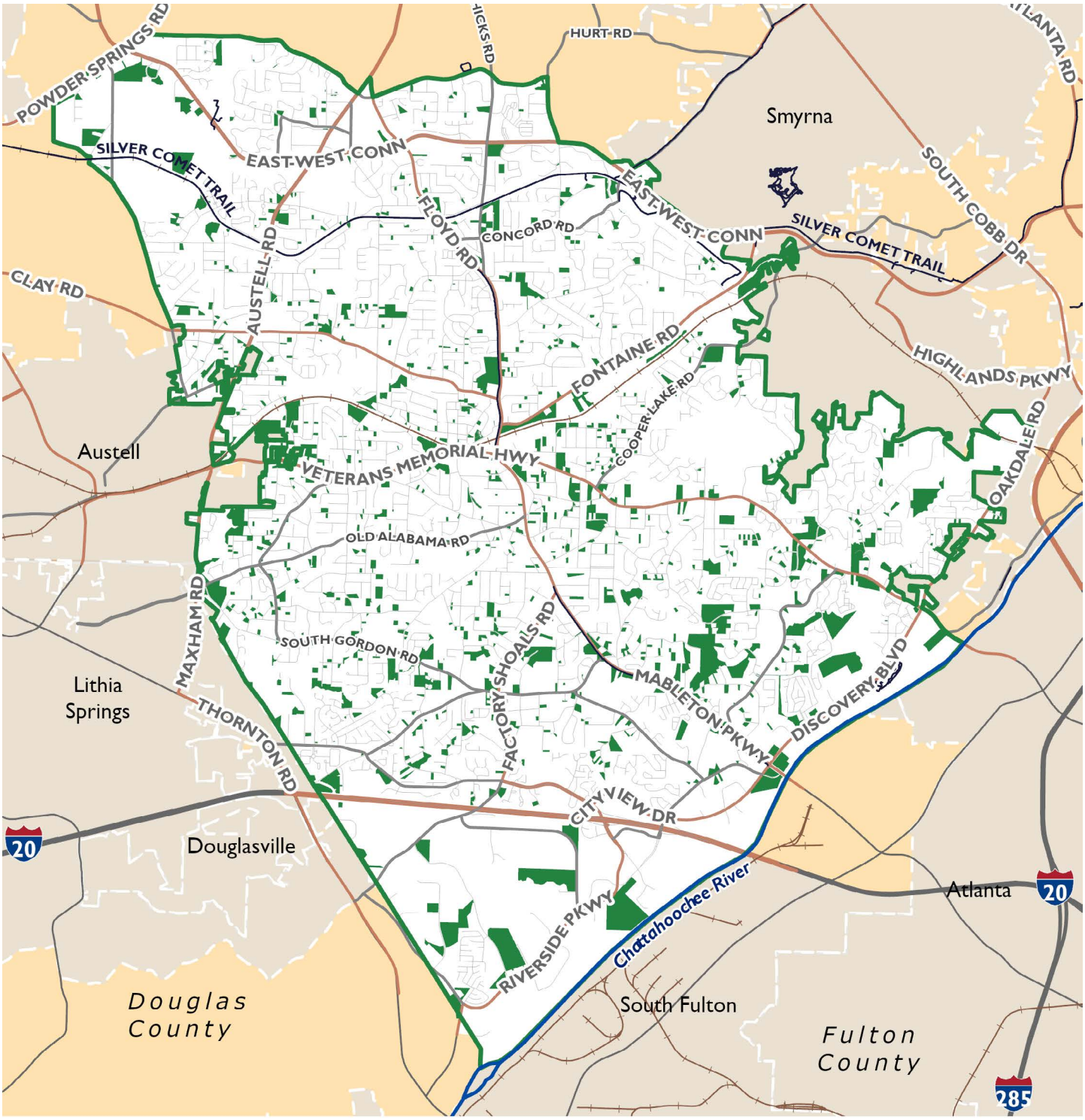


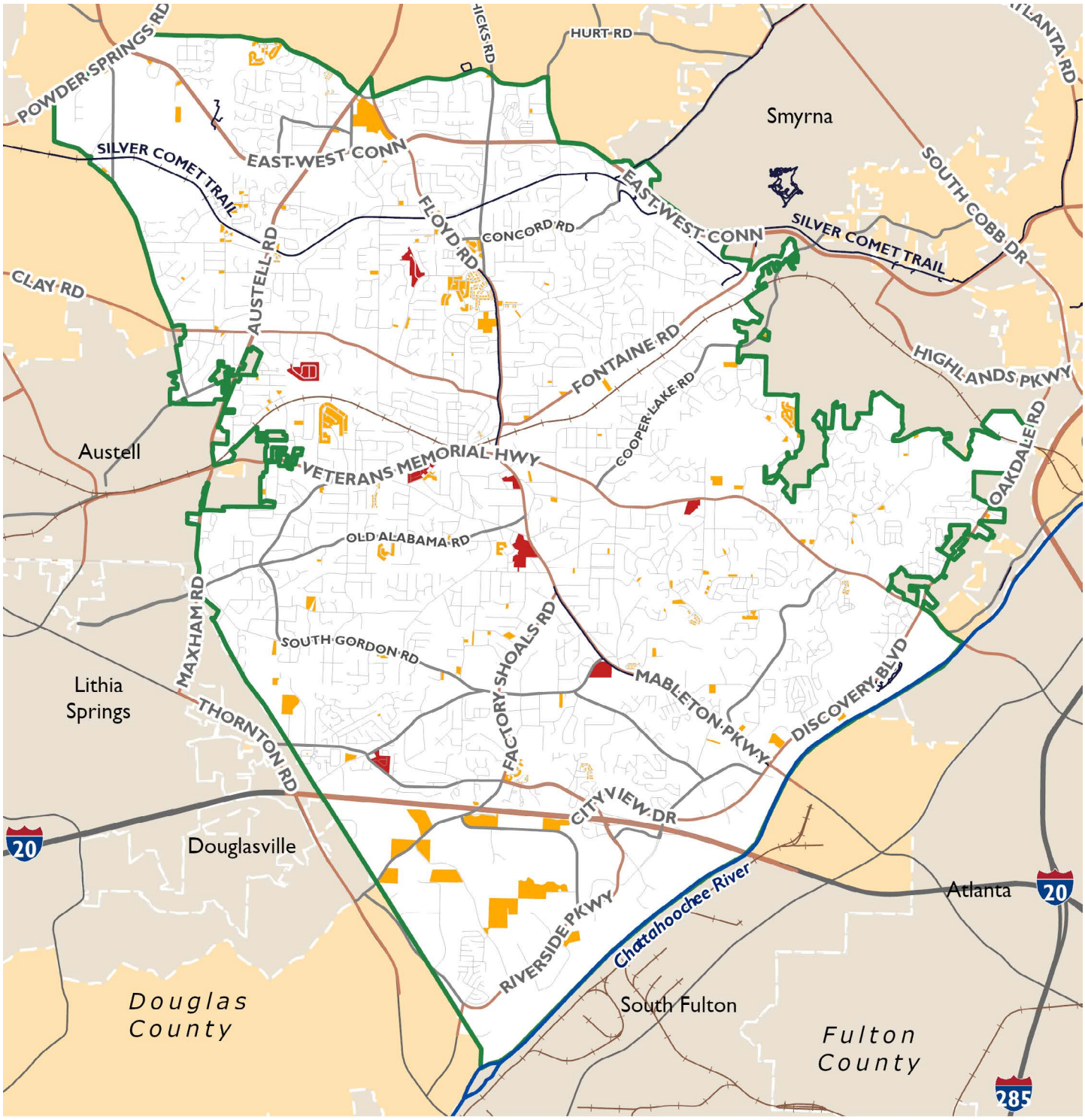
Figure 2-6: Undeveloped Land



LEGEND

- Undeveloped Land
- Mableton City Limits
- Surrounding Cities
- Surrounding Counties
- Interstates
- Arterials
- Other Roads
- Railroads

Figure 2-7: Recent Development and Projects Currently Underway (2025)



LEGEND

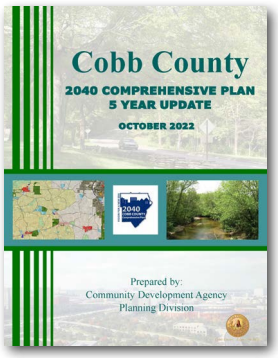
- Development 2019 to Today
- Projects in Development Pipeline
- Mableton City Limits
- Surrounding Cities
- Surrounding Counties
- Interstates
- Arterials
- Other Roads
- Railroads

Previous Plans

Though Mableton is a brand-new city, it is no stranger to visionary plans with innovative, big ideas for Mableton's transformation. Yet, some of these ideas—despite being carried forward in policy documents and later planning efforts—have struggled to take off. In the past 15 years, several plans have governed or proposed recommendations for Mableton's land use, including:

- Cobb County Comprehensive Development Plan (2018)
- South Cobb Town Center – Mableton Lifelong Communities Study (2010)
- Mableton TAP (2012)
- Chattahoochee RiverLands (2022)
- City of Mableton Urban Redevelopment Plan (2024)

Cobb County 2040 Comprehensive Plan 5-Year Update (2022)



Cobb County's Comprehensive Plan is its foundational planning document governing land use, transportation, economic development, and more for the entire unincorporated area of the county. Broadly, the plan acknowledges Cobb County's "counterclockwise" growth pattern, starting with Mableton and Smyrna in the 1950s and 1960s and circling up north to Marietta before returning to Smyrna via The Battery and Cobb Galleria. The land use element puts forth four primary land use strategies:

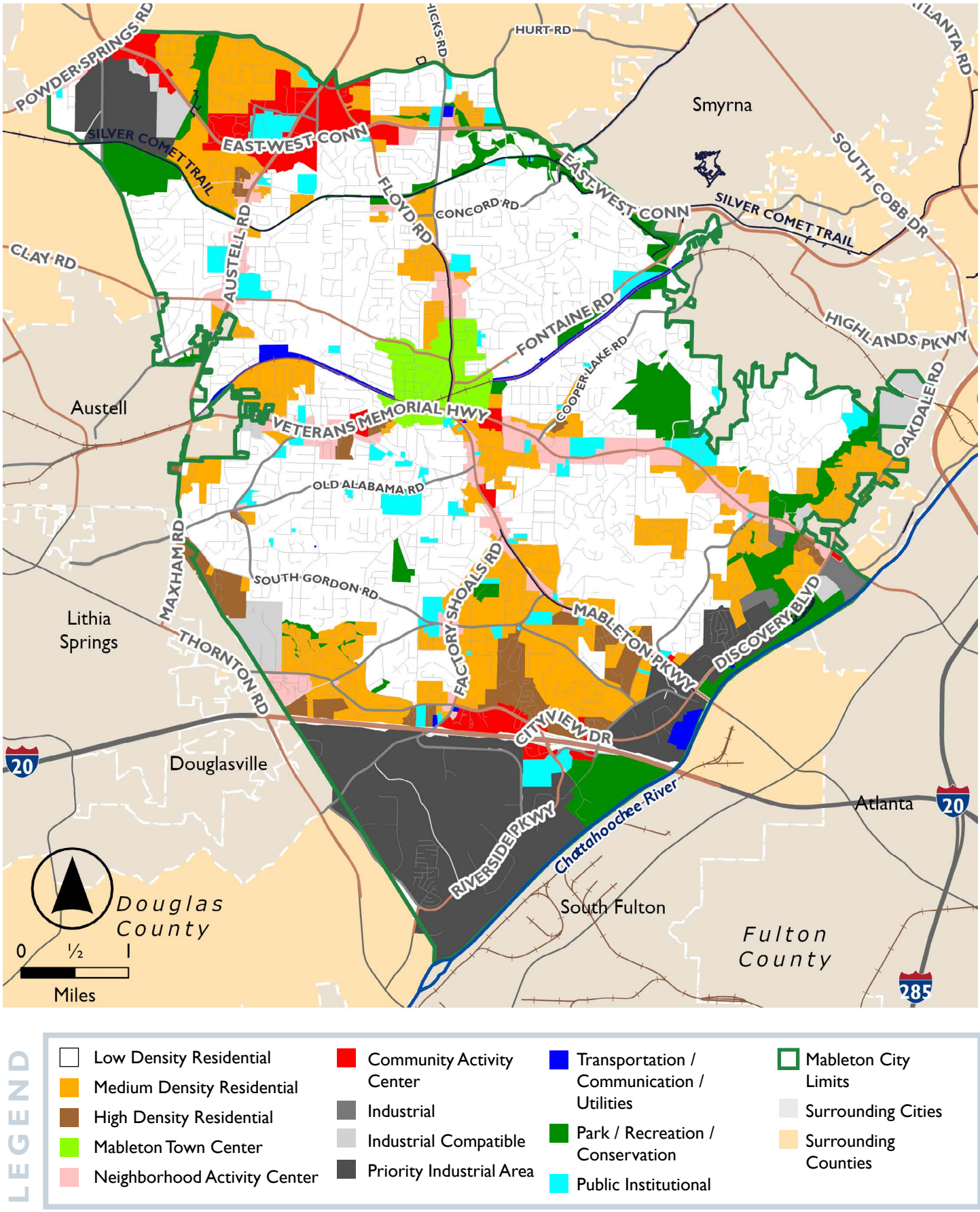
- Grow responsibly
- Protect existing communities
- Redevelop
- Build safe and active communities

These strategies, when combined, focus growth in areas with access to transportation infrastructure and services—which, in Mableton's case, consist mostly of existing commercial areas between residential subdivisions. In the Future Land Use map for Mableton ***(Figure 2-8, page 47)***, these areas resemble their existing uses very closely, with large areas set aside for low-density residential and corridors lined with "activity centers" of varied scales—all of which are recommended for non-residential uses only.

Two future land use categories are specific to Mableton: the Mableton Town Center and the Priority Industrial Area. The Mableton Town Center is intended to implement the South Cobb Town Center study, which envisioned the area of central Mableton around Floyd Road and Veterans Memorial as a walkable, mixed-use neighborhood (see page 78).

The Priority Industrial Area category focuses on policies and strategies for maintaining Cobb County's industrial base, specifically through discouraging rezoning attempts from industrial to other uses.

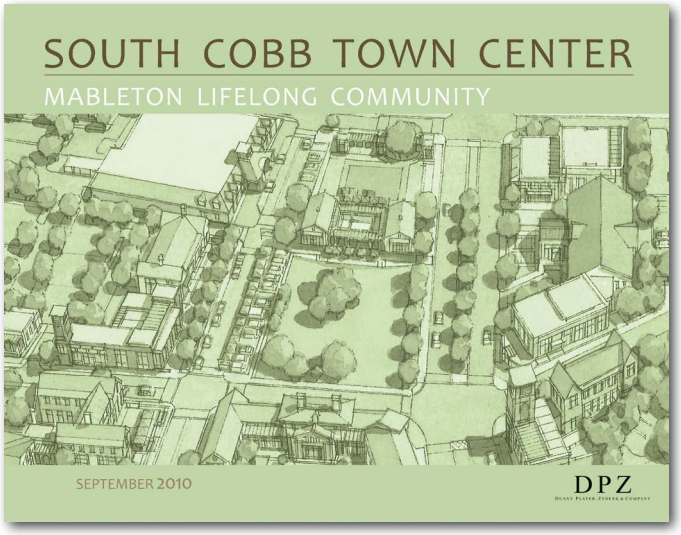
Figure 2-8: Future Land Use Map, Cobb County 2040 Comprehensive Plan



LEGEND

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mableton Town Center
- Neighborhood Activity Center
- Community Activity Center
- Industrial
- Industrial Compatible
- Priority Industrial Area
- Transportation / Communication / Utilities
- Park / Recreation / Conservation
- Public Institutional
- Mableton City Limits
- Surrounding Cities
- Surrounding Counties

South Cobb Town Center – Mableton Lifelong Communities Study (2010)



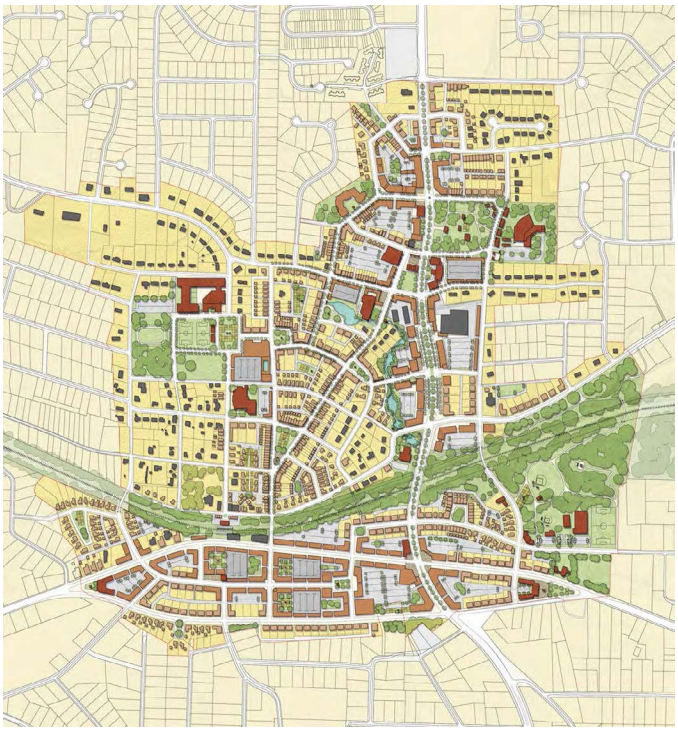
The Mableton Lifelong Communities Study provides an ambitious redevelopment vision for the Mableton Town Center. It has had a lasting impact on the community's land use policy—Cobb County's Future Land Use Map includes the Mableton Town Center as its own category, and a Form-Based Code written to match the plan's recommendations was passed in 2013 and still regulates development in the study area today. In theory, these two policies combined could steer incremental redevelopment to match the plan's vision. However, their impact on private development has been minimal.

The study focuses on four emerging nodes, including the "Town Center" near the post office; Mable House; Mableton Elementary School; and a "Special Area Site" consisting of 23.5 acres of undeveloped land. In between these nodes, however, the study imagines incremental infill and redevelopment. Very little of Mableton's current built form and building stock is preserved. The study proposes three main strategies for advancing the vision:

- Stitching the transportation network together through new streets and alleys, transit, and greenways;
- Focusing catalytic development in the nodes; and
- Promoting incremental development through the Form-Based Code.

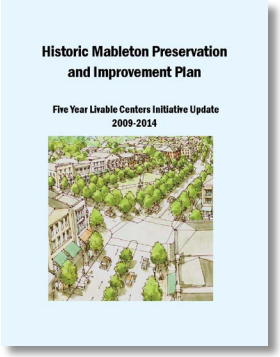
The result is a redevelopment concept for the entire study area ***(Figure 2-9)*** that envisions a community accessible to all ages that promotes walkability, housing choice, and new community amenities including a town square and additional greenspaces.

Figure 2-9: Mableton Lifelong Communities Study Redevelopment Concept



Unfortunately, very few of the concept's components have been implemented. Mableton Elementary School and the new Mableton Town Square, both public investments, were completed in 2012 and 2016, respectively. No other infrastructure projects, such as converting Floyd Road into a boulevard or realigning its intersection with Veterans Memorial Highway, have advanced. Additionally, private redevelopment in the study area has been scarce.

Mableton LCI Update (2009)

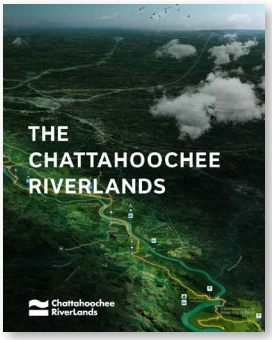


This update to the original Mableton LCI, conducted in 2001, focuses on behind-the-scenes progress and barriers facing the plan's implementation. While significant strides had been taken at the time to align the policy structure that could encourage investment and redevelopment of the LCI area (e.g. aligning the Cobb County Comprehensive Plan with the LCI, amending zoning, expanding the Redevelopment Powers Act so Cobb County could be more involved), these improvements weren't resulting in concrete improvements. Notable barriers include the 2008 Great Recession, historic disinvestment in the area, negative perceptions of Mableton, and incentives not being enough for developers to pursue projects.

Mableton TAP (2012)

The Urban Land Institute's (ULI) Technical Assistance Program (TAP) led a study on Mableton in 2012, while the Mableton Form-Based Code was still in development. The document catalogs Mableton's existing strengths and challenges related to growth and development, while also providing information on relevant development tools for leadership to consider. Perhaps due to the recency of the Lifelong Communities Study and Form-Based Code, the document recommends leveraging those as marketing tools for Mableton's development. However, the plan also recommends focusing on courting private development in strategic locations—such as a retail anchor for Floyd Road and the new Town Square, or private development along the Silver Comet Trail—and letting those catalytic developments drive additional growth.

Chattahoochee RiverLands (2022)



The Chattahoochee RiverLands is an ambitious project that aims to create a 125-mile network of greenways, trails, blueways, and parks along the Chattahoochee River from Lake Lanier down to Chattahoochee Hills. Several projects are proposed within the

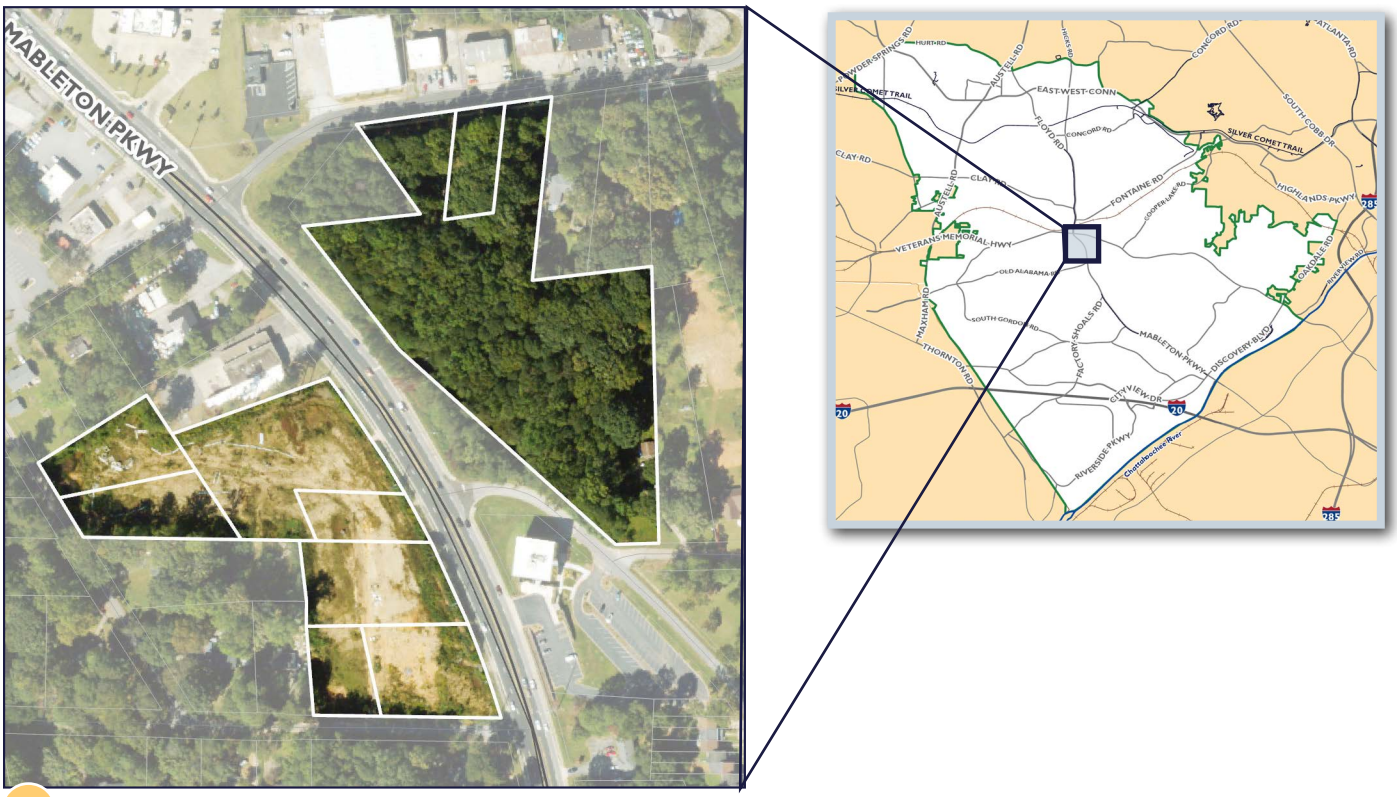
City of Mableton's boundaries, including two trailheads, a boat launch and a kayak ramp, and greater connectivity to a potential trail system throughout the city. Discovery Park was selected by RiverLands (under a different name) for a pilot project to demonstrate the RiverLands vision.

This plan only briefly touches on land use. Mableton falls into Subarea 2 of the RiverLands concept, which is referred to as "Urban Core." This area is characterized by industrial districts and urban development that has turned its back on the river, limiting access. The plan stops short of making recommendations related to land use.

Mableton Urban Redevelopment Plan (2024)

One of the first acts of the new Mableton city government was to create an Urban Redevelopment Plan, creating the legal framework for the City to be involved actively in redevelopment projects. The Plan establishes an initial Urban Redevelopment Area consisting of approximately nine parcels along Mableton Parkway, near Puckett Drive, Old Gordon Road, and Wood Valley Road (***Figure 2-10***); all nine of these parcels are undeveloped. For this first area, the City is interested in redeveloping these parcels, mostly vacant and overgrown, into mixed use. It also provides a long list of definitions for what could be considered blight, opening the opportunity for expanding the Redevelopment Area in the future.

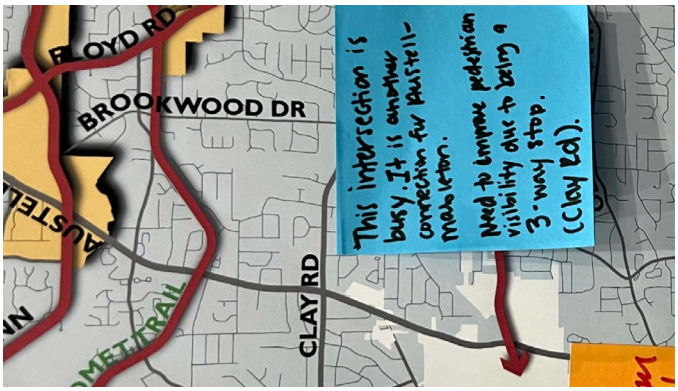
Figure 2-10: Mableton Urban Redevelopment Area, as of January 2025.



Community Engagement

Throughout the Mableton 2045 engagement process, residents have been aligned on several key points related to the city's land use. Survey results have highlighted that Mableton needs a greater variety of retail, entertainment establishments, and gathering places. Some other highlights from community engagement activities include:

- Residents want new development, specifically non-residential or mixed-use development.
- There is a strong appetite for Mableton to add hospitality and entertainment uses close to some of its main attractions (Six Flags, Mable House Amphitheater).
- Residents crave walkability and urbanism, based on their experiences elsewhere.
- Generally, residents feel that Mableton has significant potential as a destination—and they recognize that offering more diversity of opportunity (retail, housing, community connections, public spaces) is the way to get there.
- Residents have commented that existing land use patterns and the saturation of auto-oriented commercial do not reflect the diversity and creativity that Mableton has to offer.



Project engagement (Credit: TSW, Grice)

Needs and Opportunities

Mableton residents and leaders are hungry for change and ready for progress. Based on the existing conditions analysis, stakeholder interviews, and engagement with residents, the team identified needs and opportunities for Mableton's land use policy—all of which are intended to help Mableton progress into 2045.

Needs

N1 A TRUE DOWNTOWN

Although Mableton started as a small railroad town, its downtown and main street have not remained the center of Mableton like they have in other Georgia cities. Developing a true downtown, either near Mableton's historic main street or elsewhere, can help anchor the city, focusing redevelopment to a specific area and creating a vibrant place in the process.

N2 TRANSFORMATIVE INVESTMENTS THAT LEAD TO QUALITY DEVELOPMENT THROUGHOUT MABLETON

Individual projects that show Mableton's transformative potential could lead to additional development that meets community goals. Investment in Mableton has been uneven, with north Mableton receiving the lion's share of amenities (such as grocery stores and restaurants) and, more recently, new development. Finding specific locations for new, high-quality development in other parts of the city is needed.

N3 MORE DIVERSE NON-RESIDENTIAL USES

Mableton residents want more places to go and things to do closer to home. They see the success of peer communities like Smyrna, Kennesaw, or—on a smaller scale—Powder Springs, and want that success for Mableton as well.

Aside from its strong industrial sector, there are very few non-retail commercial uses in Mableton; the office market is particularly lacking. Non-residential and mixed-use development could begin to grow this sector as well, helping Mableton become a more complete community as opposed to a primarily residential one.

As it grows, Mableton needs to diversify its non-residential uses without damaging its strong existing sectors. For example, the auto-oriented commercial uses along Veterans Memorial are a large revenue generator for the city but many consider them an eyesore. This balancing act will help keep the city financially strong while laying a more sustainable foundation for non-residential markets going forward.

N4 A MORE WALKABLE BUILT ENVIRONMENT

Mableton developed as a mostly residential suburb, and its street network still prioritizes car trips overall. Redevelopment should showcase what more walkable neighborhoods or retail districts could look like.

Opportunities

O1 EXCITING PUBLIC AMENITIES TO BUILD AROUND

Mableton has several amenities—including the Silver Comet trail, Discovery Park, and Mable House Barnes Amphitheater—that could spur redevelopment under the right land use and market conditions. The Silver Comet Trail provides a very strong opportunity for context-sensitive development that can help create a destination for residents and visitors.

Development that directly relates to these amenities in its form, function, or marketing could help plant the seeds for future growth.

O2 HIGHLY VISIBLE ENTERTAINMENT DESTINATIONS, ESPECIALLY SIX FLAGS

People are already visiting Mableton for entertainment. Six Flags, in particular, is an incredibly popular destination. The city's main challenge is providing additional amenities to stay for. Supporting these destinations, like Six Flags or the Silver Comet Trail, through compatible development can encourage people to stay a while and spend their money in Mableton. That revenue can be reinvested in arts, culture, and entertainment—or other built environment improvements.

O3 RECENT, CLUSTERED DEVELOPMENT ON FLOYD ROAD

Mableton has seen renewed development interest, especially in large mixed-housing neighborhoods along major corridors. The city could capitalize on that, advocating for mixed-use development that delivers new housing as well as retail and entertainment.

O4 POCKETS OF REDEVELOPMENT POTENTIAL

Though private development in Mableton has been sporadic, there are pockets of land that could be attractive to developers—especially for the type of redevelopment residents want.

Clusters of parcels along Veterans Memorial, East West Connector, and Discovery Boulevard located near existing assets (such as the Silver Comet Trail, Chattahoochee River, or Six Flags) could be good candidates, provided there is market demand and adequate public infrastructure ***(Figure 2-11, page 55)***.

05 NEW, FRESH CITY INSTITUTIONS

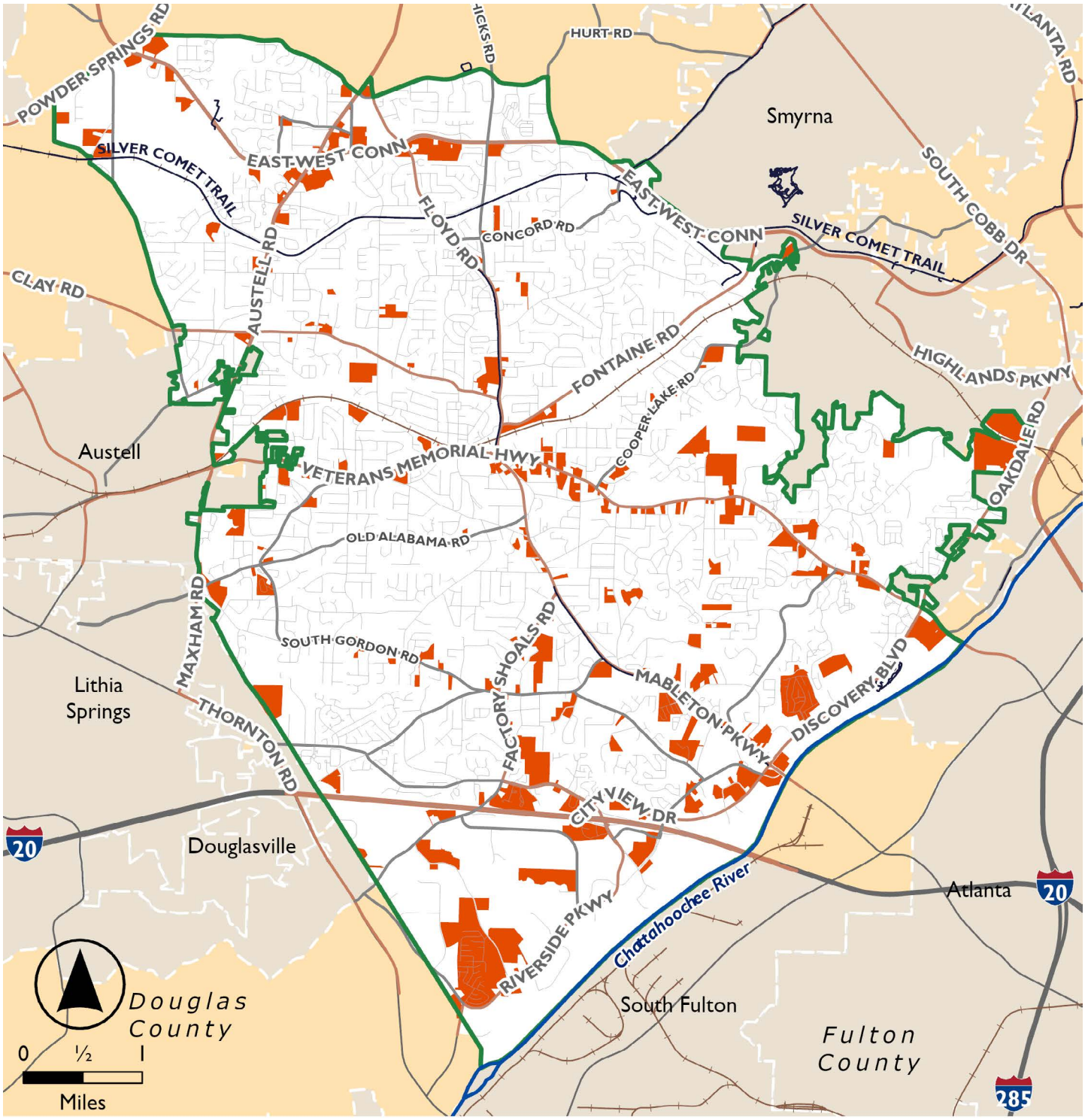
A new city has a lot to do to get started. But under its own leadership, and with new city institutions (like the Urban Redevelopment Agency) created for the purpose of advancing these goals, the city has new momentum and energy to move forward.

06 STRONG COMMUNITY SUPPORT

Redevelopment and placemaking are more successful when community members are supportive. Although not a monolith, there is general support among Mabletonians for community improvements—in whatever form they take, as long as they are high quality.

EpiCenter (Credit: Riverside EpiCenter)

Figure 2-11: Analysis of Development and Redevelopment Potential



LEGEND

- Parcels with Redevelopment Potential
- Mableton City Limits
- Surrounding Cities
- Surrounding Counties
- Interstates
- Arterials
- Other Roads
- Railroads

Goals, Policies, and Key Actions

Through Mableton 2045, a few high-level land use goals have emerged as the most important—and the most opportune—for City staff to work toward. These goals and associated policies and actions focus on how Mableton can create destinations, take advantage of existing assets, and set up the City for success as it grows and changes. Importantly, these goals should not be apply universally throughout the City. Rather, several of these policies and actions will apply to different areas of the city, which are explored in greater detail in the Future Development strategy.

1 *Create a True City Center*

Mableton's evolution from small town to suburban community in the early 1970s has drawn attention away from the city's historic downtown and has dispersed development along major corridors like East-West Connector, Veterans Memorial Highway, and Mableton Parkway. Now, the City has an opportunity to retrofit a true downtown in central Mableton, taking advantage of nearby residential projects by concentrating new development close to major destinations like Mable House Barnes Amphitheater and the South Cobb Regional Library.

Action	Needs and Opportunities Met
POLICY 1.A: Promote "town center" development near Veterans Memorial Highway, Floyd Road, and Mableton Parkway.	
Create a master development plan for the area under jurisdiction of the Urban Redevelopment Authority.	N1, O3, O4
Create a marquee public space within a master planned development that can serve as a central gathering space for cultural events and programming	N1, N4
Reevaluate the form-based code to reduce barriers for improvement or development, but maintain the qualities most important to preserving the scale and design of Historic Downtown.	O1, O5
POLICY 1.B: Improve walkability through redevelopment.	
Require streetscape improvements for redevelopment projects with frontage on major roads.	N1, N4
Ensure future access points are provided through easements or stub streets.	N1, N4

2 *Establish a Transparent Process for Land Use Decisions*

Being a new city, Mableton's greatest opportunity is to build its land use decision-making processes from the ground up. Mableton 2045 is the first step. Following that, the City should begin the process to create its own zoning code, complete with development and administrative standards that can help the city grow according to Mableton 2045's vision.

Action	Needs and Opportunities Met
POLICY 2.A: Revisit existing zoning standards.	
Create a Mableton-specific zoning code, establishing a series of districts that align with Mableton 2045's future development strategy.	O5
Ensure new zoning districts allow for a diverse range of non-residential uses, and that those districts set clear standards for the site design of auto-oriented commercial uses.	N3, O5
Provide clear, flexible standards that prioritize walkable design and allow for a mix of housing types and land uses.	N4, O5
POLICY 2.B: Partner with residents to ensure regulations match the community's vision.	
Lead an educational campaign about land use decision-making processes.	O5, O6
Convene and support citizen advocacy groups that can serve as ambassadors for Mableton planning initiatives.	O5, O6

3 *Kickstart Transformative Development in Key Locations*

There are other redevelopment opportunities in Mableton outside of a new city center. Some are motivated by nearby assets, while others would be driven by the desire to convert less desirable land uses into more appealing mixed-use neighborhoods. Historically, the market for private development has been challenged to provide the type of development residents want, but that is changing. As support for redevelopment builds, the City can channel development interest and energy to key locations, such as major intersections or areas around existing assets. Focusing development energy in this way also can help protect Mableton's existing neighborhoods while also giving residents in those neighborhoods the chance to enjoy newly developed spaces close to where they live.

Action	Needs and Opportunities Met
POLICY 3.A: Leverage unique destinations to spark investment.	
Coordinate with key partners (Six Flags, Trust for Public Land, Cobb County Parks and Recreation) to understand long-term goals near destinations.	N2, O1, O2
Coordinate with property owners of existing businesses to build support for potential redevelopment projects.	N2, O1, O2
Expand the jurisdiction of the Urban Redevelopment Authority as appropriate.	N2, O4, O5
POLICY 3.B: Protect the scale and quality of Mableton's neighborhoods.	
Establish single-family and mixed housing zoning districts that uphold the form and scale of existing neighborhoods.	N2, O4
Explore funding opportunities to help homeowners make improvements or renovations to their houses.	N2, O5, O6

Future Land Use vs. Zoning

Comprehensive plans are all about the future. Each element of Mableton 2045 ties in to the Mableton community's vision for how the city should improve, setting goals and a policy agenda for economic development, transportation, housing, and more.

Future land use policy is one of the most important parts of any comprehensive plan because it guides how properties change and develop. This policy applies to both physical development and how properties are used. Setting preferences for future land use allows the City to influence the design of new development, the general use (whether it's single-family residential, mixed-use, commercial, or something else), and more. Like its name suggests, future land use reflects the aspirational vision for how the city should look and feel years from now, once the plan's goals are achieved.

Zoning, on the other hand, is a regulatory tool that sets standards for the design and use of properties today. These standards vary between jurisdictions, but typically include things like permitted and prohibited uses and design elements like setbacks and maximum height. These standards must be followed; any deviation requires going through a formal rezoning or variance process.

This is where future land use policy kicks in. If a property owner requests a rezoning, Mableton decision-makers can check to make sure the request is complimentary to the future land use vision. If it isn't, they can deny the rezoning or request a re-submittal with changes. If it is, then they can consider granting the rezoning and the land use policy is working as intended! Given that Mableton is a new city, planning officials and decision-makers have a golden opportunity to make sure zoning and future land use policy are aligned from the start.

Future Land Use Policy	Zoning
Sets a vision for ***future*** use of a property	Establishes regulations for ***current*** use of property
Recommends property use and some design considerations	***Regulates*** property use and design considerations
Becomes enforceable by elected/appointed officials during a rezoning	Enforceable by City staff
Typically higher-level, allows for flexibility	Typically more granular and specific

Future Land Use Character Area Strategies

A **character area** is a defined geographical area within a city or county where the type and style of development has a similar look and feel. Character areas are often drawn along existing neighborhood or district lines, but they can also demarcate areas where future development can build a cohesive neighborhood or district.

Why Character Areas?

Character areas establish a set of land use types and policies that will govern how each area grows, redevelops, or stays the same. Rather than assign a specific land use to each parcel in Mableton, this approach allows the City and its partners to be more flexible as development opportunities arise or other improvement projects start.

Adopting a character area strategy will also be beneficial once Mableton creates and adopts its own zoning ordinance. Providing several options for which types are appropriate within each area provides clear but more flexible guidance for decision-makers in charge of granting rezonings—and with this character area strategy in place, the City can ensure the new zoning standards are in sync with the future land use policies.

The following 12 character areas each have an overall development vision, a targeted range for scale, a table of appropriate land uses, and policies that can ensure the successful implementation of each vision.

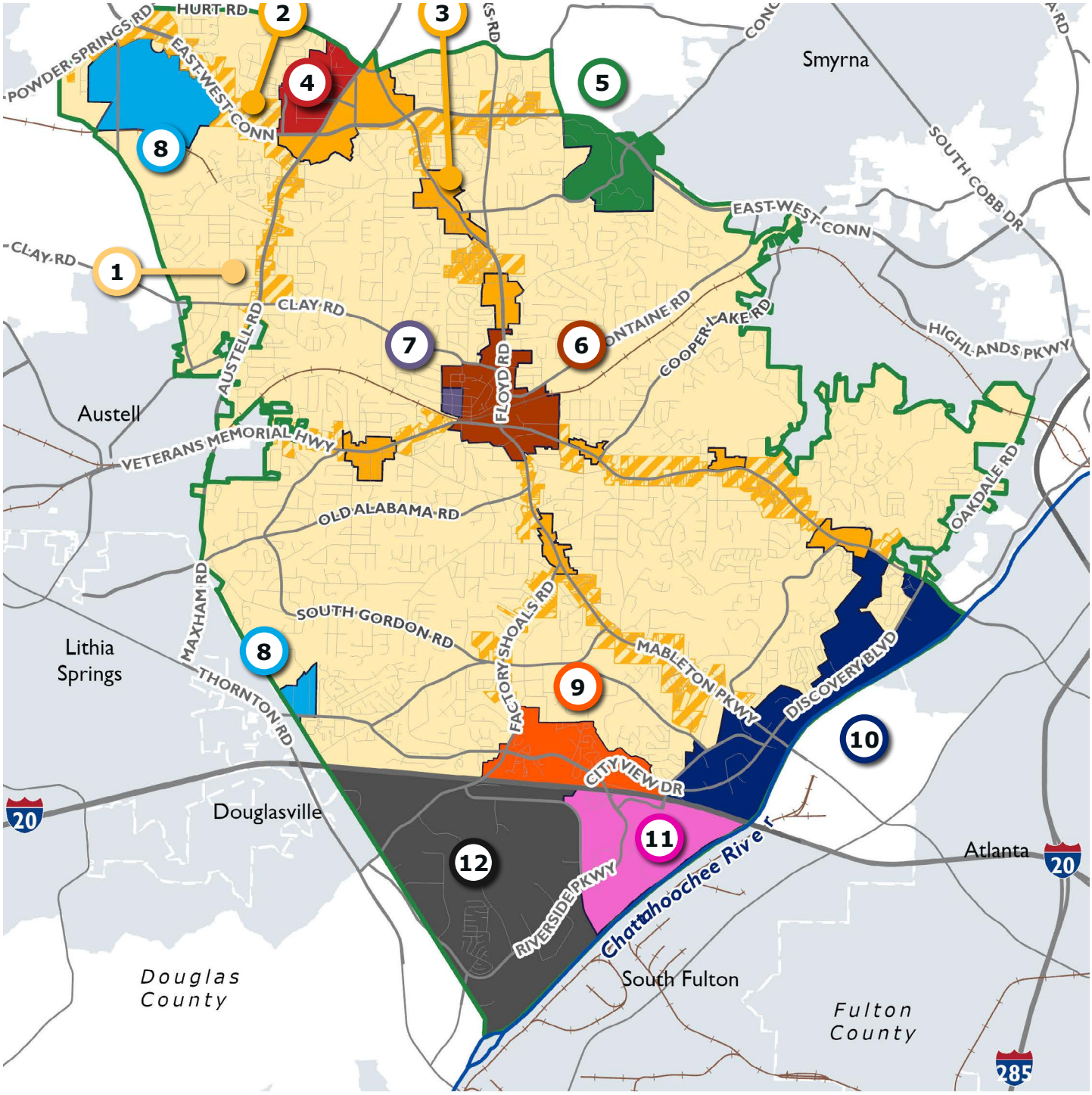
Land Uses

Starting on page 62, the Land Use Table shows a series of land use types that are appropriate in one or more character areas within Mableton. Some land uses are appropriate in several character areas, while others are restricted to specific zones where they make the most sense. Each land use type includes a definition, an example image, and a list of where they are deemed appropriate or appropriate with considerations. Importantly, these land uses are not tied to specific scales or densities; rather, those recommendations are set per character area.

Stoplight Chart

Each character area profile features a land use "stoplight" chart that distinguishes between appropriate land uses (green), inappropriate land uses (red), and land uses that are appropriate given certain considerations (yellow). These considerations can range from additional guidance on design and aesthetics to location requirements, such as being adjacent to a major amenity or a neighboring character area. It is important to remember that these stoplight charts are not legal standards. Instead, they reflect the community's vision for how each character area should develop and provide recommendations for how decision-makers can adjudicate development decisions.

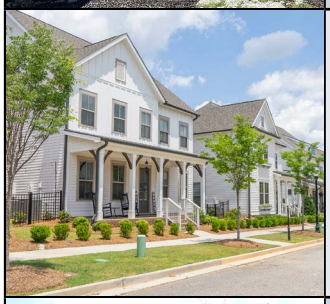
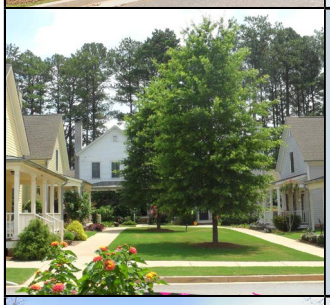
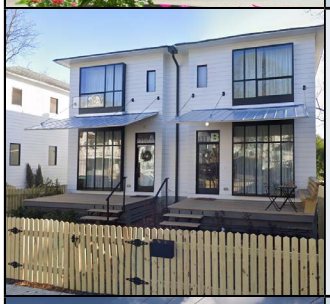
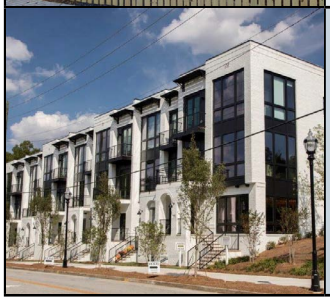
Figure 2-12: Character Areas for Mableton



LEGEND

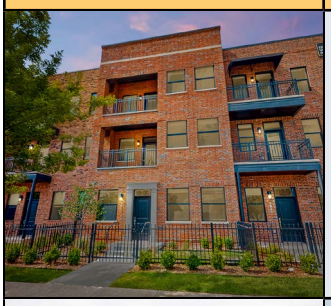
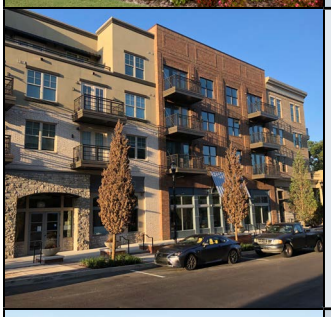
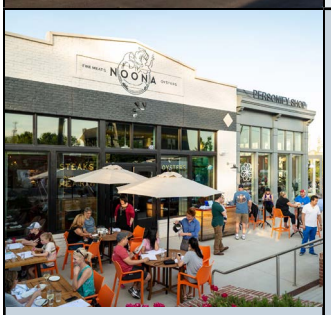
- 1 Suburban Neighborhoods - Core
- 2 Suburban Neighborhoods - Transition
- 3 Mixed-Use Villages
- 4 Medical Center
- 5 Concord Covered Bridge District
- 6 New City Center
- 7 Historic Downtown
- 8 Colonial Pipeline & Oak Ridge
- 9 Riverside Parkway
- 10 River Line District
- 11 Entertainment District
- 12 Workplace District
- Mableton City Limits
- Surrounding Cities
- Roads
- Railroads

Future Land Use Table

Image	*Land Use*	*Description*	*Character Areas**
	Large-Lot Residential	Single-unit residential houses on lots generally at least 0.25 acres but typically larger.	Suburban Neighborhoods (Core and Transition); Concord Covered Bridge Historic District; Historic Downtown
	**Small-Lot Residential**	Single-unit residential houses on lots that are generally less than 0.25 acres.	Suburban Neighborhoods (Core and Transition); Concord Covered Bridge Historic District; Historic Downtown; Riverside Parkway; River Line District
	**Cottage Court**	Single-unit, small houses on a single site usually oriented around a common space.	Suburban Neighborhoods (Core and Transition); Concord Covered Bridge Historic District; Historic Downtown; Riverside Parkway; River Line District
	**2-4 Unit Residential**	A building divided in up to four housing units; can be oriented either horizontally or vertically and often appears as a single large house.	Suburban Neighborhoods (*Core* and Transition); *Mixed-Use Villages*; *New City Center*; Historic Downtown; *Riverside Parkway*; River Line District; *Entertainment District*
	**Townhouses**	A series of attached single-unit houses with individual entrances and often small private yards.	Suburban Neighborhoods (*Core* and Transition); *Mixed-Use Villages*; *New City Center*; *Riverside Parkway*; River Line District; *Entertainment District*

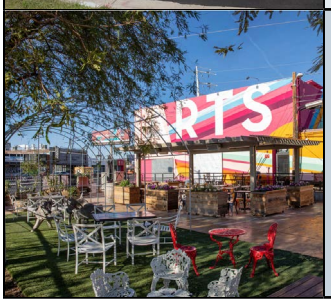
**Italics indicate Appropriate with Considerations*

Future Land Use Table (continued)

Image	*Land Use*	*Description*	*Character Areas*
	**Multi-unit**	Buildings with multiple floors of housing units, which can be rental or condominiums.	Suburban Neighborhoods (Transition); *Mixed-Use Villages*; *Medical Center*; New City Center; Riverside Parkway; River Line District; Entertainment District
	Senior Living	Multi-unit housing with age restrictions, sometimes providing assisted living services.	Suburban Neighborhoods (Transition); *Mixed-Use Villages*; Medical Center; New City Center; *Historic Downtown*; Riverside Parkway; River Line District; Entertainment District
	**Mixed Use**	A vertical mixture of uses in the same building (e.g. commercial on the ground floor with residential above). Can range in height from small-scale (2-3 stories) to mid-rise (4-6 stories) and taller.	Suburban Neighborhoods (Transition); Mixed-Use Villages; Medical Center; New City Center; *Historic Downtown*; Riverside Parkway; River Line District; Entertainment District
	**Neighborhood Commercial**	Pedestrian-oriented commercial uses with a "light" footprint, such as local restaurants, retail, and offices.	Suburban Neighborhoods (*Core* and Transition); Mixed-Use Villages; Medical Center; Concord *Covered Bridge Historic District*; New City Center; *Historic Downtown*; Riverside Parkway; River Line District; Entertainment District
	Suburban Shopping Center	Local commercial uses organized into shopping centers, served by more parking.	*Mixed-Use Villages*; *Riverside Parkway*;

**Italics indicate Appropriate with Considerations*

Future Land Use Table (continued)

Image	*Land Use*	*Description*	*Character Areas*
	Heavy Commercial	Commercial uses that are typically auto-oriented such as storage facilities, auto repair shops, and car washes.	*Medical Center*; Colonial Pipeline and Oak Ridge; *Riverside Parkway*; Workplace District
	Destination Commercial	Larger scaled retail with a customer base that extends beyond the Mableton area, usually including a mix of local and national businesses, office, and entertainment uses.	*Suburban Neighborhoods (Transition)*; *Mixed-Use Villages*; *Medical Center*; Colonial Pipeline and Oak Ridge; *Riverside Parkway*; Workplace District
	Hotels	Multi-story commercial uses that provide temporary lodging for visitors.	Mixed-Use Villages; Medical Center; New City Center; River Line District; Entertainment District
	Heavy Industrial	Large-footprint industrial uses focused on manufacturing, warehousing and logistics, or other "intense" activities that should be separated from residential uses.	Colonial Pipeline and Oak Ridge; Workplace District
	**Craft Industrial**	Industrial uses that focus on small-scale production of goods, services, and some entertainment uses.	*New City Center*; Colonial Pipeline and Oak Ridge; *River Line District*; Entertainment District; *Workplace District*

**Italics indicate Appropriate with Considerations*

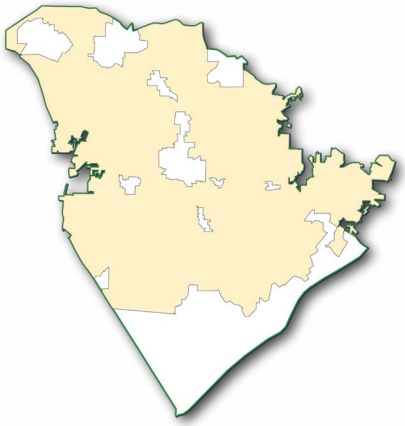
Future Land Use Table (continued)

Image	*Land Use*	*Description*	*Character Areas*
	Civic	Government uses at all levels, and Institutional land uses. Government uses include City buildings, police and fire stations, libraries, post offices, schools, and more. Examples of institutional land uses include colleges, churches, cemeteries, and more.	Suburban Neighborhoods (Core and Transition); Mixed-Use Villages; Medical Center; *Concord Covered Bridge Historic District*; New City Center; Historic Downtown; *Colonial Pipeline and Oak Ridge*; Riverside Parkway; River Line District; Entertainment District; *Workplace District*
	Medical Office	Small-scale office buildings focused on the delivery of medical care and other medical services, but excluding pharmacies.	Suburban Neighborhoods (Transition); Mixed-Use Villages; Medical Center; New City Center; Colonial Pipeline and Oak Ridge; Riverside Parkway; River Line District; Entertainment District; Workplace District
	Parks and Open Space	Land dedicated to active or passive recreational uses such as playgrounds, public parks, and nature centers.	All
	Utilities and Transportation	Major transportation routes, public transit stations, power generation plants, water/ wastewater plants, railroad facilities, cell towers, or other similar uses.	All

Land use character images (Credits: TSW, Adobe Stock)

**Italics indicate Appropriate with Considerations*

1 Suburban Neighborhoods - Core

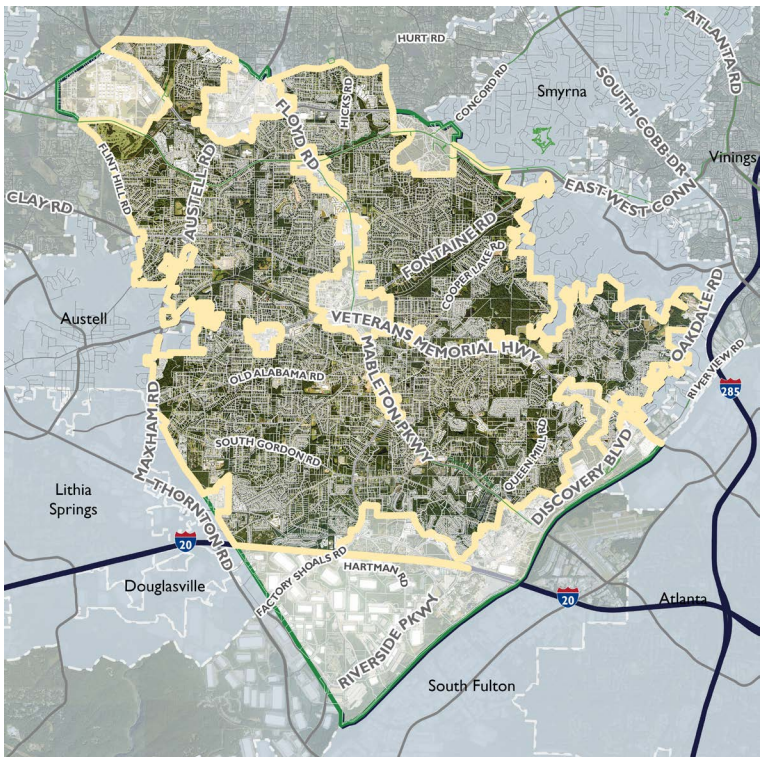


Forming the vast majority of the city, the Suburban Neighborhoods character area includes Mableton's single-family subdivisions and some non-residential uses mostly concentrated where those subdivisions emerge onto major corridors. It also includes green spaces, some institutional and religious uses, and schools. These neighborhoods lend Mableton its suburban character; they are a significant draw for new residents and a source of pride for established residents.

Overall, Mableton's neighborhoods are stable and do not include many opportunities for redevelopment, except in the transition zone.

Vision

The Suburban Neighborhoods – Core character area will continue to be a primarily residential haven with high-quality residences and community resources. The character of these neighborhoods will be protected and enhanced, particularly in terms of scale of buildings, walkability, and access to green/open space.



Typical Character

Appropriate Land Uses

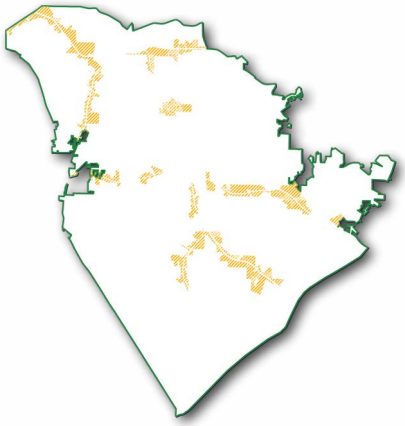
Appropriateness	Land Uses	Considerations
Appropriate	Large-Lot Residential Small-Lot Residential Cottage Courts Civic Parks and Open Space Utilities and Transportation	
Appropriate with Considerations	2-4 Unit Residential Townhouses	Only allowed as part of master-planned developments
	Neighborhood Commercial	Allowed if adjacent to Silver Comet Trail
Not Appropriate	Multi-Unit Senior Living Mixed Use Suburban Shopping Center Heavy Commercial Destination Commercial Heavy Industrial Craft Industrial Medical Office Hotels	

Policies + Actions

- For new subdivisions, encourage designs that incorporate a mix of housing types
- Establish a special zoning process for master planned developments that incorporate attached housing products (2-4 Unit Residential or Townhouses)
- Ensure new developments include open space
- Encourage tree planting and maintenance of existing canopy
- Prioritize pedestrian connectivity between neighborhoods
- Focus on streetscape improvements and landscaping along major roadways

Recommended Scale:
1-2.5 stories

2 Suburban Neighborhoods - Transition



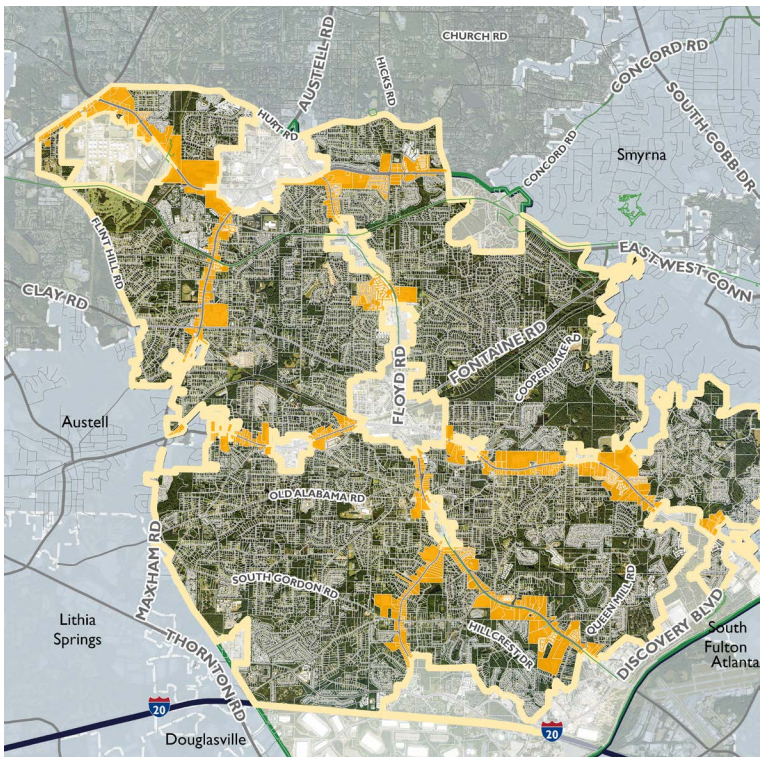
The Transition includes parcels within the Suburban Neighborhoods character area with direct frontage onto major roadways or as part of non-residential plazas with access to major roadways. The transition zone excludes single-family lots whose backs face these major roadways.

These major roadways consist of, in alphabetical order:

- Austell Road
- East-West Connector
- Factory Shoals Road
- Floyd Road
- Mableton Parkway
- Powder Springs Road
- Veterans Memorial Highway

Vision

Along major corridors, allow for gradual conversion of commercial uses (especially auto-oriented commercial) to redevelop into residential or neighborhood-serving commercial uses that create a gentler transition between areas of high activity and interior residential areas. Local commercial uses will provide easy access to goods, services, and leisure close to neighborhood entrances.



Typical Character

(Credit: Red Rock International)

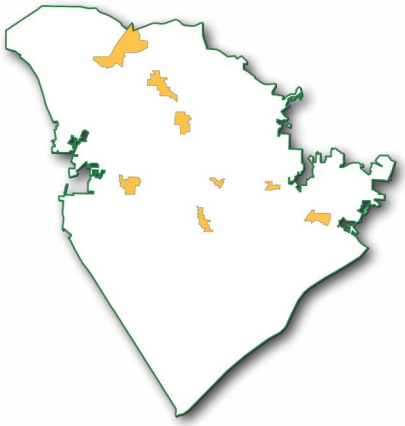
Appropriate Land Uses

Appropriateness	*Land Uses*	*Considerations*
Appropriate	Large-Lot Residential Small-Lot Residential Cottage Courts Neighborhood Commercial Civic Medical Office Parks and Open Space Utilities and Transportation	
	2-4 Unit Residential Townhouses Multi-Unit Senior Living Mixed Use	Only allowed as part of master-planned developments
Appropriate with Considerations	Suburban Shopping Center	OK if within 100 feet of a Mixed-Use Village; Must have vegetated buffers and landscaping; parking lots must include planted areas; shared access/curb cuts strongly encouraged
Not Appropriate	Destination Commercial Heavy Commercial Hotels Heavy Industrial Craft Industrial	

Policies + Actions

- Develop a new zoning district specific to Suburban Neighborhood Transition areas; this district should make appropriate uses "easy" to develop
- For each major roadway listed on the preceding page, conduct an integrated land use and mobility plan that can guide the long-term future of the corridor. This should include key redevelopment parcels and potential parcels for assemblage.

3 Mixed-Use Villages



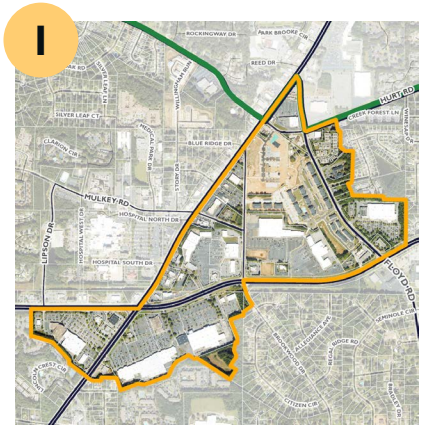
The Mixed-Use Villages character area includes eight different areas of Mableton, mostly concentrated around major intersections, that could support redevelopment into small-scale mixed-use neighborhoods. (See map on page 61.)

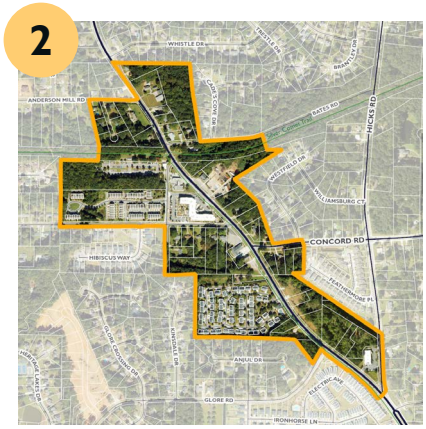
Currently, these areas feature a mix of suburban and heavy commercial uses. Auto-oriented businesses—including automotive care and drive-through restaurants—are very common, especially within the clusters along Veterans Memorial Highway. While these provide a solid tax base for the City of Mableton, redevelopment of these parcels into higher-density villages could help achieve several city-wide goals, such as providing more diverse retail and other non-residential uses and creating vibrant, walkable destinations.

Vision

Mableton's Mixed-Use Villages will be highly walkable, neighborhood mixed-use districts that will be comprised of a mix of commercial, residential, and public space. Commercial uses are envisioned to be mostly local businesses, although some destination retail could be appropriate if kept at a neighborhood village scale. Over time, redevelopment will reduce the amount of commercial uses along major roadways and concentrate them into well-designed commercial centers and villages that support a variety of lifestyles and activities.

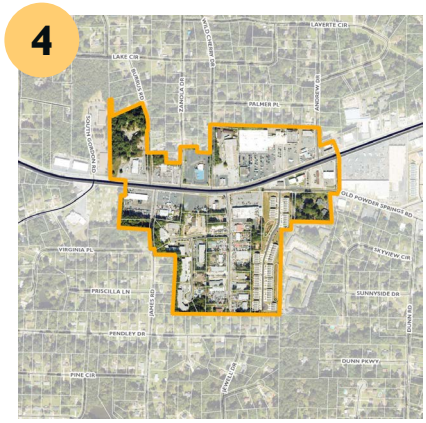
Typical Character





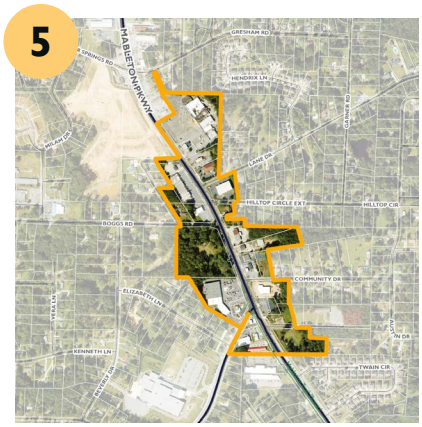
1. Austell Road, East-West Connector, and Floyd Road

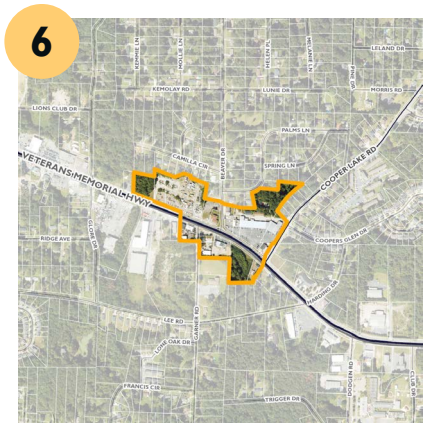
2. Floyd Road and the Silver Comet Trail



3. Floyd Road and Nickajack Road

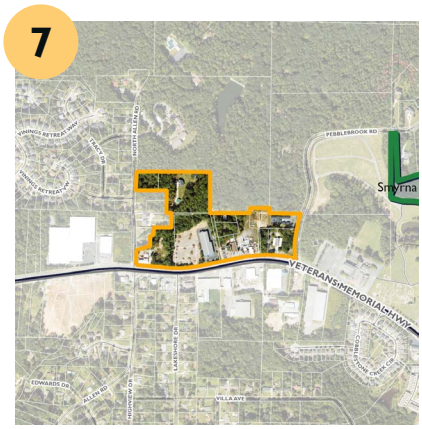
4. Veterans Memorial Highway and Powell Drive





5. Mableton Parkway, Lane Road, and Factory Shoals Road

6. Veterans Memorial Highway, Garner Road, and Beaver Drive



7. Veterans Memorial Highway between North Allen Road and Pebblebrook Road

8. Veterans Memorial Highway and Queen Mill Road

3 Mixed-Use Villages

Appropriate Land Uses

Appropriateness	*Land Uses*	*Considerations*
Appropriate	Mixed-Use	If located adjacent to single-family, must have an appropriate transitional height
	Neighborhood Commercial Hotels Civic Medical Office Parks and Open Space Utilities and Transportation	
Appropriate with Considerations	Small-Lot Residential Cottage Courts 2-4 Unit Residential Townhouses	Appropriate if master-planned along with commercial space
	Multi-Unit Senior Living	Appropriate if master-planned along with commercial space; if located adjacent to single-family, must have an appropriate transitional height
	Suburban Shopping Center	Must require vegetated buffers and screening along major roadways; parking lots must include planting areas; shared access/reduced curb cuts strongly encouraged
Not Appropriate	Large-Lot Residential Destination Commercial Heavy Commercial Heavy Industrial Craft Industrial	

Policies + Actions

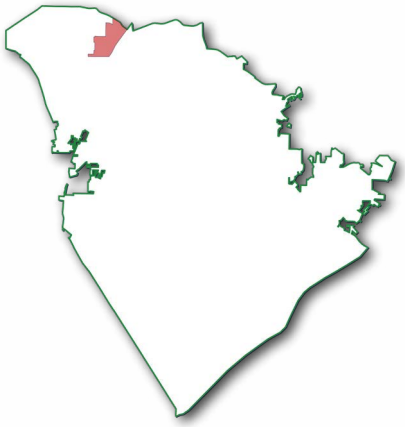
- Strongly encourage local/community-level retail and office uses into these locations to create stronger areas with "critical mass"
- Update zoning code to allow mixed use at this scale, but be flexible in ground-floor requirements
- Develop special area studies for each Mixed-Use Village

Recommended Scale:
1-3 stories

What would a Mixed-Use Village look like?

Mixed-use villages can have a range of looks but in general are places that people want to gather in and enjoy. Things like outdoor dining, attractive landscapes, and multiple things to see and do are important components. Concentrating these uses and activities into specific centers is the key!

4 Medical Center



The Medical Center character area is located northwest of the intersection of Austell Road and East-West Connector, anchored by the Wellstar Cobb Medical Center. The area includes a mix of suburban and heavy commercial and medical uses, as well as some new and legacy residential properties north of Mulkey Road.

While opportunities for redevelopment are more challenging due to small parcel sizes, high occupancy rates, and well-kept properties, new investment could support the expansion of other forms of mobility, such as walking, biking, and transit. Future redevelopment of a potential Mixed-Use Village across Austell Road also offers opportunities for Wellstar Cobb and other medical offices to be more integrated into the surrounding area.

Vision

The Medical Center character area will support Wellstar Cobb as a hub for public health and employment by promoting greater mobility through pedestrian and bike facilities, enhanced landscaping, and placemaking. Redevelopment will focus on adding non-residential uses, including medical offices, hotels, and other uses that provide daily goods and services to residents and visitors.

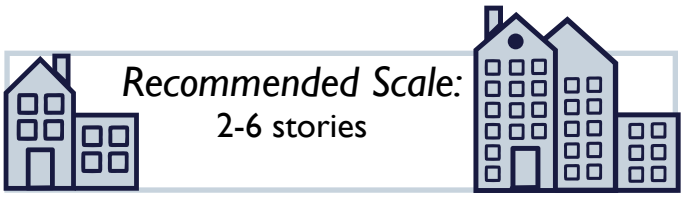
Typical Character

Appropriate Land Uses

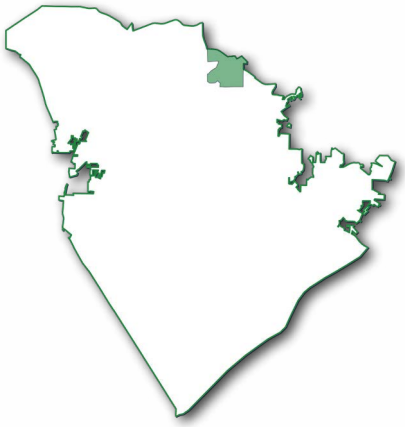
Appropriateness	*Land Uses*	*Considerations*
Appropriate	Senior Living Mixed-Use Neighborhood Commercial Hotels Civic Medical Office Parks and Open Space Utilities and Transportation	
Appropriate with Considerations	Multi-Unit	Must have frontage along Austell Road or East-West Connector
	Heavy Commercial	Must require vegetated buffers and landscaping; parking lots must include planted areas; alternative access must be provided if another access point directly onto a major roadway is located within 100 feet of the property
Not Appropriate	Large-Lot Residential Small-Lot Residential Cottage Courts 2-4 Unit Residential Townhouses Suburban Shopping Center Destination Commercial Heavy Industrial Craft Industrial	

Policies + Actions

- Allow for a variety of housing types that include high-quality affordable housing for medical center employees
- Consider a local shuttle that operates separately from CobbLinc, expanding transit service throughout the Medical Center and across Austell Road and East-West Connector to existing commercial centers
- Develop relationships with medical and employment leaders and promote job opportunities to residents
- Prioritize public art, placemaking, and wayfinding in this area



5 Concord Covered Bridge Historic District



The Concord Covered Bridge Historic District is located in the northeast corner of the city, bounded by the East-West Connector and the City of Smyrna and extending south to encompass the Concord Covered Bridge Historic Area. The area consists of historic resources, including several mill buildings and the titular Covered Bridge, and undeveloped land along Nickajack Creek. Floodplains cover the majority of these undeveloped and forested tracts. This character area is unique within the City of Mableton, both due to its historic nature and the lack of development that has encroached upon the surrounding area. Development is recommended on a limited basis, with requirements to abide by design guidelines and an overall master plan for the district.

Vision

The Concord Covered Bridge Historic District will remain a lush, historic area of Mableton that celebrates the history of some of the earliest settlements in Mableton. Development should be limited to no- or low-impact projects that will enable the preservation and protection of the area's unique historical and natural resources.

Typical Character

Appropriate Land Uses

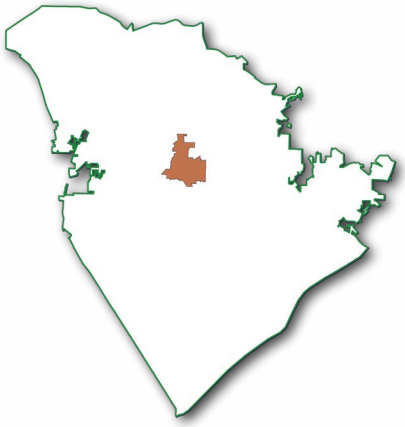
Appropriateness	*Land Uses*	*Considerations*
Appropriate	Large-Lot Residential Small-Lot Residential Cottage Courts	Must abide by design guidelines
	Parks and Open Space	
	Utilities and Transportation Civic	Should have operational reason/requirement to be located in Covered Bridge Historic District
Appropriate with Considerations	Neighborhood Commercial	Must abide by design guidelines
Not Appropriate	2-4 Unit Residential Townhouses Multi-Unit Senior Living Mixed-Use Suburban Shopping Center Heavy Commercial Destination Commercial Hotels Heavy Industrial Craft Industrial Medical Office	

Policies + Actions

- Explore options for a local historic district, including meeting with the community to determine their level of support
- Identify potential ownership arrangements, grants and partnerships to support restoration of key structures
- Establish design guidelines for new development projects
- Add interpretive signage and other educational resources where appropriate
- Develop a plan to comprehensively address ongoing conflicts at the Concord Covered Bridge, including multiple alternatives and order-of-magnitude costs

Recommended Scale:
1-2 stories

6 New City Center



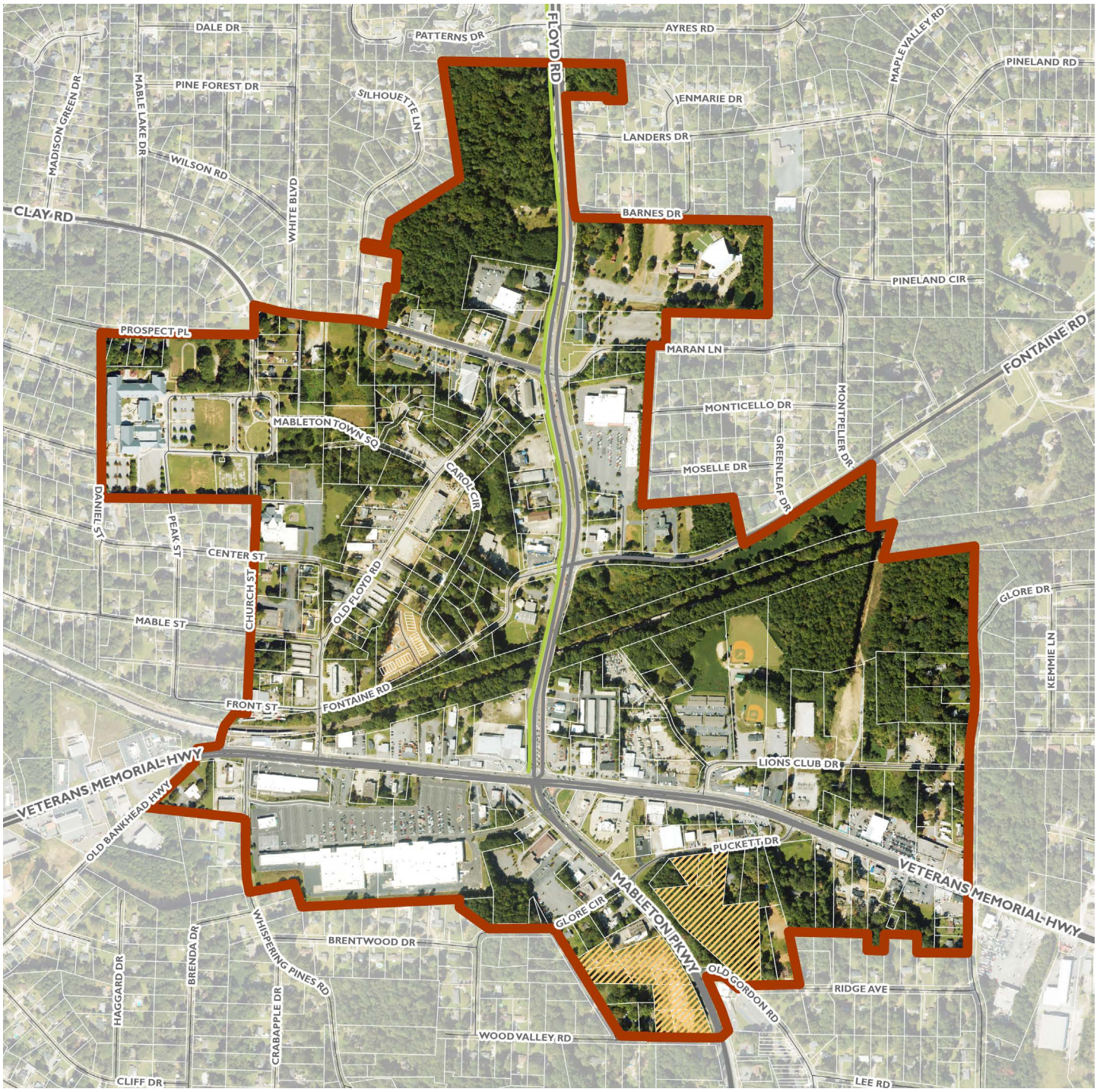
The New City Center character area is intended to spur redevelopment of existing non-residential uses, creating a new downtown district for Mableton. The area's focal point is the intersection of Veterans Memorial Highway, Floyd Road, and Mableton Parkway, and stretches from Old Bankhead Highway in the west to Glore Road in the east. The character area also extends across the railroad tracks to include properties facing Old Floyd Road, past the historic Mable House and nearly reaching Ayres Circle. Auto-oriented commercial and other low-rise retail uses, such as convenience stores and fast-service restaurants, are prevalent. Many of these are located on their own parcels, each with their own driveway and curb cut.

This area has been considered for redevelopment for a long time, though the small parcel sizes and occupancy rate of businesses present challenges. Recent infill residential nearby suggests that development momentum is headed toward Veterans Memorial Highway. Several undeveloped areas, including a set of undeveloped properties managed by the City's Urban Redevelopment Authority, could kickstart further transformation into a premier, mixed-use district.

Vision

The New City Center will become Mableton's central, walkable district. Recent development can encourage more housing and mixed-use, while improving walkability and public space. The area should have a strong connection to but not encroach upon Historic Downtown. Wherever possible, streetscape improvements and beautification through placemaking should be prioritized.

Typical Character



LEGEND

- New City Center Character Area
- Urban Redevelopment Authority Properties
- Roads
- Trails

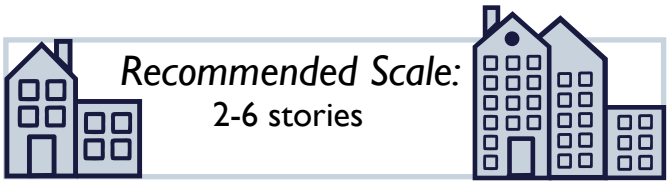
6 New City Center

Appropriate Land Uses

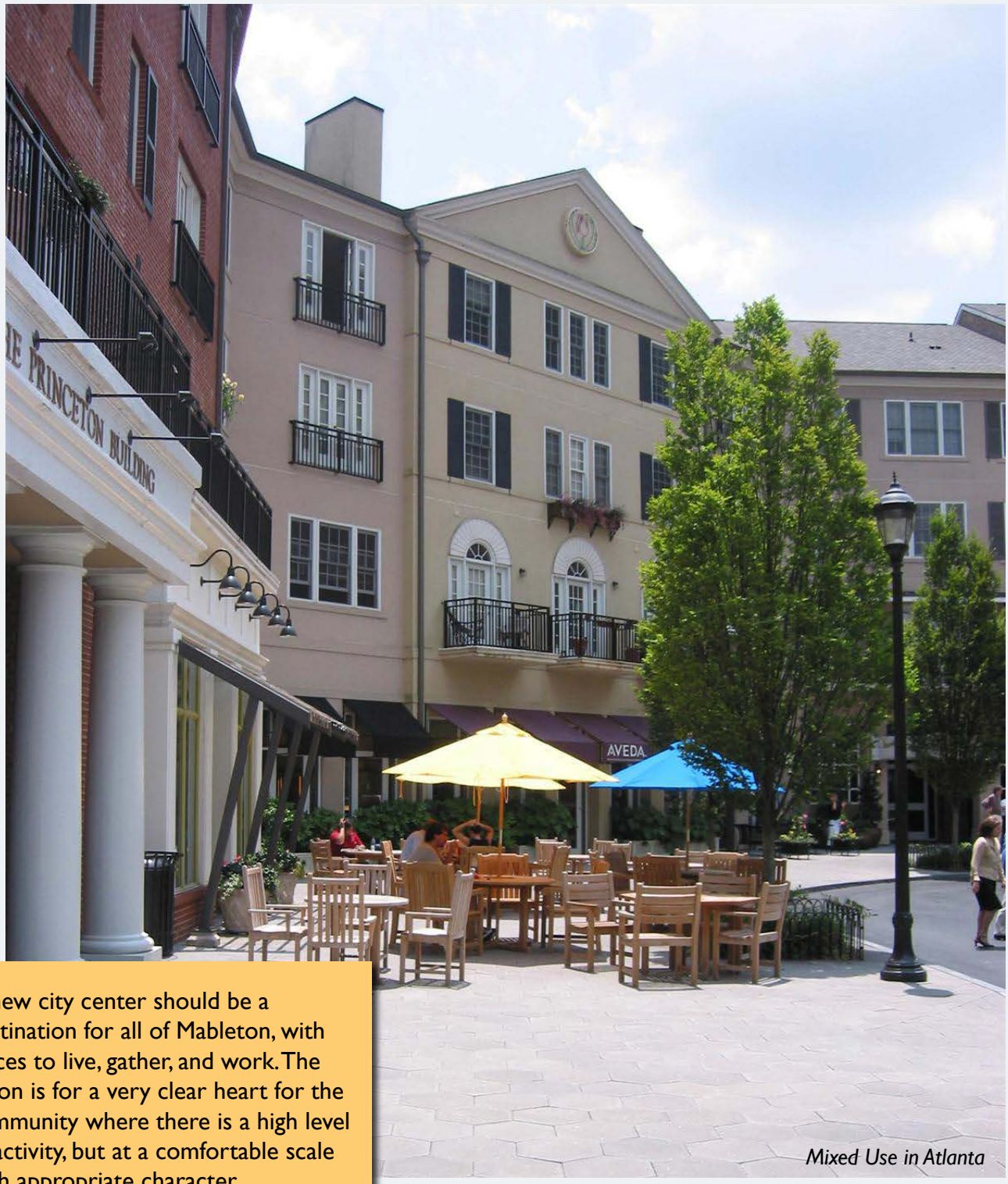
Appropriateness	*Land Uses*	*Considerations*
Appropriate	Multi-Unit Senior Living Mixed-Use Neighborhood Commercial Destination Commercial Hotels Civic Medical Office Parks and Open Space	
	Utilities and Transportation	Should have operational reason/requirement to be located in New City Center
Appropriate with Considerations	Townhouses 2-4 Unit Residential	Appropriate if part of master-planned developments
	Craft Industrial	Design guidelines for semi-permanent uses
Not Appropriate	Large-Lot Residential Small-Lot Residential Cottage Court Suburban Shopping Center Heavy Commercial	

Policies + Actions

- Create a master development plan for the area under jurisdiction of the Urban Redevelopment Authority
- Identify locations for enhanced connectivity along Floyd Road, especially connecting historic Mable House with Old Floyd Road and the South Cobb Regional Library
- Complete Phase II of the Mableton Parkway / Floyd Road multi-use trail
- Explore opportunities for streetscape improvements along Veterans Memorial Highway
- Create a marquee public space within a master planned development that can serve as a central gathering space for cultural events and programming



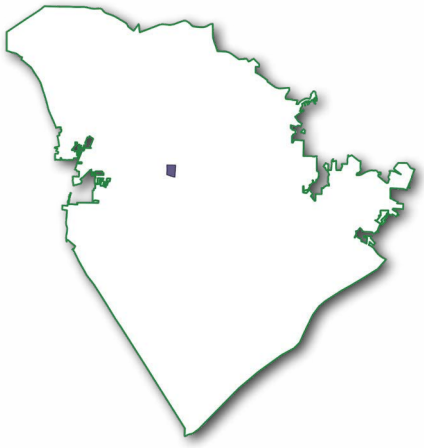
What would New City Center look like?



Mixed Use in Atlanta

A new city center should be a destination for all of Mableton, with places to live, gather, and work. The vision is for a very clear heart for the community where there is a high level of activity, but at a comfortable scale with appropriate character.

7 Historic Downtown



The Historic Downtown character area encompasses several blocks where the original downtown grid for Mableton was laid out. It extends from Clay Road in the north to the railroad tracks in the south, and is bounded by Daniel Street to the west. The boundary extends to the back of parcels that front Old Floyd Road. This area includes several historic residential structures, especially along Mable Street. A few institutional uses are found in Historic Downtown as well, including Mableton Town Square, Mableton Elementary, Mableton Memorial Gardens Cemetery, and First Baptist Church of Mableton.

There are few redevelopment opportunities in this area, though several historic structures could benefit from rehabilitation. Any development on vacant parcels should focus on adding residential and neighborhood commercial uses that keep the historic character and scale of the original downtown.

Vision

Historic Downtown will become a civic and historic destination at the backdoor of the new City Center. Remaining historic structures should be preserved, and properties in between historic structures should be developed with infill and streetscape improvements at a similar scale and style to create a vibrant, walkable destination in Mableton.

Typical Character

(Credit: New Georgia Encyclopedia)

Appropriate Land Uses

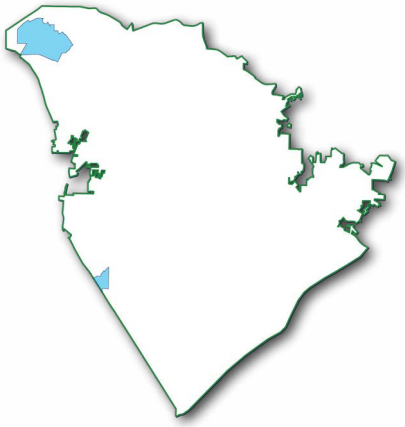
Appropriateness	Land Uses	Considerations
Appropriate	Large-Lot Residential Small-Lot Residential Cottage Courts 2-4 Unit Residential	Must abide by design guidelines
	Civic Parks and Open Space	
	Utilities and Transportation	Should have operational reason/requirement to be located in Concord Covered Bridge Historic District
Appropriate with Considerations	Senior Living Mixed-Use	Must abide by design guidelines; limited to 2 stories
	Neighborhood Commercial	Must abide by design guidelines; allow conversion of single-family to commercial uses
Not Appropriate	Townhouses Multi-Unit Suburban Shopping Center Heavy Commercial Destination Commercial Hotels Heavy Industrial Craft Industrial Medical Office	

Policies + Actions

- Preserve historic properties throughout historic downtown
- Develop an incentive program for facade improvements and other home renovation and rehabilitation projects
- Ensure connectivity to redevelopment projects along Old Floyd Road in the New City Center character area
- Prioritize public art, placemaking, and wayfinding in this area that highlights historic resources

Recommended Scale:
1-2 stories

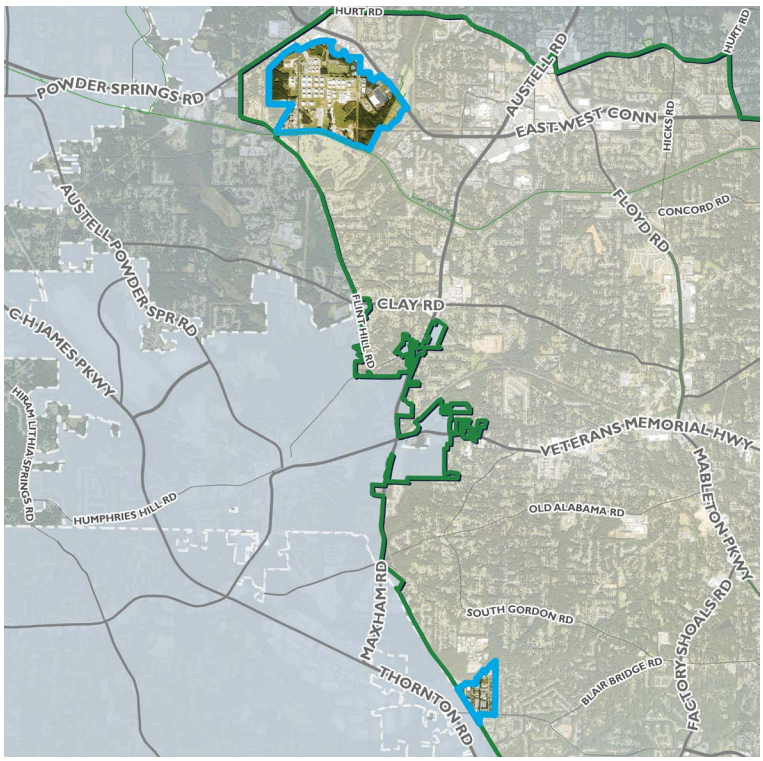
8 Colonial Pipeline and Oak Ridge



The Colonial Pipeline and Oak Ridge character area will support regionally important industrial uses and utilities, focusing less on land use change over time and more on public improvements such as streetscapes, landscaping, and safety measures. New development at the edges of this character area could provide new opportunities for craft industrial, heavy commercial, or industrial offices for existing companies or to promote business development.

Vision

The Colonial Pipeline and Oak Ridge character area will support regionally important industrial uses and utilities, focusing less on land use change over time and more on public improvements such as streetscapes, landscaping, and safety measures. New development at the edges of this character area could provide new opportunities for craft industrial, heavy commercial, or industrial offices for existing companies or to promote business development.



Typical Character

(Credit: Fujifilm, Inc.)

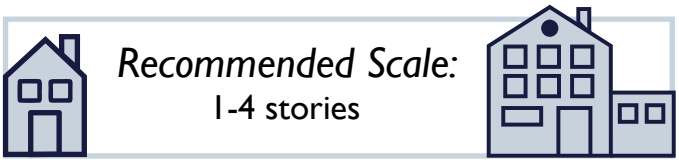
(Credit: Colliers)

Appropriate Land Uses

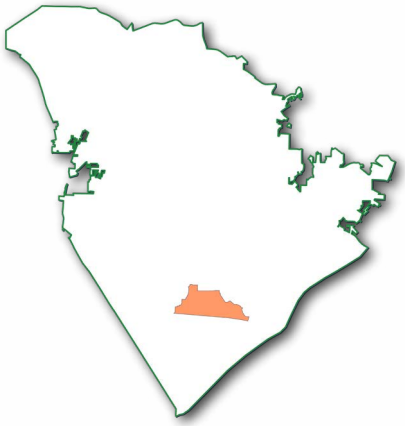
Appropriateness	*Land Uses*	*Considerations*
Appropriate	Heavy Commercial Heavy Industrial Craft Industrial Medical Office Parks and Open Space Utilities and Transportation	
Appropriate with Considerations	Civic	Should have operational reason/requirement to be located in Colonial Pipeline and Oak Ridge
Not Appropriate	Large-Lot Residential Small-Lot Residential Cottage Courts 2-4 Residential Townhouses Multi-Unit Senior Living Mixed-Use Neighborhood Commercial Suburban Shopping Center Destination Commercial Hotels	

Policies + Actions

- Require new developments to have multiple access points to major roadways, adjoining parcels, or both
- Where possible, explore opportunities to create small-scale maker-spaces



9 Riverside Parkway

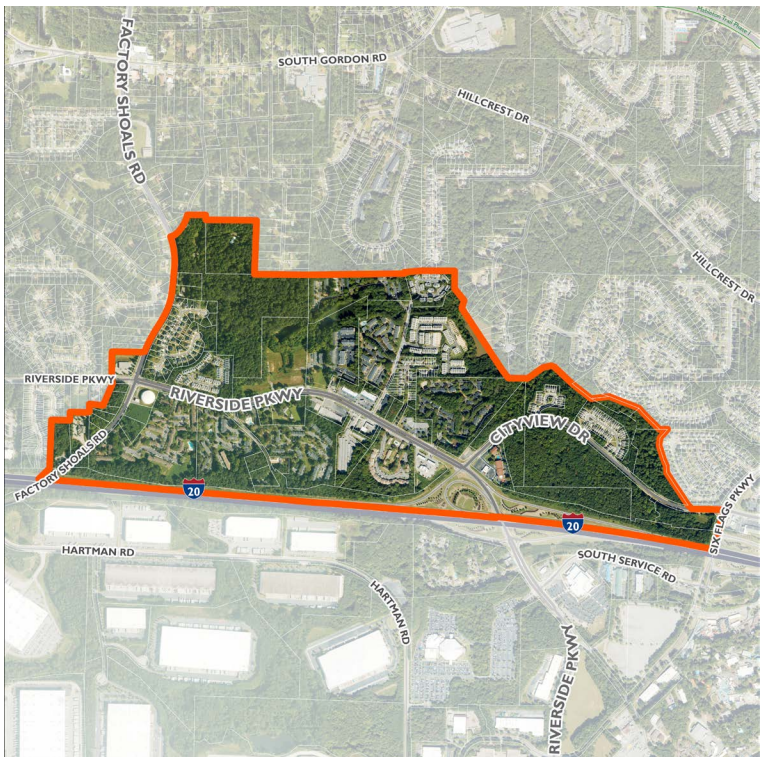


This character area follows the corridor formed by Riverside Parkway and City View Drive. The area mostly consists of older garden apartment complexes, which were popular at the time of construction and which could be designed around the area's challenging topography. Over time, these apartment complexes have deteriorated in quality. Some non-residential uses can be found at major intersections and range from auto-oriented commercial to local restaurants and entertainment. This area also features a few undeveloped properties, including the site of the former Magnolia Crossing development which was demolished in 2017.

There are many opportunities in this area for revitalization, especially through redevelopment of aging units. Over time, Riverside Parkway could flourish as a collection of high-quality multifamily neighborhoods anchored by local commercial uses.

Vision

Riverside Parkway will become a vibrant residential area with well-maintained, safe housing units suitable for a variety of household types. New investment in this area will prioritize affordability, gradually transforming the area into a mixed-use neighborhood with easy access to goods, services, and leisure, both within Riverside Parkway and within nearby entertainment and workplace hubs.



Typical Character

Appropriate Land Uses

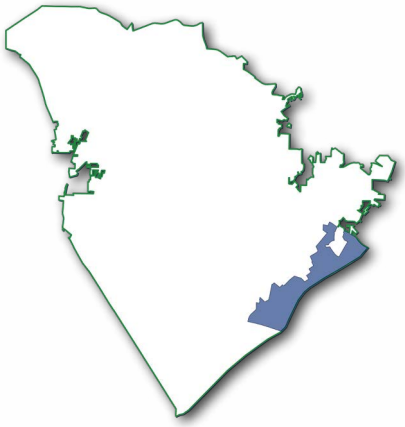
Appropriateness	Land Uses	Considerations
Appropriate	Small-Lot Residential Cottage Courts Multi-Unit Senior Living Mixed-Use Neighborhood Commercial Civic Medical Office Parks and Open Space Utilities and Transportation	
Appropriate with Considerations	2-4 Unit Residential Townhouses	Appropriate if part of master-planned developments
	Suburban Shopping Center Heavy Commercial	Must require vegetated buffers and landscaping; parking lots must include planted areas; alternative access must be provided if another access point directly onto a major roadway is located within 100 feet of the property
Not Appropriate	Large-Lot Residential Destination Commercial Hotels Heavy Industrial Craft Industrial	

Policies + Actions

- Conduct a Special Area Study focused on strategies to improve housing quality, safety, and access to goods and services
- Identify high-priority sites for catalytic redevelopment projects
- Consider extending the jurisdiction of the Urban Redevelopment Authority to this area
- Develop master plan for site of former Magnolia Crossing development
- Prioritize pedestrian connectivity and safety at key intersections and along major roadways
- Consider offering density bonuses in exchange for affordability provisions
- Ensure new developments incorporate open space and provides connections to nearby retail and entertainment districts

Recommended Scale:
2-4 stories, up to 6 with bonuses

10 River Line District



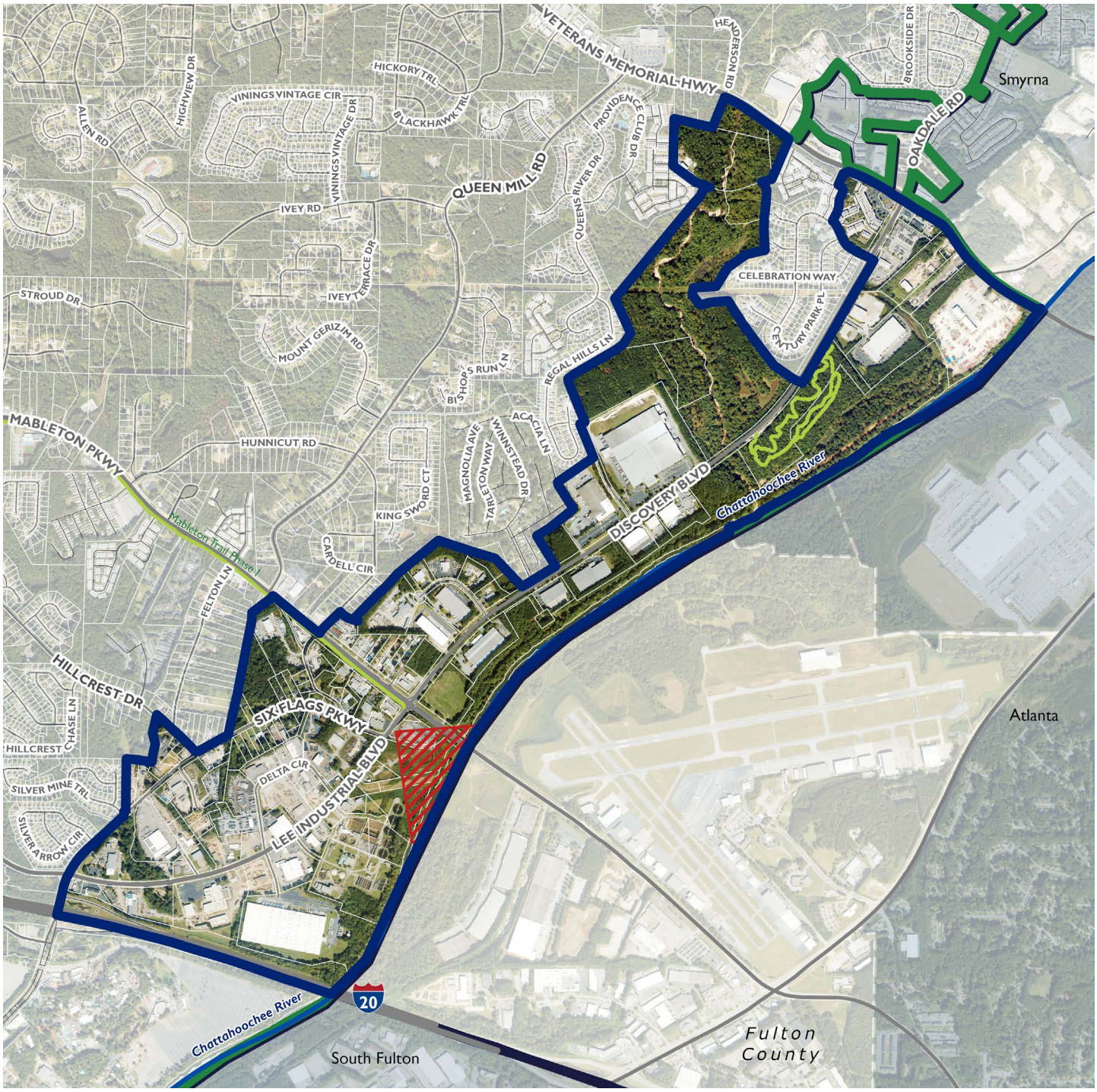
Located between two major gateways into the City of Mableton, the River Line District is a unique area of the city known for its rich history and lush natural resources. Discovery Boulevard is the central spine of the area, which extends between Mableton Parkway in the southwest and Veterans Memorial Highway in the northeast. The area mostly consists of light industrial and heavy commercial uses, especially at each "pole," although recent mixed-use and residential development has been completed where Discovery Boulevard meets Veterans Memorial Highway. In between these two poles lies Discovery Park, which contains historical artifacts from the Civil War and served as one of the Chattahoochee RiverLands' pilot projects.

This area could evolve into an eco-tourism destination in Mableton by leveraging what makes it special: its history, natural resources, and connection to the river. Its prominent location between two main entrances to the city also make it very attractive for creative redevelopment. Converting light industrial areas at the edges into new retail, entertainment, and rooftops can bring residents closer to the park and Nickajack Creek. The scale of redevelopment would be less intense than other areas, mirroring nearby developments that have been successful.

Vision

The River Line District will become a unique eco-tourism district that celebrates the Chattahoochee River and its associated resources as the major amenities they are. New mixed-use development, high-quality residential neighborhoods, craft industrial that supports entertainment, and retail at the edges of the district would be linked by greenways, large open spaces, and access to nature.

Typical Character



LEGEND

- River Line District Character Area
- Runway Protection Zone for Fulton County Airport
- Mableton City Limits
- Surrounding Cities
- Roads
- Trails

10 River Line District

Recommended Scale:
1-4 stories

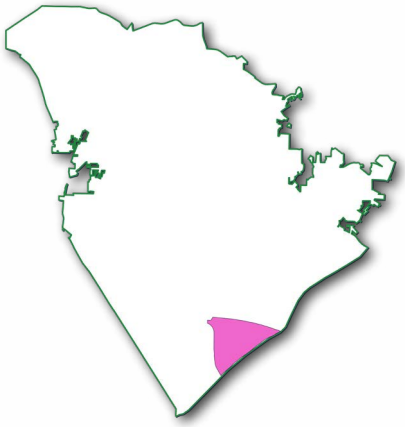
Appropriate Land Uses

Appropriateness	Land Uses	Considerations
Appropriate	Small-Lot Residential Cottage Courts 2-4 Unit Residential Townhouses Multi-Unit Senior Living Mixed-Use Neighborhood Commercial Hotels Civic Medical Office Parks and Open Space Utilities and Transportation	
Appropriate with Considerations	Craft Industrial	Must have minimal impact on natural resources
Not Appropriate	Large-Lot Residential Suburban Shopping Center Heavy Commercial Destination Commercial Heavy Industrial	

Policies + Actions

- Expand walkability through new development and create new connections to Discovery Park
- Work towards implementation of the River Line Historic Area Master Plan's recommendations for trails and greenspace along Nickajack Creek
- Enhance the pedestrian experience along Discovery Boulevard, either through improved sidewalks and landscaping or a multi-use trail
- Install green infrastructure in floodplains and low-lying areas
- Coordinate with the Atlanta Regional Commission and Trust for Public Land to implement recommendations for the Chattahoochee RiverLands initiative
- Add interpretive signage and other educational resources where appropriate
- Identify locations to expand access to the Chattahoochee River

11 Entertainment District



Located at Mableton's southern tip along I-20, the Entertainment District would serve as a primary gateway to Mableton for anyone traveling from downtown Atlanta, Hartsfield-Jackson International Airport, or elsewhere east of Mableton. This area is bounded by I-20 to the north, the Chattahoochee River to the south and east, and Hartman Road to the west. Currently, the area is anchored by Six Flags Over Georgia, which draws thousands of people per year from across the region and beyond. Around Six Flags, there is a notable lack of retail or other supportive entertainment uses that would encourage people to stay in Mableton.

The opening of Riverside EpiCenter, a multi-use entertainment and office complex owned by Word of Faith Church, has started to build momentum for redevelopment of this area into an entertainment hub for Mabletonians and visitors. Specific redevelopment opportunities—including the extended-stay hotels on South Service Road—and infill opportunities along streets with good visibility could further support this transformation. Working with Word of Faith, as one of the largest landowners in this area, could also lead to future infill and improvement opportunities.

Vision

The Entertainment District will build on the regional attraction of Six Flags, as well as local attractions like Riverside EpiCenter, to incrementally create a district that offers a complete entertainment experience. This would include high-quality dining, retail, and hotels and other accommodations for visitors, along with well-designed mixed-use development in strategic locations to expand the local customer base for businesses and entertainment.

Typical Character

LEGEND

- Entertainment District Character Area
- Mableton City Limits
- Surrounding Counties
- Roads

11 Entertainment District

Recommended Scale:
2-6 stories

Appropriate Land Uses

Appropriateness	*Land Uses*	*Considerations*
Appropriate	Multi-Unit Senior Living Mixed-Use Neighborhood Commercial Destination Commercial Hotels Civic Craft Industrial Medical Office Parks and Open Space Utilities and Transportation	
Appropriate with Considerations	2-4 Unit Residential Townhouses	Appropriate if part of master planned development
Not Appropriate	Large-Lot Residential Small-Lot Residential Cottage Courts Suburban Shopping Center Heavy Commercial Heavy Industrial	

Policies + Actions

- Explore how shared parking can serve new development, reducing overall asphalt but ensuring adequate parking for nearby entertainment uses
- Identify locations for enhanced connectivity between Six Flags Parkway, South Service Road, and Riverside Parkway
- Consider a local shuttle that operates separately from MARTA/CobbLinc, expanding transit service throughout Mableton Entertainment District and adjacent workplace district
- Explore opportunities for streetscape improvements along Six Flags Parkway and South Service Road
- Identify locations to expand access to the Chattahoochee River

What could the Entertainment District look like?

Mableton's southern gateway is made unique by the presence of assets like Six Flags, Riverside EpiCenter, and the Chattahoochee River. The concept below shows a vision of an Entertainment District that leverages that uniqueness: across from Six Flags could be a large destination retail complex that ties in to the amusement park, creating a "downtown Six Flags" similar to Universal's CityWalk. Across a new street could be a mixed-use district including a hotel, multi-unit residential, and additional retail. More rooftops to support this new retail could be built on an undeveloped parcel bordering the Chattahoochee, with a waterfront restaurant space providing an opportunity to connect with the river. Throughout, streetscape improvements and new connections would allow people to move between locations with ease, whereas today connectivity is very limited.

(Credit: Adobe Stock)

12 Workplace District

Mableton's Workplace District is one of the largest and most successful industrial hubs in the metro Atlanta region. It is bounded by I-20 to the north, Douglas County to the south and west, and the Chattahoochee River and Hartman Road to the south and east. Most of the industrial uses in this area are large-footprint facilities serving warehousing, logistics, and some manufacturing companies. Smaller industrial buildings are organized into office parks, such as The Bluffs. The main non-industrial land use in this area is The Village at Six Flags, a large, manufactured homes neighborhood located in the southern part of the district.

There is little undeveloped land in the Workplace District, limiting opportunities for new industrial facilities. Given its location and the fact that it is mostly self-contained south of I-20, this area can become even stronger with additional public investment and business development strategies.

Vision

The Workplace District will continue to be a successful place for business and industry, providing both job opportunities and an enhanced tax base for Mableton. Investment will improve access to this area from other parts of Mableton, promoting economic mobility and opportunity for residents, and ensure the area remains competitive for industry over the long term.

Typical Character

Appropriate Land Uses

Appropriateness	Land Uses	Considerations
Appropriate	Heavy Commercial Heavy Industrial Medical Office Parks and Open Space Utilities and Transportation	
Appropriate with Considerations	Craft Industrial	Must be within 1/2-mile of Entertainment District
	Civic	Should have operational reason/requirement to be located in Workplace District
Not Appropriate	Large-Lot Residential Small-Lot Residential Cottage Court 2-4 Unit Residential Townhouses Multi-Unit Senior Living Mixed-Use Neighborhood Commercial Destination Commercial Hotels Suburban Shopping Center	

Policies + Actions

- Determine a long-term future for the residents and the land of The Villages at Six Flags manufactured home park
- Ensure new industrial development includes high-quality landscaping and abides by open space requirements
- Consider a local shuttle that operates separately from MARTA/CobbLinc, expanding transit service throughout Workplace District and to/from surrounding areas, such as Mableton Entertainment District
- Where possible, explore opportunities to create small-scale maker-spaces
- Develop relationships with industrial leaders and promote job opportunities to residents
- The focus of this area should be to support robust industrial uses; other uses, while compatible, should be secondary

Recommended Scale:
1-3 stories

CHAPTER 3

Economic Development

Introduction

With the incorporation of Mableton as a city, opportunities emerge to focus more economic and housing efforts locally, beyond that which Cobb County could provide at a more regional level. Indeed Mableton is in a fortunate position; an inner suburb of Atlanta that has strong access to regional job cores and cultural amenities, and one seeing infill development occurring. With these positives are some challenges as well, as few greenfield development opportunities exist in the city and thus redevelopment becomes more of a focus for the city. This adds costs and complexity to ongoing development and often results in higher housing costs and the need for placemaking and value creation become a more significant need. That said, these needs indeed dovetail with a civic need the city has today; the need to create a true downtown as well as other more walkable cores, areas that offer a greater sense of lifestyle that can complement the strong regional convenience the area provides.

This larger chapter provides an assessment of Mableton's economic and demographic profile today, its relationships to larger Metro Atlanta, and delves into the performance of its for-sale and rental housing markets, as well as its commercial markets, including office, retail, and industrial uses. Looking ahead, this chapter will examine near- and longer-term demand for each of these land uses as well as the potential opportunities for redevelopment in the area, focusing on the needs and opportunities to create more walkable and dynamic cores that function on a more local and regional basis. Within this will be an understanding of the potential challenges and needs the City will encounter going forward, and potential policies that can be undertaken to achieve goals the city has identified.

Credit: Brixmor

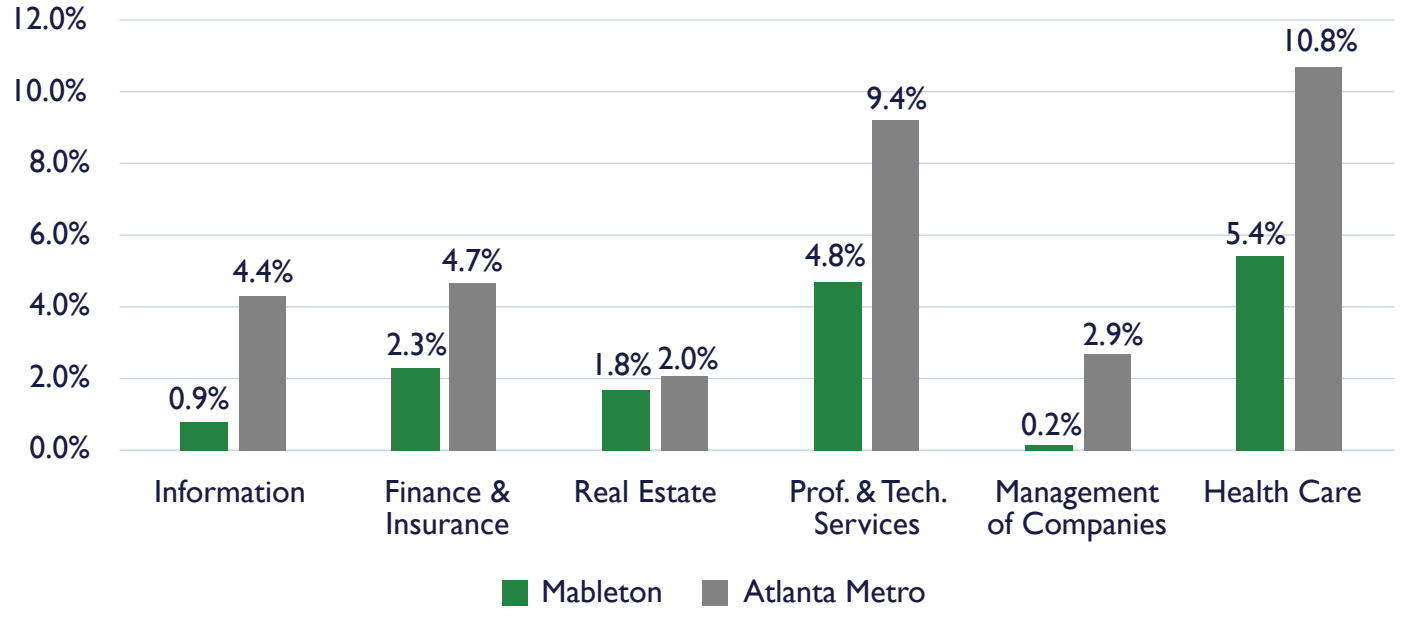
Existing Conditions

Economic Assessment

Mableton is strategically positioned in the Atlanta Metro, an inner suburb just beyond the Perimeter with strong access to Fulton Industrial, Cumberland-Galleria, Downtown/ Midtown, and the Airport area. Indeed there are more than 638,000 jobs within 15 miles of the center of Mableton that pay $40,000 and above (1.19M total jobs, including lower-paying jobs). Indeed, 38% of Mableton residents commute less than 10 miles to work (among those with jobs paying $40k and above) and around 87% commute less than 25 miles one way. Of note, only around 6% to 7% of Mableton residents in higher-paying positions live and work in the city, a number that could be higher.

That last factor can be clearly seen in Mableton's lack of jobs in higher-paying sector jobs ***(Figure 3-1)***. These high-paying jobs account for only around 15% of jobs in the city, a figure less than half that seen in the larger Atlanta Metro, where slightly more than one-third of jobs are found in sectors such as Professional Services, Finance/Insurance, Information, Management, and Health Care (a mixed-paying sector). While part of this is a factor of Mableton's location in the metro (higher-paying jobs following executive housing to the north), another piece of this can be attributed to Mableton's lack of lifestyle locations in the market; more walkable areas that can appeal to smaller offices and local-serving office use.

Figure 3-1. Sector Employment among Higher-Paying Industries



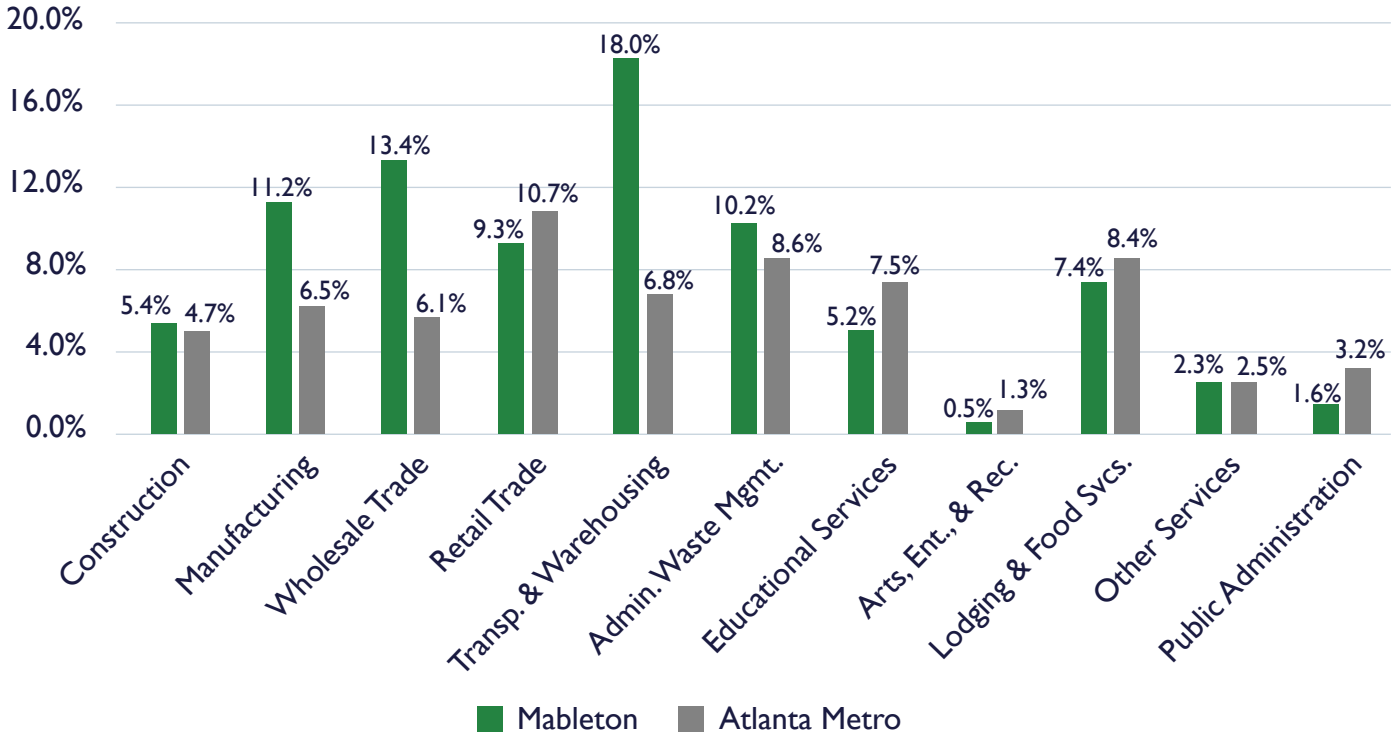
Economic Assessment (continued)

Inversely the Mableton economy is heavily focused in jobs with more moderate-paying salaries ***(Figure 3-2)***. These include Transportation and Warehousing (18% of all jobs), Wholesale Trade (13.4%), and Manufacturing (11.2%), and Administration & Waste Management (10.2%). These are all above that seen in the larger metro area, particularly warehousing and wholesale trade, which relate heavily to the industrial core straddling the Chattahoochee River around I-20.

Demographic Assessment

Within Mableton there are approximately 24,000 households in 2025, with households generally having a very similar distribution to that of the Atlanta Metro overall, with a few exceptions ***(Figure 3-3, page 102)***. Mableton has slightly more lower-income households (income $25,000-$50,000) and slightly fewer affluent households ($75,000- $150,000). Indeed Mableton's median income (in 2023 dollars) was only slightly below that of the larger Metro Atlanta ($84,662 versus $86,338).

Figure 3-2. Sector Employment among Low- to Moderate-Paying Industries



Create a New Downtown and Walkable Cores

Snellville - The Grove at Towne Center

Before

After

In the early 2020s the City of Snellville partnered with Gwinnett County, MidCity Real Estate Partners and CASTO to create "The Grove at Towne Center", a $140 million public/private effort to give Snellville a more walkable core. The project includes a mix of a central green (The Grove), significant medical offices (Northside), 288 rental apartments, retail, co-working, and small offices, and sitting next to Snellville's City Hall and government offices. The total project (not including the City Hall and government offices, comprises around 20 acres, with public assistance being provided via land assembly, public green space, new street networks, and a parking structure. Snellville helped pay for the parking deck with SPLOST funds being used for a library and trail systems.

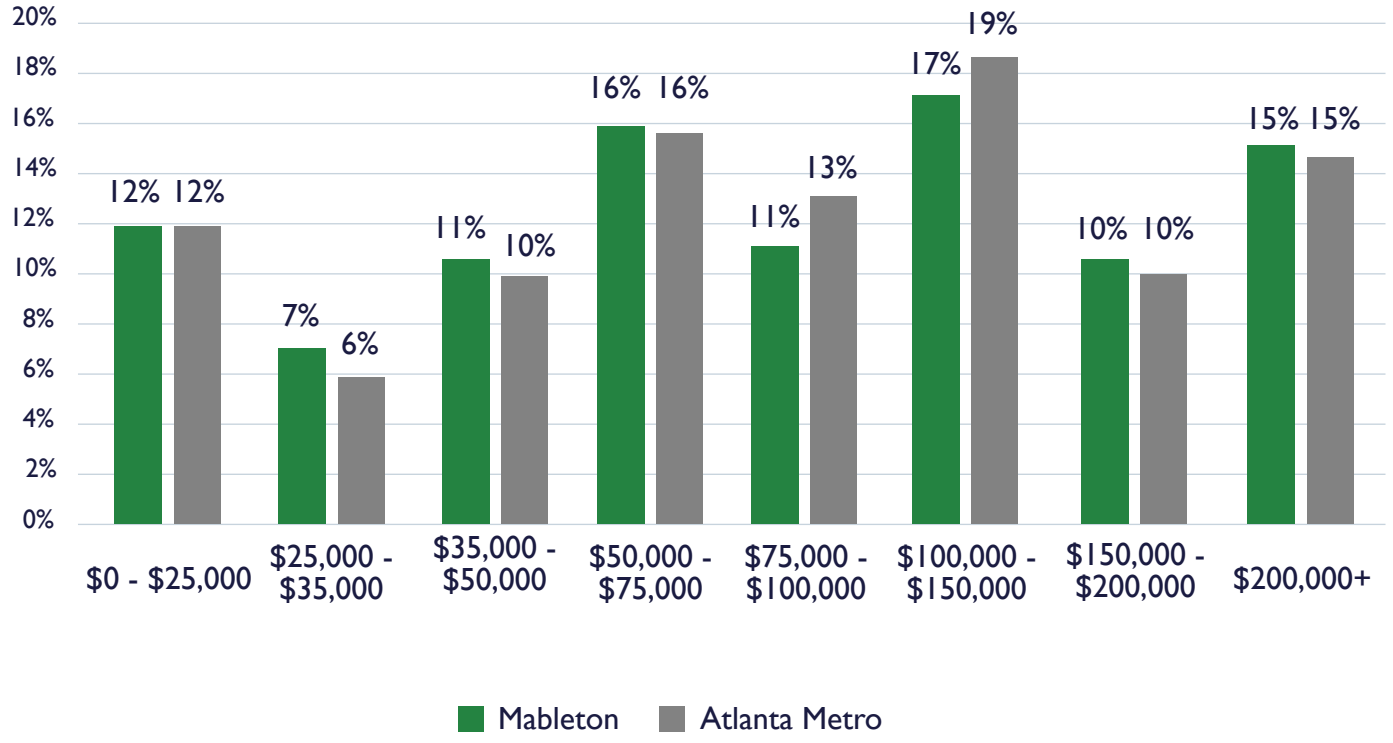
Mableton is in need of a similar effort; one that creates a new downtown for the city, but also provides opportunities for more walkable housing, retail, and office uses mixed with civic uses and green spaces.

(Credit: City of Snellville)

Over the last five years most of Mableton's growth has occurred in mature households above the age of 55, with much of that growth occurring from households aging in place. Indeed, from 2012 through 2022, Mableton's 55+ population grew by 930 basis points (from 17.1% of the population to 26.4% of the population in 2023) to account for more than one-quarter of all residents in the area. This growth has been far quicker than that seen in Cobb County (5.8% change) and may also be a reflection of the lack of new rental product in Mableton during that period, effectively constricting younger households from entering the market.

Indeed, the share of persons under 35 has dropped in Mableton during that period, from 49.4% of people in 2012 to 44.5% in 2023. This rate of decrease is faster than that of Cobb County overall (-3.0%) and the Atlanta Metro (-3.7%). Unsurprisingly the share of households with children under the age of 18 also dropped significantly in Mableton from 41% in 2012 to just 32% in 2023; a rate that places Mableton very much in line with areas such as Smyrna and Lithia Springs, as well as Cobb County overall. Villa Rica and Powder Springs, two further-out suburbs with somewhat stronger schools, have seen their share of families actually increased to 46% and 41%, respectively.

Figure 3-3. Household Income Comparison, Mableton vs. Atlanta Metro



Office Assessment

Office has been a challenging land use over the past five years, hit hard by COVID and the Work From Home (WFH) trend and firms paring back space to save on costs. Embedded in these trends is a flight to strong lifestyle locations where employees are more willing to return to work, with some suburban locations losing out.

As noted earlier, Mableton is not a significant office location, having only around 1.18M SF of office space to date. Much of this space is in older, freestanding buildings. This space is generally cheaper than that of other western suburbs in Atlanta (areas generally west of I-285 and I-75), and remains relatively well occupied, with vacancy rates hovering around 4.6%. Very little new space has been added to the area, with only around 282,000 SF being added since 2000, and only 28,000 SF being added since 2010. Unsurprisingly, absorption of space has been very low, averaging only around 7,525 SF annually, on average, since 2010. Newer space is generally performing better overall, with only around 2.6% of that space being vacant today.

Ongoing infill development should continue creating office opportunities in Mableton, particularly opportunities for office uses included in more walkable, lifestyle-driven cores. Creation of these locations in Mableton should create additional opportunities for office demand in Mableton.

Industrial Assessment

The Mableton industrial market has been quite strong over the last 15 years, with the area adding nearly 8.6M SF of new industrial space, mostly in warehouse and logistics centers along I-20 around Six Flags, an area that builds on Fulton Industrial across the river. Space added since 2010 accounts for 43% of Mableton's total industrial space, which is nearly 19.92M SF. As with the Atlanta market overall, vacancy rates have risen in the last few years after bottoming out in 2021, but are still considered to be relatively healthy.

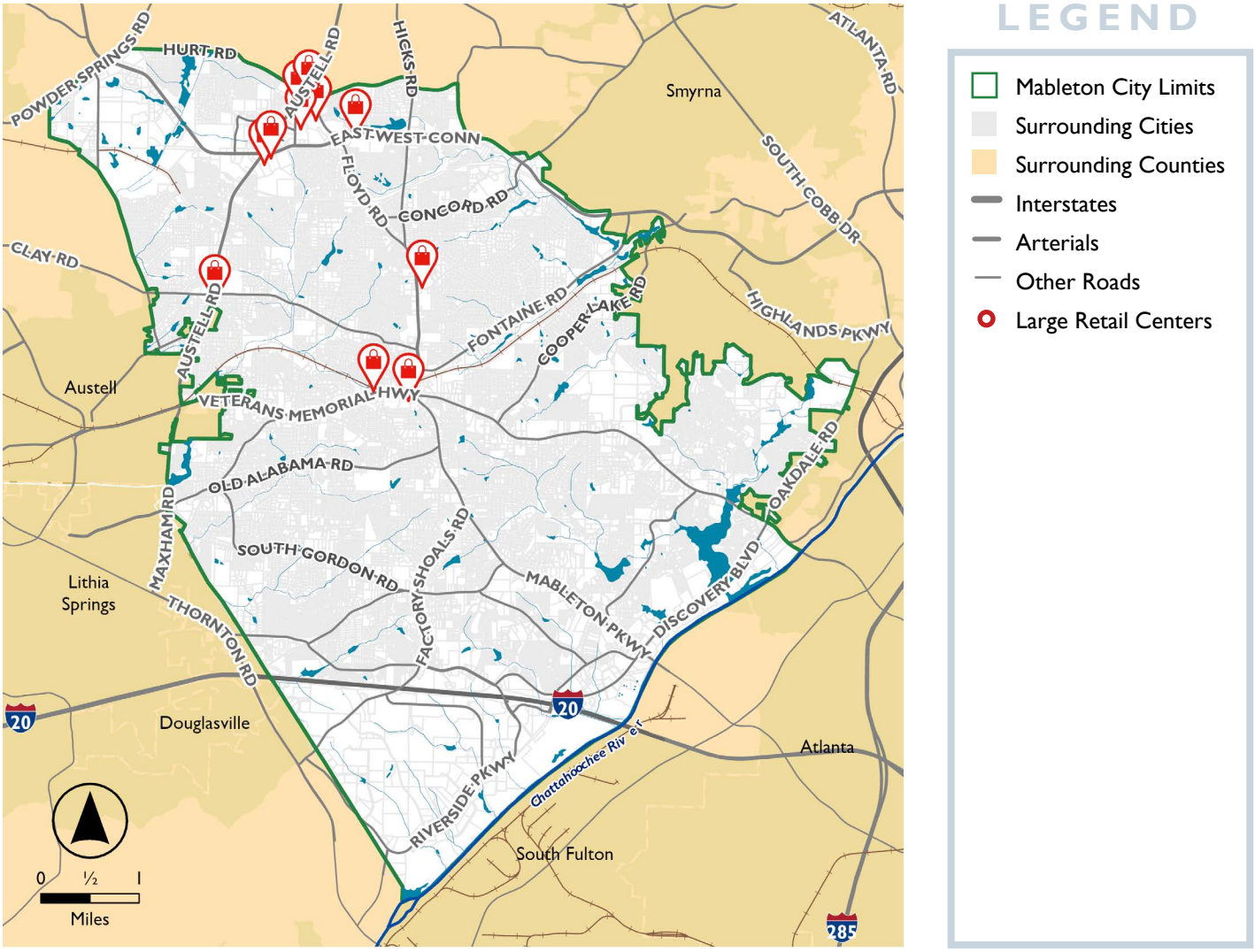
Looking ahead, industrial supply is likely to diminish significantly as available land along I-20 suitable for warehouse development tapers off. Some opportunities will still exist closer to the Chattahoochee River, but the larger blocks of space will be fewer in the market.

Retail Market

Mableton's retail market has been relatively robust over the past few years, with solid absorption and low vacancy rates. Overall there is around 5.9M SF of retail space within Mableton, of which only around 4.8% is vacant. Retail development in the market has dropped off significantly, with most space being delivered existing in smaller retail offerings averaging around 9,500 SF and can be found along the East-West Highway, Floyd Road, and scattered along Veterans Memorial Highway.

When looking at larger retail centers, those with more than 100,000 SF of space, a clear lack of quality retail in the southern half of the city becomes apparent, with most centers being located closer to the East-West Connector. Also of note is only one of these more sizable centers has been developed since 2000, pointing to a potential dearth of quality retail in the city.

Figure 3-4. Location of Large Retail Centers

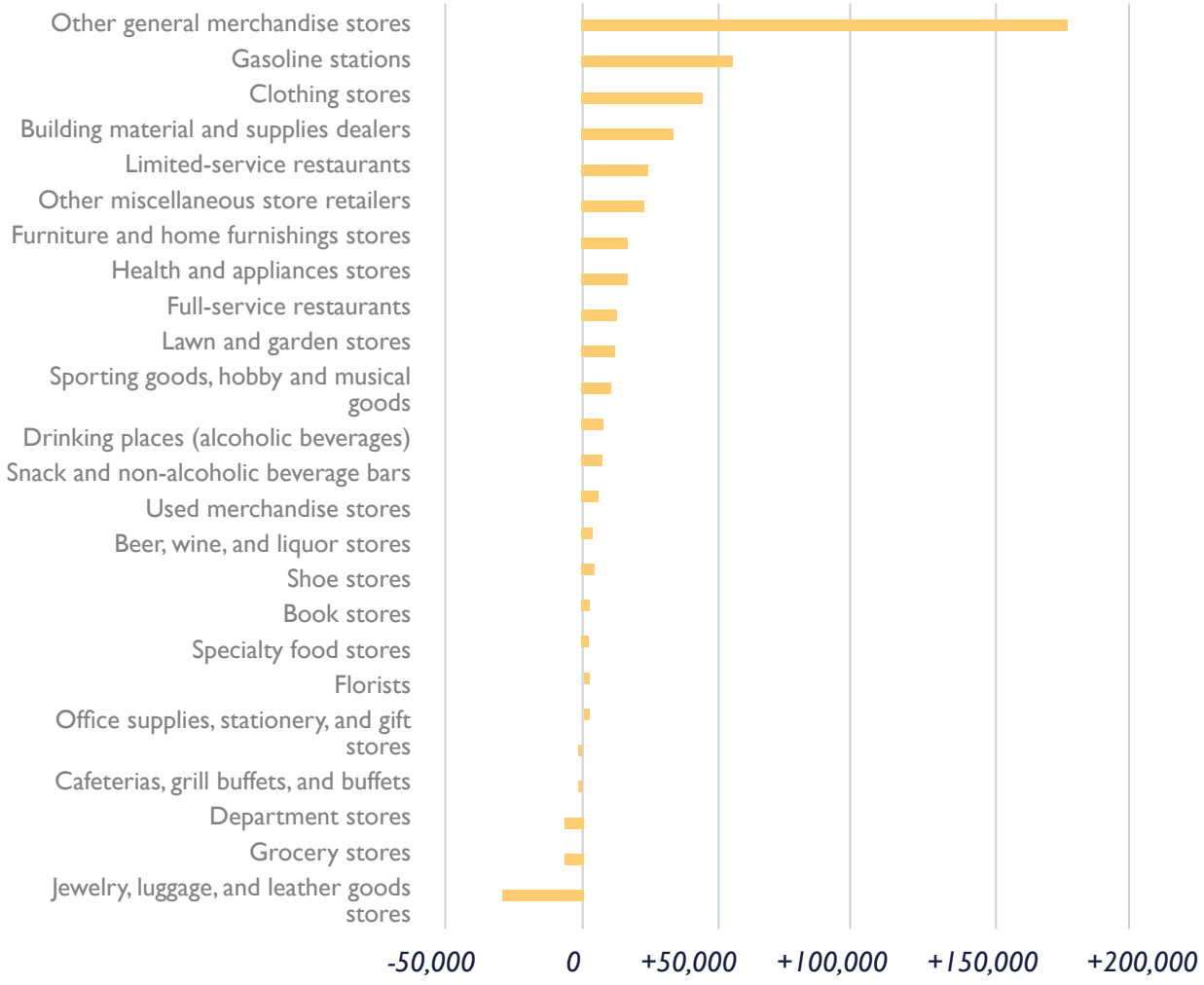


Retail Market (continued)

Unsurprisingly, there appears to be an overall under-supply of retail space actually in the city of Mableton, with most larger retail offerings being provided to the west in Douglasville, to the west around Hiram, and to the northeast around Cumberland-Galleria. When examining Mableton demand relative to supply, a lack of space within the city becomes more profound. Below are the Net Over/Under-Supply of retail expenditures by store type (in thousands of dollars), with significant under-supply (capture likely lost to adjacent areas) being seen in General Merchandise Stores (e.g. Target, Walmart), Clothing Stores, Limited-Service Restaurants, Building Supply Stores (e.g. Home Depot or Lowe's), Furniture, Drug Stores, and Full-Service (sit-down) Restaurants.

While retail demand is likely to vary significantly depending on the specifics of a site, this does point to fairly significant lost capture being seen in Mableton today, and to the opportunity to capture more retail in newer, more modern formats.

Figure 3-5. Net Over/Under Supply Levels (In $,000s)



Creation of a Town Center

The planning and creation of a civic and economic town center for Mableton has been a plan in a number of previous efforts by Cobb County and has been a stated goal of stakeholders in Mableton to date. Indeed, it is a good time to create such a center, as regional and national residents have expressed a strong interest in living in more walkable locations. To this a number of suburban towns in Atlanta have invested significant efforts and dollars in either creating a downtown where there wasn't one before, or by investing significantly in existing downtowns to further their appeal and economic impact.

While some of the most successful efforts have occurred in affluent north Atlanta suburbs such as Alpharetta, Roswell, and Suwanee, where affluence and the ability to capture higher rents, lease rates, and prices, have allowed for more dense development, other suburbs, including more middle-income suburbs, have successfully invested in their town centers. They include Lawrenceville and Snellville in Gwinnett County, Acworth and Kennesaw in northern Cobb County, Fayetteville in Fayette County and, on a smaller scale, Powder Springs nearer to Mableton.

The team looked at these towns, their demographic and economic dynamics, and quality of life factors as a comparison with Mableton to understand potential opportunities to create such a core. It is important to note some of these towns have already seen significant investment, bolstering their numbers, and we're comparing the whole of Mableton as opposed to a specific location, which may temper some numbers.

Downtown Alpharetta

Suwanee Town Green

The Block at Downtown Duluth

Thurman Springs Park, Powder Springs

Creation of a Town Center (continued)

Mableton compares fairly well to the averages of these other six communities (***Table 3-6***), with more people overall, a stronger contingent of affluent younger residents and near-average affluence in terms of higher-income households.

Where Mableton most markedly comes up short is its poor WalkScore (a citywide score versus downtown scores), challenging schools, and a lack of higher-paying jobs, all factors that should be a focus when planning for a downtown core.

Table 3-6. Demographic, Economic, and Quality of Life Comparison, Mableton vs. 6-Suburb Average

Within 5 miles of Downtown / Mableton CDP	*Average, Six Suburbs*	*Mableton CDP*
Number of Households	48,647	59,833
Median Household Income	$91,392	$75,720
Number of Jobs that Pay Greater than $40,000 per Year	21,076	14,425
New Home Average Sales Price	$544,187	$413,980
Percentage of Households Earning $100,000 or More	44%	40%
Percentage of Households 25-44 Earning $75,000 or More	19%	21%
Percentage of Households Aged 55 or Older	47%	39%
Percentage of Households Aged 55 or Older Earning $100,000 or More	18%	13%
WalkScore	62	15
Public Elementary School Score	5	2-6
Percent of Yelp 4+ Rated Restaurants*	18%	13%

*Only restaurants within a 1-mile radius and with 100 or more reviews were included.

Recent Development

Non-residential development in Mableton has slowed significantly over the last five or so years, impacted not only by the changes related to, or exacerbated by, COVID (increased online shopping, more prevalent remote work), but from the area transitioning from a greenfield development area (development of previously natural properties) to more of an infill and redevelopment market; something more challenging and more expensive to undertake.

As noted, Mableton is not a significant regional office market, with office development focused on local-serving office uses, while retail has slowed dramatically, again, to more neighborhood-serving uses. Industrial, which is almost entirely located along and south of I-20, has remained a strong development opportunity, fueled by regional access and demand for logistics and warehousing space. This said, the availability of large tracts in the area will lead to a decline in development potential in this land use as well.

Land Use	*Square Feet Developed, 2010-2019*	*Square Feet Developed, 2020-2025*
Retail	48,647	59,833
Office	91,392	75,720
Industrial	21,076	14,425

Credit: Google Images

Previous Plans

While Mableton is a new city, a number of previous planning documents do provide recommendations relative to economic development in Mableton. These plans include:

- City of Mableton Urban Redevelopment Plan (2024)
- Mableton LCI Update (2009)
- South Cobb Implementation Strategy (2012)
- Cobb County Strategic Plan (2023)

City of Mableton Urban Redevelopment Plan (2024)

This plan provided for goals and policies to promote mixed-use, but lacked the tools needed to move these goals into reality. This goal is summed up as follows:

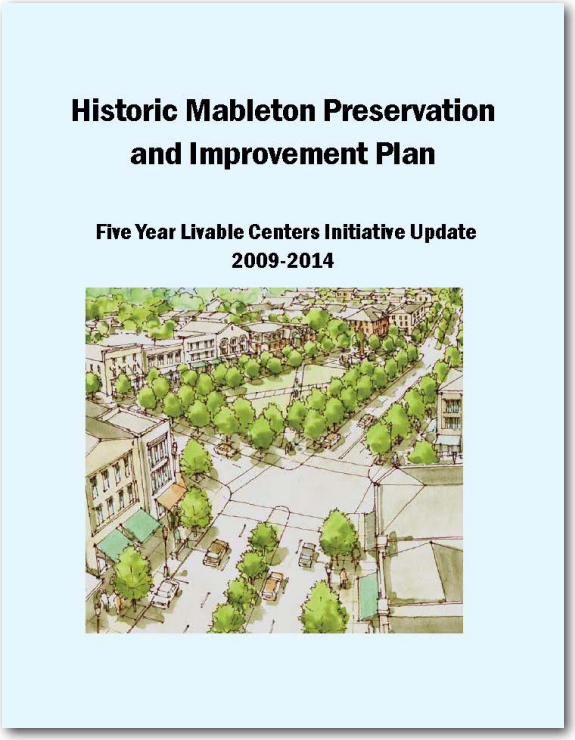
> *Create policies that promote mixed-use development and include commercial, residential, and affordable housing strategies.*

Indeed the need for more walkable, lifestyle-driven cores has been a need for Mableton, as it has largely lacked a true downtown area. This lack of walkability has indeed tempered the city's ability to tap into audiences driven by more lifestyle-driven locations, including younger singles and couples, mature move-down audiences, small office users serving local populations, and some types of retail and dining uses.

Historic Mableton Preservation and Improvement Plan—Mableton 5-Year LCI Update (2009)

True to ARC's Livable Communities Initiative (LCI), this plan promoted creation of locations that are less auto-dependent and more sustainable over time. Focusing on the Historic Mableton area, recommendations coming from this document include:

> *Expand development boundaries of the LCI area to match the South Cobb Development Authority Boundaries*
>
> *Identify barriers for public development within Carol Circle Redevelopment Area with a focus on increased higher residential density.*



South Cobb Implementation Strategy (2012)

Created in 2012, the South Cobb Implementation Strategy provided a series of economic development recommendations for areas that include Mableton. Some of these recommendations were provided given the lack of a municipal government in place to undertake infrastructure and economic improvements. They include:

> *Explore options to establish a Mableton Community Improvement District (CID).*
>
> *Explore potential benefits of a Tax Allocation District in Mableton.*
>
> *Recommend the issuing of bonds through the Cobb Development Authority to help with job creation in South Cobb.*
>
> *Identify locations for redevelopment by understanding new incentive opportunities.*

Cobb County Strategic Plan (2023)

This higher-level plan provided for broad goals that relate to both economic development and housing. They include:

> *Broad policies that encourage entrepreneurship in the county, encourage expansion of workforce pathway programs for youth and young adults, and the identification of partners for in-demand workforce skills.*
>
> *Strengthened partnership for assessing local infrastructure for infill development, and leading planning efforts to develop a county-wide vision for economic development.*
>
> *Inventorying and evaluating business needs throughout the county and leading planning efforts to ensure complimentary economic visions throughout the county*

Needs and Opportunities

In collaboration with the community, the team identified key needs for Mableton and the potential opportunities the community should pursue to address these needs.

Needs

N1 MAXIMIZE MABLETON'S CONVENIENCE

Mableton is well-situated within Metro Atlanta, being an inner suburb with easy access to I-20 and I-285 as well as many regional highways. This convenience has been a big factor in Mableton's ability to attract significant residential and industrial development. Maintaining that accessibility and convenience will become increasingly important to Mableton's ability to increase quality of life and new investment in the city.

N2 ADDRESS LACK OF A DOWNTOWN AREA AND WALKABLE CORES

While a successful and growing city, Mableton has lacked a significant downtown and more walkable core areas, proven factors in attracting new retail and office investment (the latter being largely missing in Mableton today), as well as attracting prospective households that are more lifestyle-driven, as opposed to purely convenience-driven.

N3 EXPAND MABLETON'S EMPLOYMENT BASE

Mableton lacks a significant office market, due to a series of key factors; some in the City's control, and others that are not. While retail jobs and industrial/logistics jobs and well-represented in Mableton, white-collar jobs are fairly limited relative to other areas of Metro Atlanta. Providing a more well-rounded employment base in Mableton will be important to the long-term success of the city.

N4 SUPPORT MABLETON'S INDUSTRIAL BASE

Mableton has seen significant development of its industrial base, particularly around and south of I-20. Identifying investments needed to solidify and potentially expand or intensify these cores and keep them viable in the years and decades to come are needed to maximize Mableton's broad economic base.

N5 IMPROVED SCHOOLS TO KEEP FAMILIES IN MABLETON

While portions of Mableton are serviced by some stronger schools, much of Mableton is zoned for schools considered average to poor in terms of test scores and quality of education. This tempers interest from families in relocating to Mableton or staying in Mableton as their children reach elementary, middle, or high school levels. Improving schools could allow more families to stay or relocate to Mableton and further stabilize the area.

N6 CREATE A STRONGER ENTERTAINMENT DISTRICT

Diversification and deepening of Mableton's economy also includes supporting the furthering of a regional entertainment district along I-20 around Six Flags. Such an entertainment district can function as an import industry, bringing money into Mableton from those that live beyond the area.

N7 ADDRESS VISUAL AND ECONOMIC IMAGE OF MABLETON

While Mableton is doing well overall, there are parts of the city that either appear underwhelming or are suffering from economic blight and significant deferred maintenance. Creating a stronger image and reality for key areas like Veterans Memorial Highway and Riverside Parkway will greatly enhance Mableton's perception in the market as a safe and vibrant location in which to live, work, and invest.

(Credit: Creative Commons)

Opportunities

01 IDENTIFY AND TARGET A LOCATION FOR A NEW DOWNTOWN

Like a number of other suburbs in Atlanta, Mableton lacks a true civic, cultural, and economic downtown area. To this Mableton should pursue development of such a downtown, anchored by key civic uses, green spaces, and opportunities for development and nearby redevelopment. To the extent possible, this downtown area should connect northern and southern areas of the city, which are largely bifurcated by Veterans Memorial and the adjacent rail line.

02 CREATE OTHER SMALLER NEIGHBORHOOD CORES

Beyond this downtown area, other locations represent opportunities for the creation of smaller mixed-use cores with more limited commercial functions, yet acting as community cores of activity and creating a unique sense of location in the market. These areas tend to attract office and commercial uses, and residents driven by a stronger sense of lifestyle than convenience.

03 AMENITIZE EMPLOYMENT CORES

Newly emerging cores (those referenced above) and existing industrial cores can be amenitized to encourage their competitiveness in the market and retain their attraction to employers as market dynamics change.

04 CREATE IMPORT OPPORTUNITIES FOR NEW DOLLARS

The area around Six Flags represents the strongest opportunity for Mableton to capture outside dollars, including via entertainment, shopping, lodging, and dining. Creating a more stable and attractive environment in this area can help capture outside dollars in Mableton

05 ENHANCE THE BRAND FOR MABLETON

Invest in areas suffering from deferred maintenance and areas with higher crime perceptions to enhance Mableton's perception in the greater Atlanta region. Particularly areas around Riverside Parkway and Six Flags have a strong negative perception in the market and should be a focus of Mableton as this area is the front door for Mableton from Atlanta's interstate system.

(Credit: Alliance Industrial Company)

Goals, Policies, and Key Actions

While Mableton is performing relatively well economically, key investments and action items can significantly enhance the economic vitality of the city--many of which directly tie into Land Use goals, policies, and key actions. This is particularly true for items that both create opportunities to expand the city's economy and enhance its perception in the larger Atlanta market.

1 *Create a New Downtown and Walkable Cores*

As noted in the Land Use Element as well, Mableton lacks a true downtown and more walkable cores, tempering not only the quality of life in the city, but also diminishing opportunities for smaller office users (maybe some larger ones as well) that are more lifestyle-driven than purely convenience-driven.

Action	Needs and Opportunities Met
POLICY 1.A: Prioritize investment in a new downtown for Mableton that includes green space, a civic anchor, and opportunities for private development.	
Identify civic needs and opportunities to anchor this downtown area.	N2, O1
Identify resources, funding mechanisms, site acquisition strategies, etc.	N2, O1
POLICY 1.B: Create smaller opportunities for mixed-use development in a more walkable format.	
Update the zoning code with a new district aligned with the guidance for Mixed-Use Villages (see Land Use Element).	N2, O2
Identify strategies to fund and develop small parks, greenway connections, river trails to create value to support more walkable development.	N2, O2

2 *Bolster the Entertainment Node at Six Flags*

The Six Flags amusement park is a major draw for Mableton, yet represents somewhat of an island, with many supporting functions and land uses being captured in nearby Douglas County. Mableton needs to bolster this core to capture lost dollars and create a stronger entertainment district on I-20.

Action	Needs and Opportunities Met
POLICY 2.A: Create opportunities for new lodging, dining and other supportive retail uses.	
Work with area property owners to facilitate opportunities for lodging, dining, and retail uses in the Riverside Parkway corridor.	N6, O4, O5
Identify targeted incentives and investments Mableton could make to enhance these opportunities along this corridor.	N6, O4, O5
POLICY 2.B: Pursue development of some type of regional-serving outlet center to bolster the sense of destination in this core and to bring more outside dollars into Mableton.	
Identify opportunities to assemble property, possibly utilizing some Six Flags property as a joint development strategy.	N6, O4,
Approach key outlet operators nationally and gauge their interest in this location and how that interest can be improved.	N6, O4,
POLICY 2.C: Stabilize Six Flags as an entertainment anchor.	
Identify means by which perceptions and realities of crime and safety can be better addressed.	N6, O5
Identify additional investments that can be provided to enhance Six Flags' access, visibility, perception, etc.	N6, O5

3 *Bolster Key Employment Cores*

Mableton has a significant base of employment along not only I-20 and Riverside Parkway but also along Veterans Memorial and the East-West Connector. Making investments to further the "livability" of these cores and keep these areas vibrant will be important in the long-term.

Action	Needs and Opportunities Met
POLICY 3.A: Invest in the quality of life in targeted areas within Mableton.	
Identify opportunities for new sidewalks, parks and greenway connections to soften existing employment cores.	N4, O3
Create targeted opportunities for retail and business services uses in these cores to create greater convenience for area tenants and employers.	N4, O3
Identify needed infrastructure improvements (streets, traffic signals, water/sewer, etc.) that can address potential challenges in these areas.	N4, O3
POLICY 3.B: Pursue a corridor redevelopment strategy for Veterans Memorial Parkway.	
Create a plan for the Veterans Memorial Highway that addresses zoning, driveways, parking, and land uses.	N3, N7, O5
Invest in greenspace and greenways crossing the corridor and focus improvements on targeted intersections where more commercial development works best.	N3, N7, O5

4 *Enhance Mableton's Image*

Parts of Mableton, particularly the Veterans Memorial Corridor and areas along Riverside Parkway suffer from fairly significant negative perceptions due to a mix of unappealing visuals and the realities of crime and disinvestment. Cleaning up these areas will go a long ways toward enhancing Mableton's image in the market.

Action	Needs and Opportunities Met
POLICY 4.A: Enhance the image of Riverside Parkway.	
Work with law enforcement to focus on areas of Riverside Parkway, particularly north of I-20 to crack down on personal and property crime.	N7, O5
Target properties along Riverside Parkway and cross streets to ensure code enforcement, particularly on rental apartments in the corridor.	N7, O5
Identify potential funding mechanisms to help property owners clean up and address deferred maintenance in the corridor.	N7, O5
POLICY 4.B: Target key intersections along Veterans Memorial for enhancement and beautification.	
Identify key intersections where the City and State can invest funds for streetscaping, new sidewalks, cleanups and other beautification efforts in the corridor.	N7, O5
Create small parks and connect greenway trails in the corridor to break up the concrete and commercial feel that dominates much of the corridor.	N7, O5

5 *Maximize Convenience*

Among Mableton's greatest inherent strengths is its regional centrality and its convenience to Atlanta's major employment, entertainment, and shopping cores. Maintaining and maximizing that high level of convenience is important to maintain in tandem with efforts to bolster the city's lifestyle.

Action	Needs and Opportunities Met
POLICY 4.A: Invest in regional corridors and access points to maintain strong regional access.	
Via the Transportation component of this plan, identify key investments in regional thoroughfares and intersections by which capacity can be maintained while improving quality of life.	N1, O4
Target improvements on intersections and locations where traffic accidents, particularly involving pedestrians, are lessened.	N1, O4
POLICY 4.B: Broaden shopping and services offerings within Mableton.	
Focus on the creation of a downtown and smaller mixed-use cores to enhance access to small office users such as insurance agents, financial entities, medical offices, attorneys, etc.—uses that serve the local population—as well as sit-down dining uses.	N1, O4
Pursue opportunities for development of regional (potential outlet retail) as well as neighborhood-serving retail closer to Riverside Parkway and I-20.	N1, O4

Create Greater Flexibility in Zoning Codes

Houston, Texas

In the late 1990s Houston realized significant challenges to housing affordability in its core neighborhoods. To battle this, the city reduced minimum lot sizes from 5,000 SF all the way down to as low as 1,400 SF. In 2013 this policy was extended to the entire city, creating greater opportunities for missing middle housing. As a result, duplex, triplex, and quadruplex construction increased from around 75 units in 2013 to more than 700 units in 2022, a nearly 10-fold increase in the delivery of these more affordable unit types.

Credit: Redfin

In addition this ordinance allows smaller single-family detached homes to be built, with the homes below being 1,445 SF and selling for $245,000.

Provision of such ordinances in Mableton could create greater opportunities for more moderately-priced housing that could penetrate that missing middle market (households earning between 60% and 120% of Area Median Income—AMI) and help address significant challenges of affordability that are present not only in Mableton but throughout the Atlanta Metro and US overall.

Credit: Redfin)

CHAPTER 4

Housing

Introduction

Housing is becoming an increasingly challenging issue in Mableton, throughout Metro Atlanta, and throughout the US, as higher costs of construction, challenges in supply (particularly on the for-sale side), and long-term demographic challenges significantly impact product affordability and availability.

These challenges are further exacerbated by near-term Federal policies, which may lead to fewer support resources at the state and national levels, and will keep housing challenging in the coming decade and potentially beyond.

Credit: Apartments.com

Housing Demographics

Home ownership in Mableton is quite high today, with around 72% of all households owning their homes, with only 28% of households being renters. This is higher than that of the Atlanta Metro overall (65.8% owners) and Cobb County (67%) and reflects a lack of rental apartment development in the city over the past decade. The US Census shows that Mableton's stock of multifamily rental housing decreased slightly from 2012 to 2023, although its count of single-family rentals increased by nearly 300 units during the period. Overall, roughly 78% of the growth in housing in the city occurred in for-sale product.

Among homeowners in Mableton, 70% are 45 years of age and older, with only 30% being under 45 (***Figure 4-1***). These households are primarily couples (60.8%), with around 19% being single, and 17% being non-traditional families (single-parent or multi-generational households). Roughly 45% of Mableton's current homeowners earn above $100,000 annually (***Figure 4-2***), a minimum mark now needed to afford new for-sale housing product in the city and only 25% of renters can afford to purchase new for-sale product.

Figure 4-1. Target Market Age Distribution, Ownership

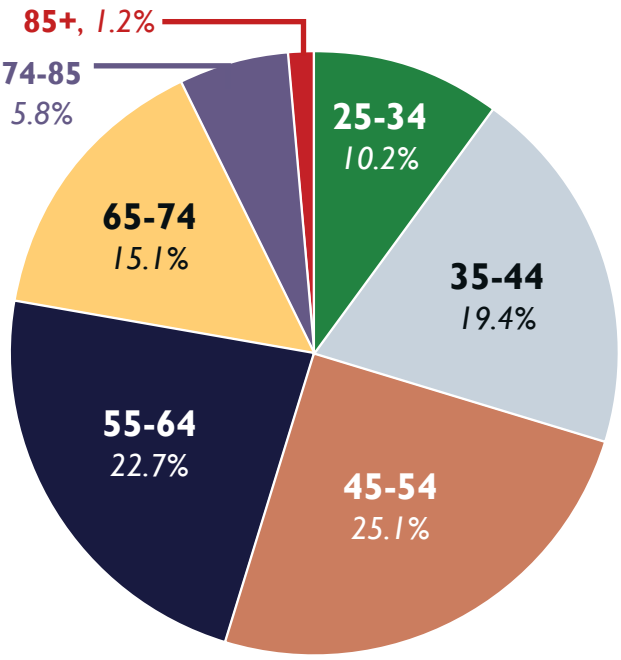
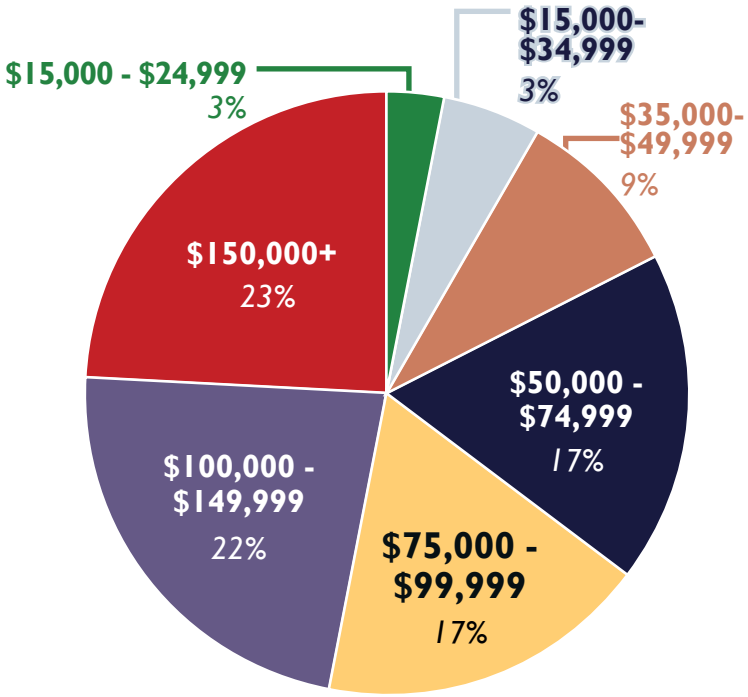


Figure 4-2. Homeowner Income



Renter demographics are more modest than homeowner demographics, with 30% of renters being married couples, 27% being singles, and a significant 34% being other families, many of whom are likely economically-distressed. Indeed, an estimated 56% of Mableton renters are paying more than 30% of their income on rent, a level HUD defines as being economically-distressed.

Renters in Mableton trend relatively young (***Figure 4-3***), particularly relative to homeowners, with 54% being under the age of 45 (compared to only 30% of owners) and 80% having incomes under $100,000 annually (***Figure 4-4***), an income level currently needed to afford new for-sale residential product. Fully one-third of renters cannot afford new rental product (around a $50,000 minimum income generally needed to afford new product).

This continued growth, however is being challenged by rising home prices.

For-Sale Housing

For-sale housing in Mableton, the greater Atlanta Metro, and throughout the United States, has been highly challenged by a combination of rising construction costs and higher mortgage rates which, combined with the lingering fallout of the Great Recession of the late 2000s and households left with poor credit ratings and bankruptcies on their record. This has greatly constrained the potential depth and support for new housing, a long-term challenge to neighborhood stability and to the traditional American Dream of homeownership.

Figure 4-3. Target Market Age Distribution, Renters

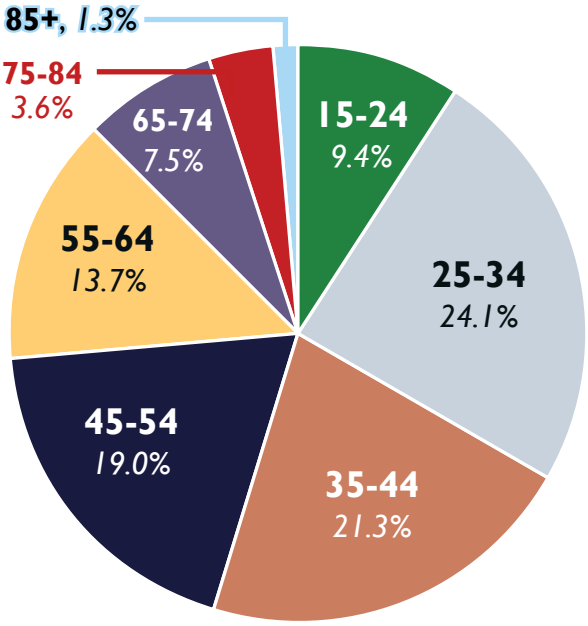
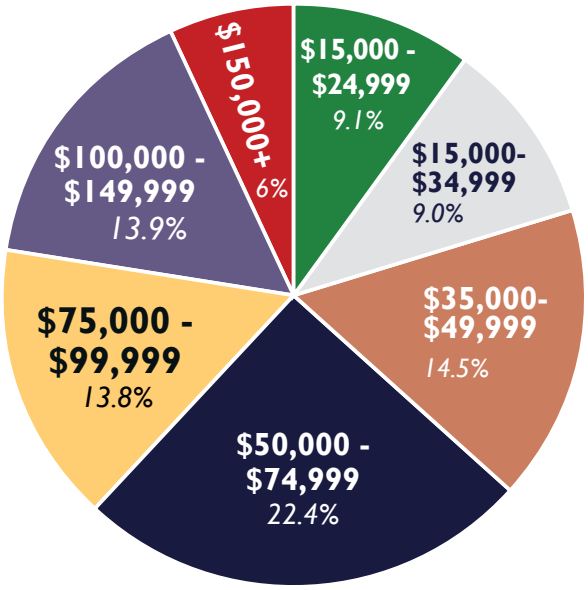
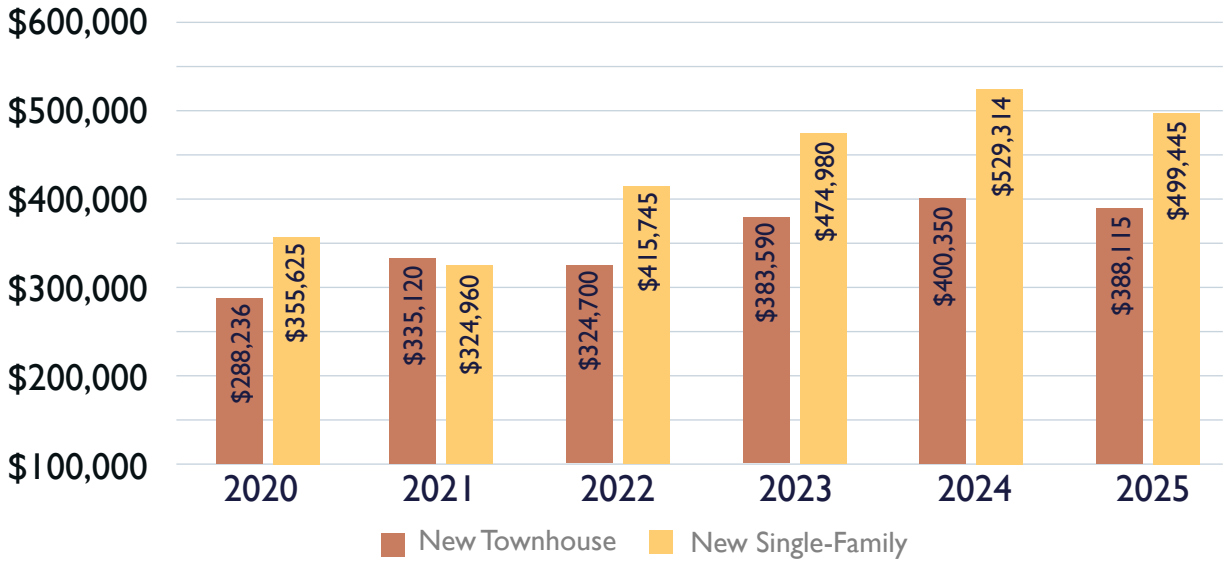


Figure 4-4. Renter Income Distribution



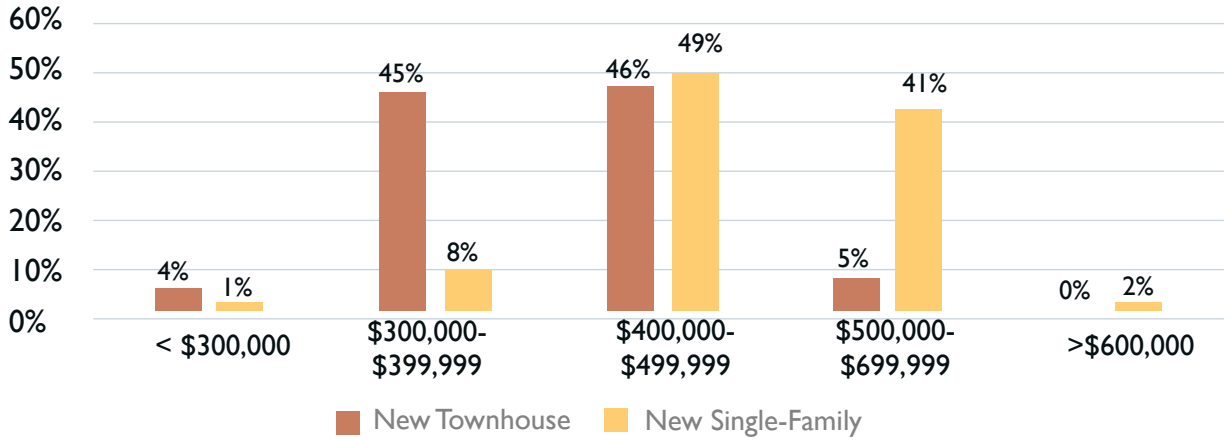
New home prices in Mableton have risen dramatically over the last six years (***Figure 4-5***), with median new single-family home prices now averaging or exceeding $500,000 and new median attached townhouse prices approaching $400,000. These median prices require incomes of more than $165,000 to reasonably afford the new median detached home in Mableton, and $133,000 to afford the median new attached townhouse in the city.

Figure 4-5. Median New Home Price in Mableton



When breaking out new townhouse and single-family detached by price in Mableton, most single-family home sales start at around $400,000 or so, with townhouses largely being priced above $300,000 (***Figure 4-6***).

Figure 4-6. Price Distribution of New Home Sales in Mableton, 2024 - 2025 YTD

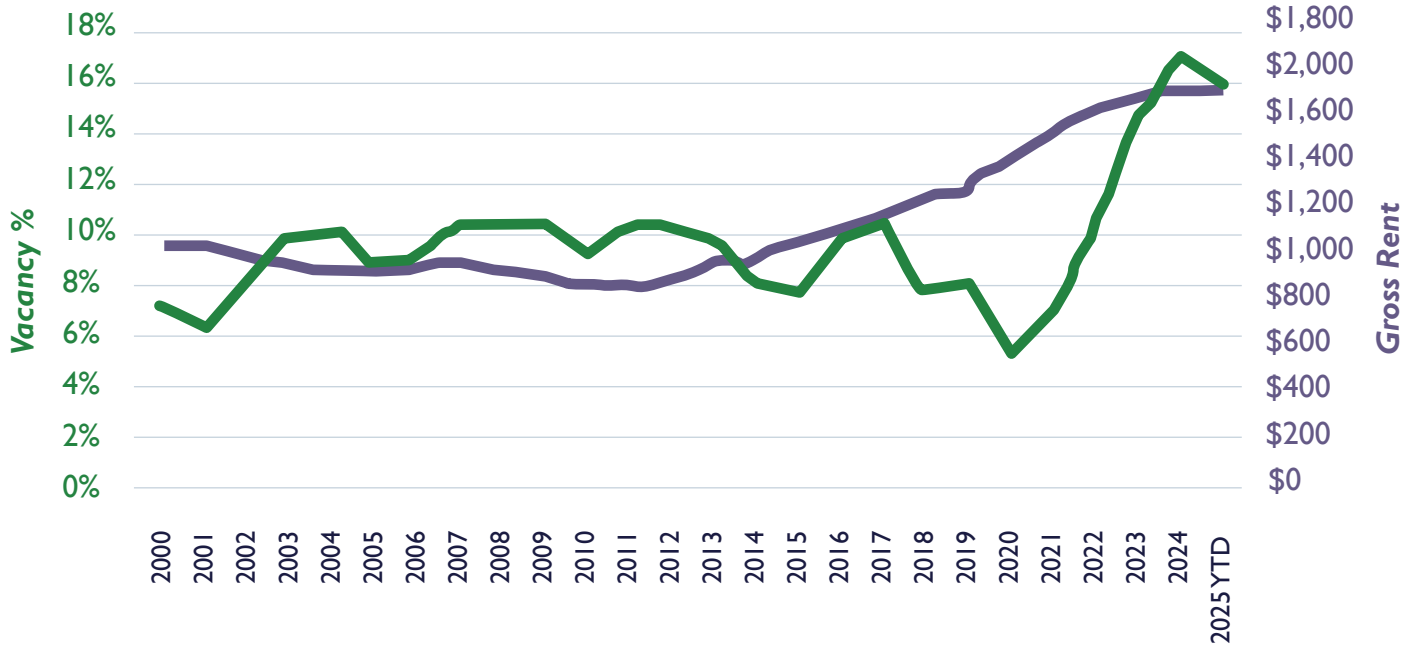


This affordability challenge has resulted in the overwhelming share of new homes in Mableton occurring in attached townhouses, which now account for between 70% and 80% of new home sales. This contrasts sharply with surveys conducted in Lawrenceville in 2020, which found that only around 20% to 30% of respondents earning $100,000 or more had an interest in buying a townhouse. In general, people buy attached product for one of two reasons: either they can't afford single-family product in the area or the townhouse product offers them a sense of lifestyle they cannot find in single-family homes. This latter factor could be related to reduced home maintenance found in attached product but also could be found in the provision of attached product in more lifestyle locations, such as in more walkable town center locations.

Rental Housing

As referenced earlier, Mableton has not seen a significant amount of multifamily over the past decade and beyond, even as the costs of for-sale housing have continued to push northward. Indeed, more than 83% of Mableton's rental apartment stock was built before 2000 and only 14% of Mableton's rental apartments have been built since 2015, as compared to 31% of Metro Atlanta apartments.

Figure 4-7. Mableton Rental Multifamily, Gross Rent and Vacancy



With nearly 925 units delivering in 2023 and 2024 vacancy rates among rental apartments in Mableton has increased to around 16% today (Q2 2025), up from lows of around 5.2% in 2020. This higher vacancy isn't just related to new deliveries in Mableton but is found throughout Metro Atlanta and the Southeast overall, where record deliveries have been occurring in 2024 and 2025. Among Class A/B+ product in Mableton, rents have grown by roughly 26% from 2020 through 2025 (year-to-date), a rate exceeding that of Atlanta overall (17.6%).

New market-rate rental product in Mableton is achieving rents of around $1.80/SF up to $2.10/SF, with the highest being seen at The Millery Mableton on Floyd Road. These rents, while strong and significantly higher than those seen a decade ago, are too low to support denser product with decked parking; thus, any new multifamily product developed in Mableton will need to be surface-parked true garden product or urban garden product such as The Millery Mableton.

Credit: Apartment Guide

Recent Development

Mableton has remained a strong housing development market over the past decade or more, adding more than 1,600 new for-sale units since 2020 and more than 1,060 rental apartments as well (***Table 4-8***). As noted earlier, the strong performance of attached product, both for-sale and rental, is related both to the lack of land supply and Mableton's position as a closer-in suburb. Affordability challenges also impact the ability of the city to continue gaining strong detached new home construction.

Table 4-8. Recent Development

Land Use (units added)	*New Units, 2010-2019*	*New Units, 2020-2025*
Single-Family	907	605
Townhouse	591	1,060
Rental Apartments	104	1,066

Previous Plans

As noted in the previous land use section, while Mableton is a new city, a number of previous planning documents do provide recommendations relative to housing in Mableton. These plans include:

- Mableton LCI Update (2009)
- Cobb County Strategic Plan (2023)

Mableton LCI Update (2009)

True to ARC's Livable Communities Initiative (LCI), this plan promoted creation of locations that are less auto-dependent and more sustainable over time. Focusing on the Historic Mableton area, recommendations coming from this document include:

> *Encourage a diversity of housing types in mixed-use development.*
>
> *Study possibility of locating a Naturally-Occurring Retirement Community (NORC) based on provision of appropriate services for seniors.*

Cobb County Strategic Plan (2023)

This higher-level plan provided for broad goals that relate to both economic development and housing. They include:

> *Adapt land use policies that promote exclusionary zoning and inhibit a variety of housing options (assuming this relates to protection of established single-family neighborhoods).*
>
> *Encourage mixed-income housing developments to create well-rounded housing communities.*
>
> *Plan for senior housing options to accommodate an aging population.*
>
> *Consider rent stabilization efforts to protect Cobb County tenants.*

Needs and Opportunities

Mableton's growth has been driven by a blend of regional accessibility and relative affordability, with housing largely creating demand for commercial uses in the city and driving growth forward. Housing, however, is increasingly challenged by local, regional, and national forces that could temper this growth going forward.

Needs

N1 BROADEN HOUSING OPPORTUNITIES IN MABLETON

Create potential for housing that appeals to a broader array of market audiences, from families to matures, singles, and childless couples via more lifestyle-driven locations and more walkable settings.

N2 CREATE GREATER FLEXIBILITY OF HOUSING

Creating more flexibility in development, including tempering restrictions on home and lot sizes, allowing zero-lot development and duplex/triplex units in single-family communities, as well as the allowance of ADUs (Accessory Dwelling Units) in targeted locations can provide a greater array of housing opportunities and potentially enhance affordability challenges in the city.

N3 PROVIDE OPPORTUNITIES FOR SENIORS TO AGE WITHIN MABLETON

The population of Mableton, a more established suburb in Atlanta, and that of the region and nation alike, is growing older, with many Baby Boomers (and, in the future, Gen-X) aging out of conventional single-family homes. Provision of more independent and assisted living locations in targeted areas, as well as provision of seniors-targeted homes (rental and for-sale) in more walkable/mixed-use locations

N4 PROVIDE HOUSING IN MORE MIXED-USE AND WALKABLE FORMATS

Mableton today is overwhelmingly comprised of subdivisions, townhome communities, and rental apartment communities that offer little in terms of walkability to parks, greenways, stores, and employment cores. Fostering the development of more walkable cores with connectivity to these other uses will be attractive to many uninterested in Mableton's housing offerings today.

Opportunities

O1 FOCUS ON HOUSING AFFORDABILITY

Identify opportunities to allow for more affordable housing throughout Mableton, including more attached and small-lot product, ADUs, and other housing units that create opportunities for independent rental and for-sale units.

O2 PROVIDE MORE LIFESTYLE-DRIVEN OPTIONS

While Mableton offers a strong lifestyle proposition for those seeking a suburban setting, it offers more limited options for those seeking more walkable, small-town housing opportunities, such as small-lot and attached product in more mixed-use cores and walkable settings, and those along greenways, around parks, and along the river.

O3 FURTHER ATTRACTION TO FAMILIES

Families are a natural audience for Mableton, so creating opportunities to enhance the area's attraction to this key group is important for Mableton. Focus on opportunities to improve area schools and to extend parks and greenways into neighborhood areas.

O4 CREATE OPPORTUNITIES FOR SENIORS HOUSING

Mableton's residents are aging and will need to focus on more mature/seniors-friendly products, from single-story living to independent and assisted living, to more walkable areas where auto transport isn't as necessary. Creating opportunities for seniors housing will be a growing challenge for Mableton in the coming decades.

Goals, Policies, and Key Actions

Mableton's housing market is transitioning from one of greenfield development (developing vacant sites—usually much cheaper and allowing of more affordable development) to one of redevelopment, which is often more complicated and expensive to undertake. Broadening housing offerings in this environment will be important to providing a healthy and balanced housing market for all residents in Mableton, both existing and future.

1 *Create Greater Flexibility in Zoning Codes*

Provision of more affordable and more dense housing that can appeal to all types of audiences, in a variety of settings.

Action	Needs and Opportunities Met
POLICY 1.A: Create more flexibility in single-family neighborhoods.	
Create opportunities for attached product, such as duplexes and triplexes in single-family neighborhoods in certain conditions.	N1, N2
Create opportunities for reducing minimum home sizes in targeted areas to lower total home construction costs and sales prices.	N1, N2, O1
Create opportunities for zero-lot development that can benefit mature markets and singles not wanting to deal with market.	N1, N2
POLICY 1.B: Increase housing flexibility in mixed-use cores.	
Create greater flexibility in zoning within targeted mixed-use cores and along greenways and the River Line district to encourage delivery of more diverse housing products like including ADUs, attached product, and smaller-lot homes.	N1, N2, N4

2 *Further the Family Market*

The family market is a key audience for residential products in Mableton, and keeping that family market vital will position Mableton to remain a thriving area in the coming decades.

Action	Needs and Opportunities Met
POLICY 2.A: Support school quality in Mableton.	
Work with Cobb County to invest in Mableton's public schools and facilitate opportunities with private schools and charter schools to locate and upgrade facilities in Mableton.	O3
Invest in parks, greenways and other connections with schools that facilitate both learning and non-road access to area schools and better tie schools to the community.	O3
POLICY 2.B: Encourage the development of schools in more walkable areas to further connections to more dense residential areas.	
Pursue strategies to facilitate the location of schools in or adjacent to mixed-use cores, where students can walk to school, to grab after-school food or to parks, without needing rides or walking in the streets.	N4, O3
Consider policies such as density trade-offs to secure sites or proactively buying sites for future schools in these cores.	O3
Provide opportunities for ADUs in single-family neighborhoods to better allow for multi-generational families to live together.	O3

3 *Enable Seniors to Age in Place*

One of the biggest trends occurring in the US, the metro, and in Mableton is the aging of our society. Creating greater opportunities for maturing singles and households to stay in Mableton, close to family, houses of worship, social networks, etc., should be a priority for Mableton.

Action	Needs and Opportunities Met
POLICY 3.A: Encourage the development of a mix of housing types in mixed-use cores.	
Provide zoning flexibility to allow for smaller-lot and zero-lot housing, as well as attached and semi-attached housing in mixed-use cores.	N3, O4
Create policies that provide for independent, assisted, and memory care housing in targeted areas, including areas proximate to hospitals.	N3, O4
Pursue opportunities for senior-targeted housing on City property near the core of Mableton, including along Veterans Memorial Highway.	N3, O4
POLICY 3.B: Create greater flexibility to allow for seniors to stay with extended families.	
Pursue changes in zoning codes to facilitate and encourage development of more ADUs in single-family zones.	N3, O4

4 *Create Lifestyle Opportunities*

Mableton offers strong opportunities for those valuing more suburban locations in which to live, but opportunities exist to pursue housing in more lifestyle-driven locations.

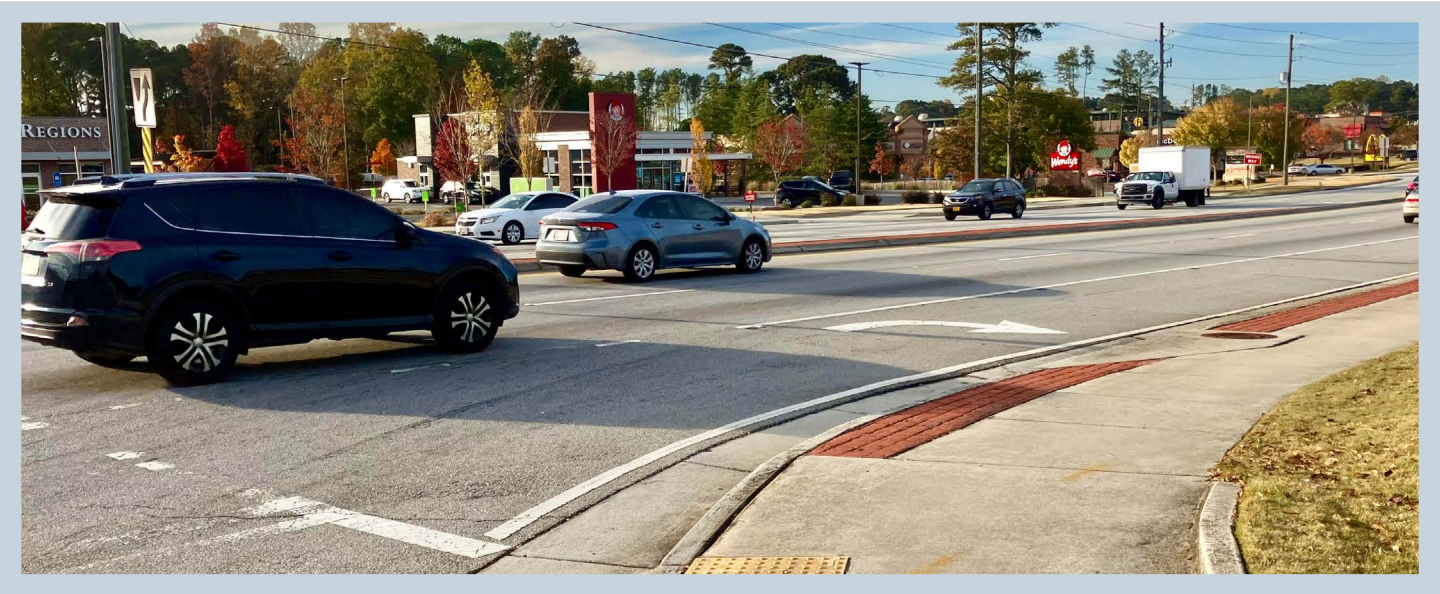
Action	Needs and Opportunities Met
POLICY 4.A: Support school quality in Mableton.	
Plan for the creation of more dense, mixed-use cores that provide for a variety of housing opportunities, including attached and higher-density housing.	N4, O2
Program parks, greenways, and open space in these cores to create open space and park orientations.	N4, O2
Provide zoning and planning to allow and encourage housing with ground floor offices or stores and/or adjacency to these uses.	N4, O2

CHAPTER 5

Transportation

Introduction

Transportation is a vital component of daily life in Mableton, Georgia, facilitating the movement of residents, businesses, and visitors throughout the community. As the largest city in Cobb County, Mableton is committed to enhancing mobility, safety, and connectivity through strategic planning and collaboration. Since its incorporation in November 2022, Mableton has been working closely with the Cobb County Department of Transportation (Cobb DOT) to manage and improve transportation infrastructure. This partnership ensures the maintenance and development of roads, sidewalks, and transit systems that serve the city's nearly 80,000 residents. Public transportation in Mableton is primarily provided by CobbLinc, the bus transit system operated by Cobb County. CobbLinc offers local and express bus routes connecting Mableton to key destinations within Cobb County and the greater Atlanta metropolitan area. Mableton is served by several significant transportation corridors, including Georgia State Route 139 (Martin Luther King Jr. Drive), which connects the city to Atlanta and other neighboring communities. The city is actively engaged in planning and development initiatives aimed at improving transportation infrastructure. These efforts include enhancing pedestrian and bicycle pathways, expanding public transit options, and upgrading roadways to accommodate increasing traffic demands.



Credit: Atlanta News First

Transportation Focus Areas

Active Transportation

Active transportation is a growing priority for the City of Mableton, GA, particularly as the community looks to build a more walkable and accessible environment. However, much of Mableton's existing pedestrian and bicycle infrastructure was developed under Cobb County jurisdiction and remains limited or disconnected. Sidewalk coverage is inconsistent, and safe crossings—especially along major roads like Veterans Memorial Highway, Mableton Parkway, and Floyd Road—are often lacking. As Mableton develops its own identity and long-term transportation strategy, integrating active modes with land use planning, local amenities, and transit access will be essential for improving safety, equity, and quality of life.

Surface Transportation

Mableton's roadway system must serve a wide range of users, including personal vehicles, trucks, public transit, cyclists, and pedestrians. At present, the majority of infrastructure in the city favors automobile travel, reflecting a legacy of car-centric suburban development. This has created challenges for residents who rely on alternative modes or who live in areas where local roads lack sidewalks, bike lanes, or traffic calming.
In order to create a safer and more balanced transportation system, the City of Mableton will need to prioritize multimodal improvements, retrofit existing corridors, and partner with Cobb County DOT on strategic upgrades to key routes such as Mableton Parkway and Factory Shoals Road.

Public Transportation

Public transit service in Mableton is primarily provided by CobbLinc, offering limited routes that connect residents to nearby hubs like Smyrna, Austell, and downtown Atlanta. While these services are vital for many, gaps remain in both frequency and coverage, particularly in neighborhoods farther from major corridors. First- and last-mile connectivity is also an issue, as sidewalks and bike routes to transit stops are often missing or inadequate. As a newly incorporated city, Mableton has the opportunity to advocate for expanded service, improved stops, and better integration of transit planning with future development. Coordinated investments and partnerships with regional agencies will be key to making public transit a more viable option for a broader share of the population.

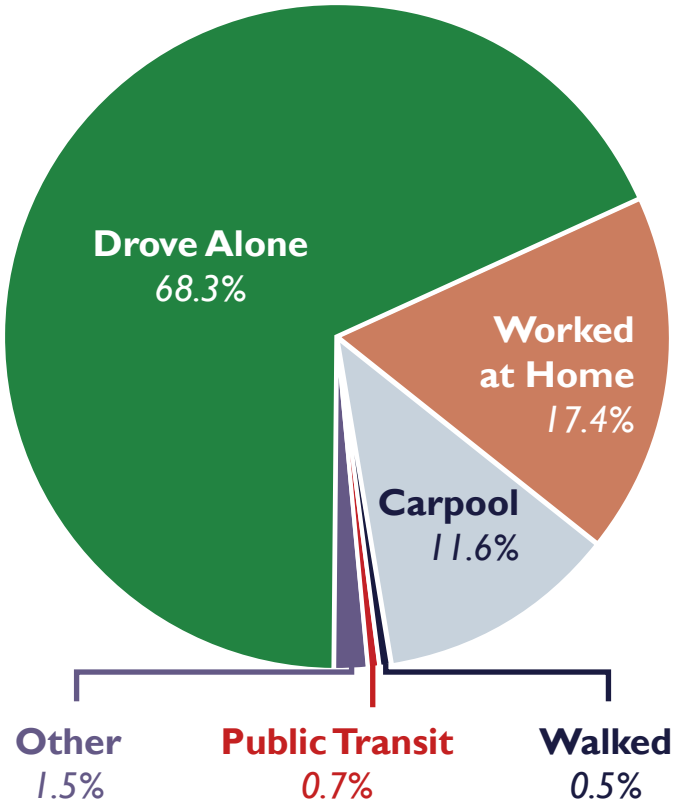
Existing Conditions

Commuting Patterns

In 2023, the majority of workers in Mableton, GA (68.3%) drove alone to work (***Figure 5-1***), making it the most common mode of commuting. This was followed by 17.4% of the workforce who worked from home and 11.6% who carpooled. Other modes, such as public transit, walking, and biking, comprised a much smaller share.

Vehicle ownership data further reflects a car-dependent community, with the largest share of households owning two cars. Commute times also highlight this dependency: employees in Mableton face an average commute of 30.6 minutes—longer than the national average of 26.6 minutes. Notably, 1.48% of the workforce are "super commuters," traveling more than 90 minutes one way.

Figure 5-1. Trips to Work by Type



Active Transportation

Sidewalks

Since becoming an incorporated city in 2022, Mableton has placed a strong focus on upgrading its infrastructure—particularly for pedestrians and cyclists. Many areas of the community were developed without sidewalks or sufficient public amenities, creating challenges for walkability, safety, and accessibility.

To overcome these gaps, Mableton is using Cobb County **Special Purpose Local Option Sales Tax (SPLOST)** funds to support key infrastructure projects. One notable example is the Mableton Parkway Pedestrian Improvements project. This effort involves constructing a 10-foot-wide multi-use trail on the west side and a 5-foot sidewalk on the east side of Mableton Parkway. The improvements stretch approximately 2.4 miles from Discovery Boulevard to Factory Shoals Road, creating safer, more connected routes for pedestrians and cyclists alike (Cobb County SPLOST Update, 2017). Few of the major pedestrian improvement projects include: Austell Road Sidewalk (estimated completion date Spring 2024), Mableton Parkway Pedestrian Improvements, Phase 1 (estimated completion October 2023), Old Alabama Road Sidewalks (estimated completion Summer 2024). (Cobb County Construction)

Trail Development and Connectivity

Mableton's trail development strategy focuses on both recreational and transportation purposes, aiming to link neighborhoods with regional trail systems (***Figure 5-2, page 138***).Notable projects include:

- **Floyd Road Trail Enhancements:** The Georgia Department of Transportation allocated $500,000 for bicycle and pedestrian improvements on the second phase of the Floyd Road Trail. This includes constructing a 10-foot-wide trail on the west side of Floyd Road, connecting Hicks Road to the Silver Comet Trailhead near Bates.
- **Chattahoochee RiverLands Project:** The Trust for Public Land acquired a 9-acre parcel at the corner of Mableton Parkway and Discovery Boulevard to serve as the first regional trailhead for the Chattahoochee RiverLands, a planned 100-mile linear park along the Chattahoochee River. This trailhead will connect Mableton to Smyrna and link the under-construction Mableton Parkway Trail to the Silver Comet Trail.

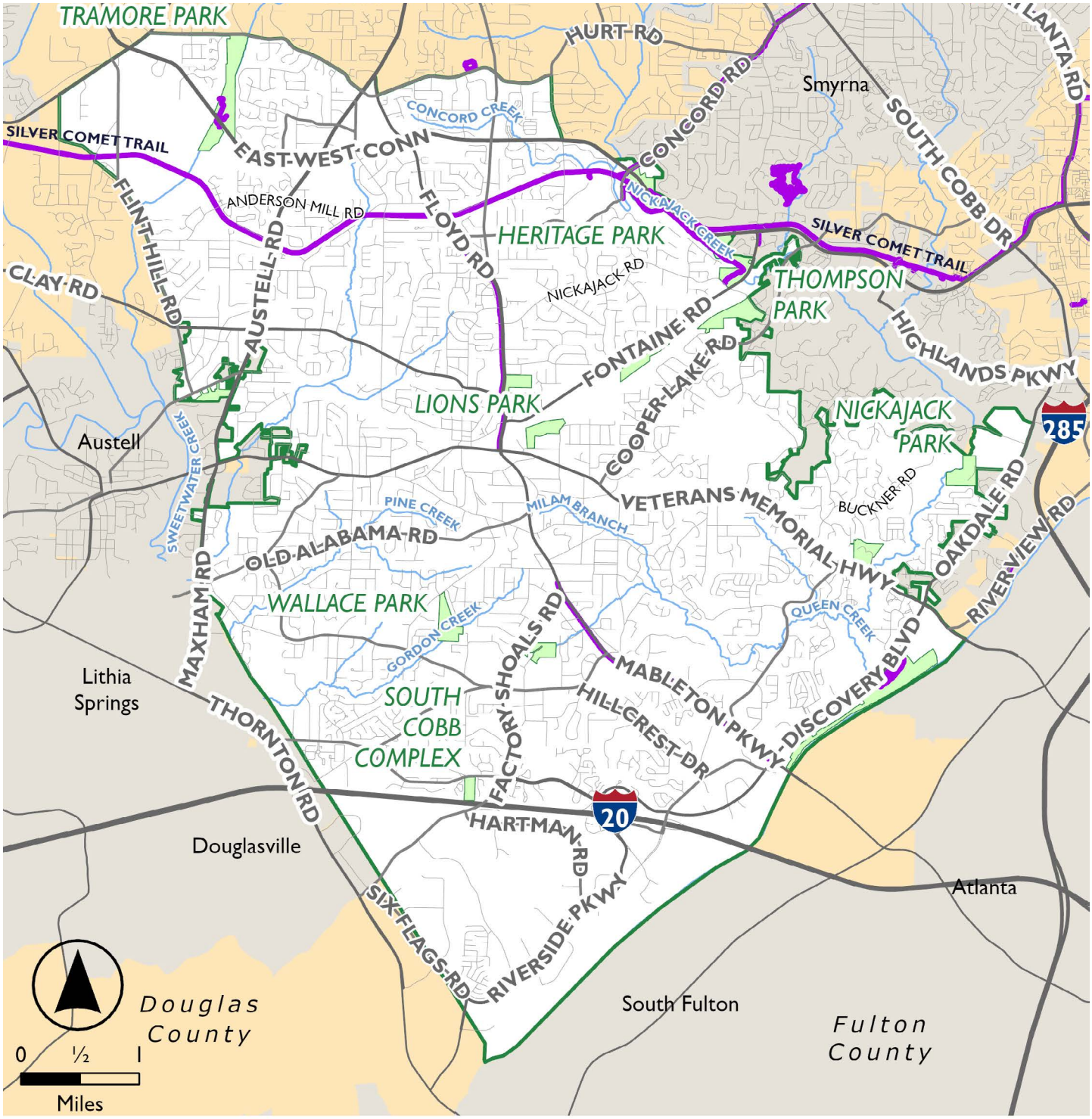
These upgrades will also link Mableton to larger regional networks, including the Chattahoochee River Trail and Silver Comet Trail, providing both recreational and commuting options. Further efforts are outlined in the city's 2024 Urban Redevelopment Plan, which identifies infrastructure deficiencies such as outdated road designs and limited pedestrian access as key redevelopment priorities (Mableton Urban Redevelopment Plan, 2024).

In support of these initiatives, the city has also established the Mableton Development Authority, which works to attract investment and coordinate redevelopment efforts that address infrastructure, transportation, and land use challenges (Cobb County Government – Mableton Development Authority).

Through targeted investments, partnerships, and community planning, Mableton is laying the foundation for a more walkable, accessible, and sustainable future.

Floyd Road Trail, Credit: Trail Link

Figure 5-2. Mableton Trails



LEGEND

- Parks
- Mableton City Limits
- Surrounding Cities
- Surrounding Counties
- Interstates
- Arterials
- Other Roads
- Existing Trails
- Chattahoochee River

Surface Transportation

Traffic Condition

Mableton, officially incorporated in late 2022, is the newest and largest city in Cobb County, Georgia, with an estimated population of nearly 80,000. As a newly formed municipality within the Atlanta metropolitan area, Mableton is gradually shaping its transportation infrastructure to support residential and economic growth.

Roadway Network

Mableton's road system consists of a mix of local residential streets and higher-capacity routes such as Mableton Parkway, Floyd Road, and Veterans Memorial Highway (U.S. Route 78). These roads play a vital role in connecting residents to downtown Atlanta, nearby suburbs, and regional amenities.

Average Daily Traffic (ADT)

Based on ADT counts obtained from Cobb County data, Austell Road and Veterans Memorial Highway are the primary corridors in the Mableton area, each carrying over 30,000 vehicles per day. These high-volume routes serve as critical east-west and north-south connections. They are followed by East-West Connector, and South Gordon Road, which carry between 20,000 and 30,000 vehicles daily (***Figure 5-3, page 140***). These corridors also play a significant role in regional connectivity and daily commuting patterns.

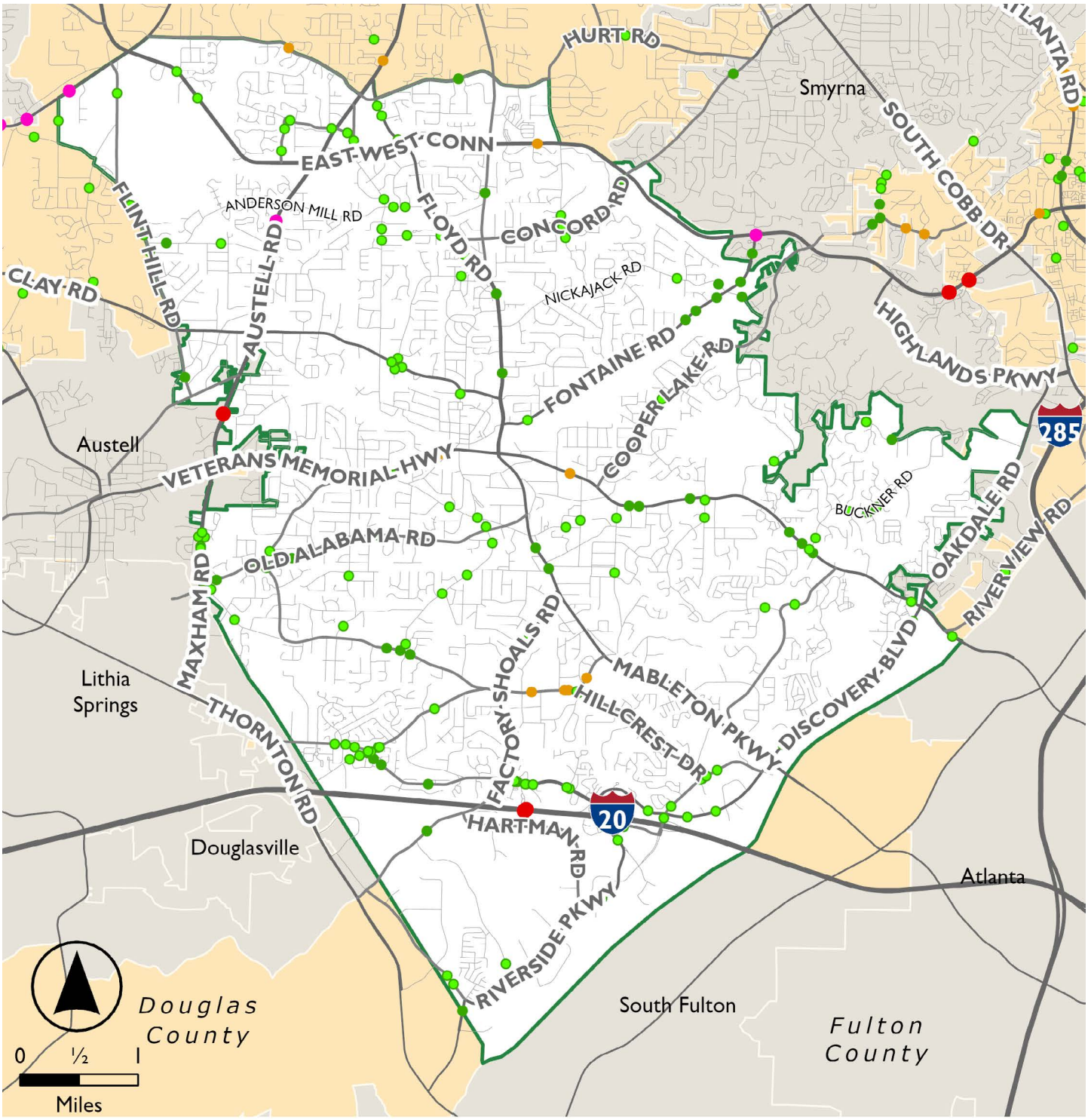
Bridges in Mableton: Supporting Mobility and Preserving History

In Mableton, bridges serve not only as critical infrastructure for local travel but also as enduring symbols of the community's historical roots. A key example is the Concord Covered Bridge, situated along Concord Road near the boundary with Smyrna. This bridge spans Nickajack Creek and stands at the heart of Cobb County's first designated historic district, established in 1986 and it is one of the13 covered bridges remaining in the state.

Constructed in the mid-19th century, the bridge is still operational and serves as a rare surviving example of historic wooden bridge design. Beyond its practical function, it represents the legacy of Mableton's early milling communities and has become a meaningful landmark for area residents. In 2017, major preservation work was carried out, including the addition of protective beams designed to shield the structure from damage by over-height vehicles. Despite these measures and the presence of multiple warning signs and a designated vehicle turnaround, the bridge continues to be impacted by vehicles exceeding the posted 7-foot clearance limit.

This recurring issue illustrates the ongoing challenge of preserving historic infrastructure while accommodating the realities of modern transportation. As Mableton looks ahead to 2045, sustaining the bridge's historical integrity while improving safety will be a priority. Potential approaches may include enhanced traffic enforcement, upgraded signage, and roadway improvements that better serve pedestrians and cyclists while respecting the character of this unique corridor.

Figure 5-3. ADT Counts



LEGEND

- Mableton City Limits
- Surrounding Cities
- Surrounding Counties
- Interstates
- Arterials
- Other Roads

ADT Counts

- <= 10,000
- 10,001 - 20,000
- 20,001 - 30,000
- 30,001 - 40,000
- >= 40,000

Level of Service (LOS)

According to the Atlanta Regional Metropolitan Transportation Model, the following maps show roadway levels of service (LOS) during the 2020 AM and PM peak periods. LOS E and F, shown in pink and red on the maps (***Figures 5-4 and 5-5***), indicate corridors operating at or above capacity. These congested corridors include the I-20 and Thornton Road interchange, Austell Road and East-West Connector, and sections of Floyd Road SW and U.S. Highway 278.

Within the vicinity of Mableton, the following sections are notable:

- **Interstate 285 (I-285):** This beltway around Atlanta is one of the busiest highways in the U.S., with some segments handling up to 250,000 vehicles daily. The interchange at I-285 and I-20 near Mableton is particularly congested and is ranked among the top truck bottlenecks nationally (GDOT).
- **Interstate 20 (I-20):** Running east-west through Mableton, I-20 experiences heavy traffic volumes, especially near its junctions with I-285 and I-75/I-85.

Although the city government is now responsible for managing local streets, it works closely with Cobb County and the Georgia Department of Transportation (GDOT) for the maintenance of major corridors and state highways. For issues such as potholes or road damage, residents can contact Mableton's local authorities or report concerns via Cobb County's transportation services (Cobb DOT).

Figure 5-4. 2020 Morning LOS

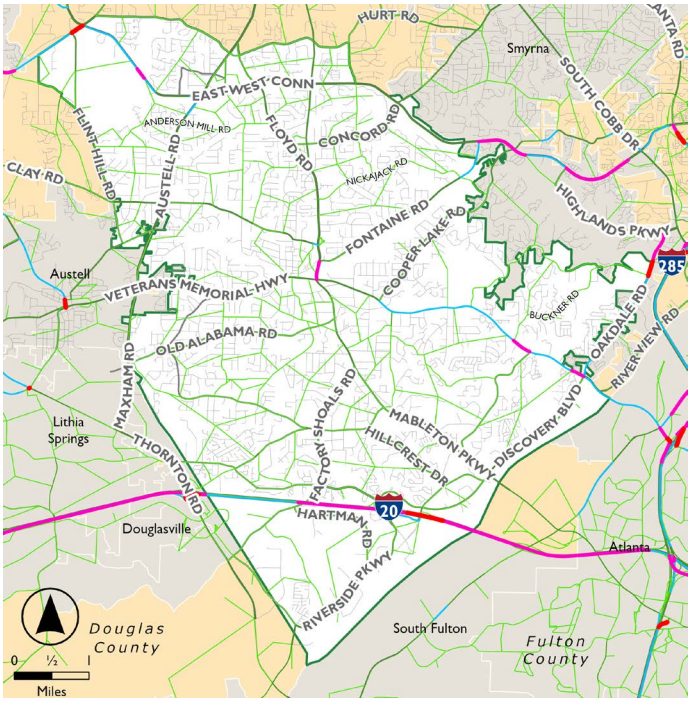
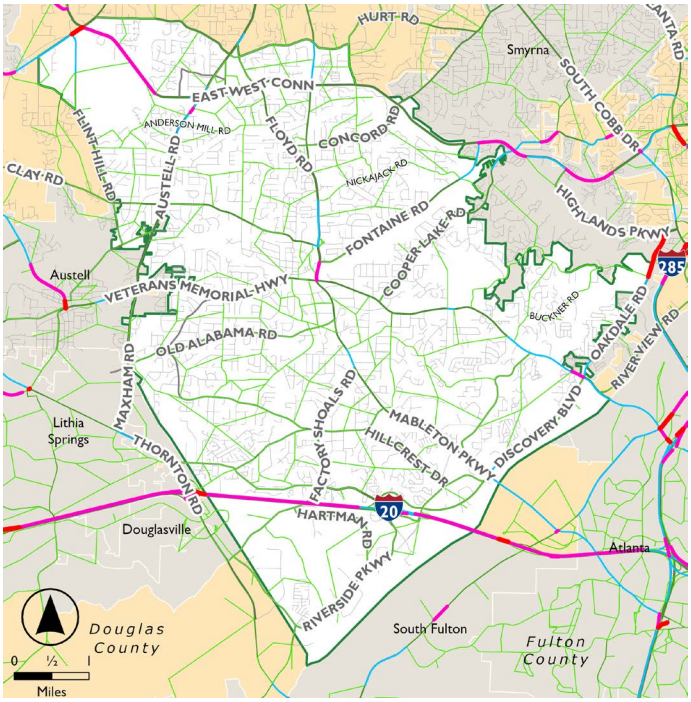


Figure 5-5. 2020 Evening LOS



LEGEND

LOS A/B	LOS D	LOS F
LOS C	LOS E	

Traffic Safety: Crash Trends

In Mableton, concerns about roadway safety are becoming increasingly prominent alongside persistent traffic congestion. Heavily traveled corridors such as Veterans Memorial Highway (US 278), Mableton Parkway (SR 139), and Floyd Road consistently experience high vehicle volumes, contributing to elevated risks of crashes. These routes serve as key connectors to major regional highways like I-285 and the East-West Connector, making them particularly susceptible to traffic-related incidents.

According to data available through the Georgia Department of Transportation's Crash Data Dashboard, many of Mableton's most serious crashes occur at intersections or along segments with high conflict points and limited pedestrian infrastructure (Georgia DOT Crash Reporting). These patterns reinforce the importance of targeted improvements in roadway design, signal timing, and pedestrian safety measures.

Between 2022 and 2024, Mableton experienced a gradual decline in the total number of reported crashes—from 3,043 in 2022 to 2,990 in 2023, and further to 2,707 in 2024 (***Figure 5-6***). This downward trend indicates progress; however, safety concerns persist, particularly regarding crash severity.

Over the past three years, Mableton recorded a total of 25 crash-related fatalities, of which 12 involved pedestrians. ***Figure 5-7*** illustrates the total number of fatalities, while ***Figure 5-8*** shows the number of crashes involving pedestrians and bicyclists from 2022 to 2024. The high proportion of pedestrian fatalities is a significant concern, especially given that most occurred under low or adverse lighting conditions—underscoring the need for improved nighttime visibility and pedestrian safety measures.

Figure 5-6. Year-wise Total Road Crashes (2022-2024)

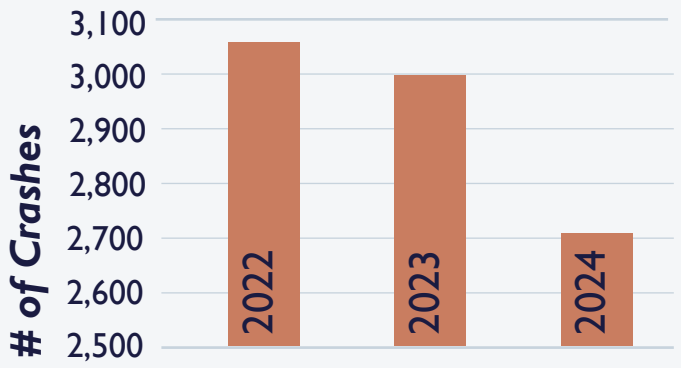


Figure 5-7. Year-wise Total Road Crash Fatalities (2022-2024)

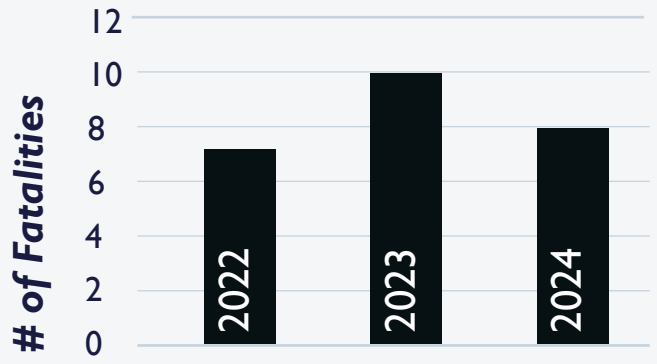


Figure 5-8. Year-wise Total Road Crashes Involving Pedestrians or Bicyclists (2022-2024)

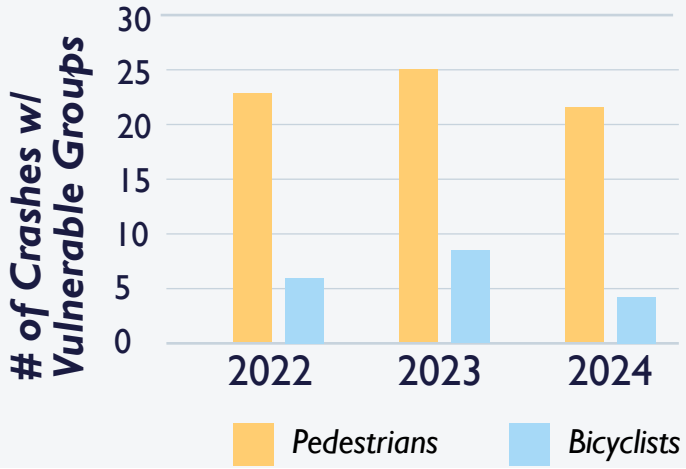
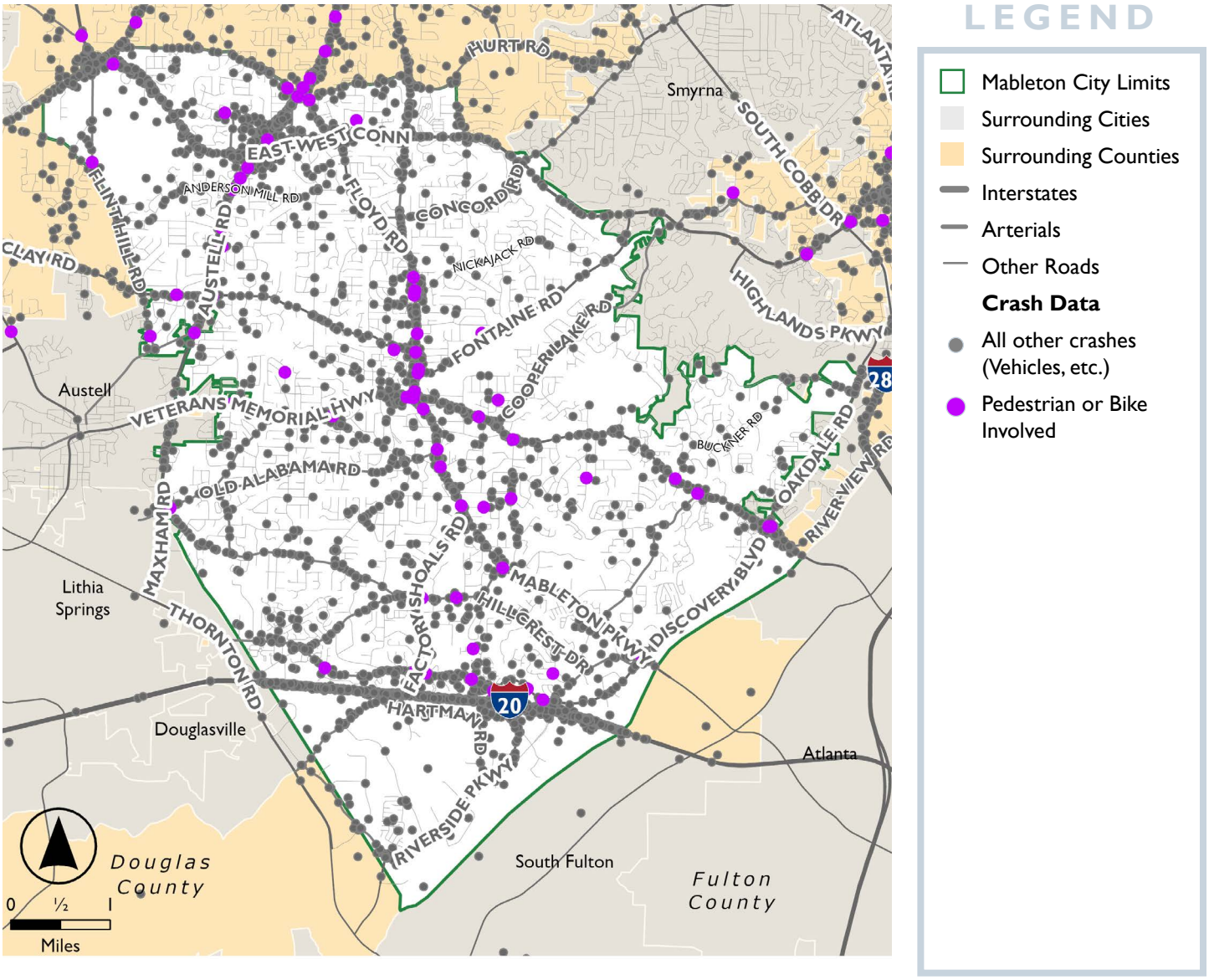


Figure 5-9 shows the spatial distribution of crashes within the city of Mableton. Spatial analysis also highlights two high-risk areas:

1. The intersection of Austell Road and the East-West Connector.
2. A 0.8-mile segment between the Clay Road–Floyd Road SW intersection and the US 78–Floyd Road intersection, including the Fontaine Road SW corridor.

One positive aspect is Cobb County's rapid emergency response, with an average arrival time of approximately 3.5 minutes, which is faster than the county average. This likely contributes to improved survival rates in severe crashes.

Figure 5-9. Crash Data, 2022 - 2024



Traffic Conditions and Management Strategies

Due to its proximity to Atlanta, Mableton is affected by regional congestion—particularly during morning and evening commute hours. The city and surrounding jurisdictions apply several tools to manage traffic flow and improve mobility:

- **Signal Timing Improvements:** Mableton benefits from GDOT's Regional Traffic Operations Program (RTOP), which fine-tunes traffic signals to reduce delays and enhance corridor performance across multiple cities in metro Atlanta (GDOT).
- **Smart Transportation Systems:** Cobb County has deployed technologies like traffic cameras and dynamic message boards to monitor roadway conditions and keep drivers informed. These intelligent transportation systems (ITS) are designed to increase safety and reduce traffic disruptions across key travel routes (Cobb ITS Report).

On a broader level, the Atlanta Regional Commission's Metropolitan Transportation Plan (ARC MTP) outlines funding priorities and transportation strategies for metro Atlanta. As part of this network, Mableton is set to benefit from regional investments in mobility, safety, and infrastructure expansion.

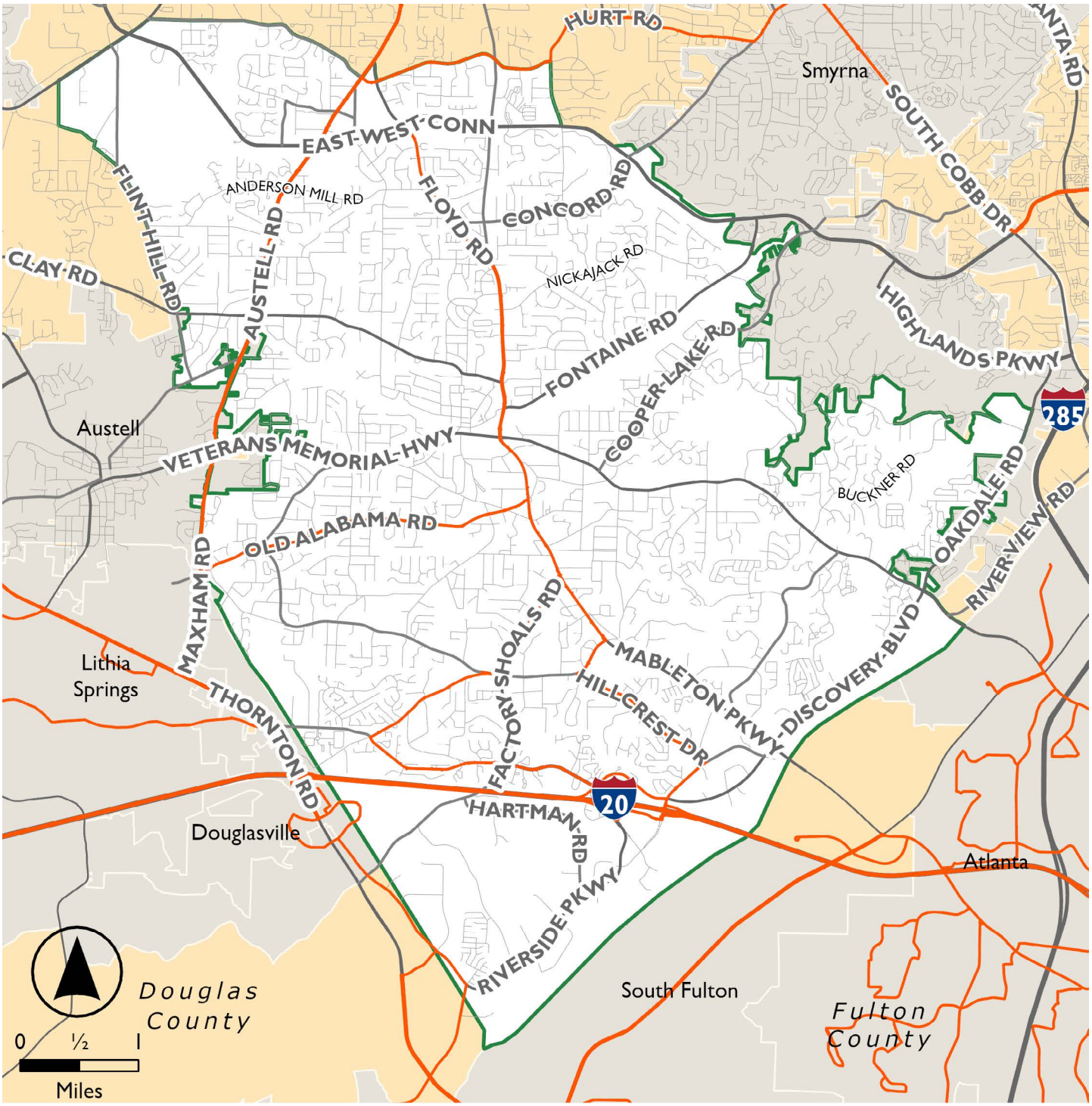
Public Transportation

The City of Mableton is also participating in long-term transit planning led by Cobb County. In early 2024, the Cobb DOT Director addressed Mableton's City Council regarding a proposed transit referendum that could bring expanded public transportation options to the area. Although it was not approved in the November election, the proposed enhancements included new bus routes or connections to regional transit systems (Cobb Courier).

Mableton, recently incorporated as a city, currently lacks its own municipal transit system. ***Figure 5-10*** illustrates bus routes operated within the city limits. However, residents have access to regional transit services:

- **CobbLinc**: Operated by Cobb County, CobbLinc provides bus services that connect Mableton to other parts of Cobb County and the Atlanta metropolitan area. As of 2023, CobbLinc reported an annual ridership of approximately 854,074 unlinked passenger trips, with average weekday ridership around 2,760 trips. Routes such as 25 and 30 connect Mableton to key destinations, including the MARTA H.E. Holmes station, facilitating regional connectivity.
- **MARTA (Metropolitan Atlanta Rapid Transit Authority)**: Although MARTA's heavy rail does not extend to Mableton, bus routes and nearby stations provide connectivity to the broader Atlanta region.

Figure 5-10. Bus Routes



LEGEND

- Mableton City Limits
- Surrounding Cities
- Surrounding Counties
- Interstates
- Arterials
- Other Roads
- Bus Routes

Efforts are underway to improve non-motorized transportation options:

- **Mableton Parkway Pedestrian Improvements Phase 2:** This project includes constructing a 10-foot-wide multi-use trail on the west side of Mableton Parkway, from Veterans Memorial Highway to Factory Shoals Road. It aims to provide a continuous connection from just north of the Chattahoochee River to the Silver Comet Trail.
- **Chattahoochee River Lands Greenway Trail:** Mableton has been selected as a pilot site for this regional trail project, enhancing access to the Chattahoochee River and promoting recreational opportunities.

Upcoming Initiatives and Projects

1 *Regional Transit Collaborations*

Mableton is participating in regional efforts to improve transit services:

I-285 Express Lanes Transit Study: This study explores the potential for transit services along the I-285 corridor, with Mableton being one of the partner cities. The goal is to identify solutions that reduce congestion and improve mobility across the region.

2 *Establishment of the Mableton Development Authority*

In May 2024, the South Cobb Redevelopment Authority was officially amended to become the Mableton Development Authority. This body aims to facilitate economic development, which includes improving transportation infrastructure to attract and retain businesses.

Needs and Opportunities

Mableton 2045 outlines several objectives to enhance Mableton's transportation network:

Needs

N1 EXPAND PUBLIC TRANSIT OPTIONS

Collaboration with regional partners to increase transit routes and frequencies will be key for Mableton, especially as a strategy to reduce reliance on personal vehicles and improve accessibility.

N2 ENHANCE PEDESTRIAN AND BICYCLE INFRASTRUCTURE

A network of sidewalks, bike lanes, and multi-use trails to promote active transportation and ensure safe routes for all users.

N3 IMPROVE ROADWAY SAFETY AND EFFICIENCY

Several types of roadway improvements, including traffic calming measures, intersection upgrades, and optimized traffic signal timings can enhance safety and reduce congestion.

N4 PROMOTE TRANSIT-ORIENTED DEVELOPMENT (TOD)

Encourage mixed-use developments near transit hubs to create walkable communities and stimulate economic growth.

Opportunities

The plan identifies key corridors and districts for targeted transportation improvements:

01 VETERANS MEMORIAL HIGHWAY CORRIDOR

Veterans Memorial Highway is a significant east-west corridor in Mableton, Georgia, and a key artery connecting the area to both Atlanta and other western cities. Aims to revitalize this major thoroughfare with enhanced transit services and pedestrian-friendly designs.

02 A WALKABLE CITY CENTER

Mableton's proposed City Center and historic district would be an ideal place for the City to focus on creating a vibrant, walkable district with improved connectivity and access to transit.

03 RIVERSIDE PARKWAY AND SIX FLAGS DISTRICT

Six Flags and Riverside Parkway are two key destinations for many residents and commuters. The City should explore plans to address traffic congestion and improve multimodal access in these high-traffic areas.

04 COMMUNITY ENGAGEMENT & IMPLEMENTATION

The planning process emphasizes robust community involvement, including workshops, surveys, and public meetings, to gather input and ensure the transportation strategies align with residents' needs.

Implementation of the transportation initiatives will be phased over the plan's 20-year horizon, with regular assessments and adjustments based on progress and evolving community dynamics.

05 INVEST IN SMART, SUSTAINABLE SYSTEMS AND TECHNOLOGY

Mableton has an opportunity to leverage new technologies that can improve mobility across multiple modes. Additionally, the City should consider long-term impacts of transportation on the environment.

Goals, Policies, and Key Actions

1 *Improve Mobility and Accessibility for All Users*

Action	Needs and Opportunities Met
Policy 1: Ensure that residents, workers, and visitors can conveniently reach jobs, services, and amenities.	
Expand multimodal networks to connect residential areas with employment centers, schools, and public services.	N1, N2
Prioritize "Complete Streets" design standards that accommodate pedestrians, cyclists, transit riders, and vehicles.	N2, O1, O2, O3
Improve accessibility for persons with disabilities through ADA-compliant infrastructure and technology.	N1
Promote first/last-mile connections through micromobility options (e.g., micro transit)	N1
Enhance wayfinding systems for multimodal travelers.	N1

2 *Improve Public Transit*

Action	Needs and Opportunities Met
Policy 2: Enhance transit service.	
Expand high-frequency transit corridors and Bus Rapid Transit (BRT) systems in high-demand areas	N1, O1, O3
Improve bus stop and amenities (shelters, lighting, real-time information).	N1
Coordinate enhanced transit schedules and fare systems across agencies	N1
Introduce dynamic routing or on-demand shuttles in low-density areas.	N1
Develop transit-oriented development (TOD) zones near key stations to integrate land use and transit	N4, O2, O3

3 *Promote Safety for All Transportation Modes*

Action	Needs and Opportunities Met
Policy 3: Eliminate fatalities and serious injuries on the transportation network.	
Implement a Vision Zero policy framework for roadway design and enforcement	N3
Identify and redesign high-crash corridors using traffic calming, protected intersections, and improved crossings.	N3, O1
Increase public education and enforcement of traffic laws related to speeding, impaired driving, and distracted driving.	O4
Expand safe routes to school and senior mobility programs	N2, N3

4 *Support Sustainable and Resilient Transportation Systems*

Action	Needs and Opportunities Met
Policy 4: Reduce transportation-related greenhouse gas emissions and adapt to climate impacts.	
Promote electric vehicle (EV) infrastructure and fleet conversion (municipal and public transit).	O4
Encourage active transportation (walking, cycling) through connected trail networks.	N2, N4
Integrate green infrastructure in street design (bioswales, tree canopies).	O1, O2, O3
Support mixed-use, compact development to reduce trip lengths.	N4
Conduct climate vulnerability assessments for transportation assets	O5

5 *Improve Transportation Equity and Affordability*

Action	Needs and Opportunities Met
Policy 5: Ensure that transportation investments and benefits are distributed fairly across all communities	
Conduct equity impact assessments for major transportation projects	O4
Expand affordable transit fare programs for low-income residents	N1
Improve connectivity to underserved neighborhoods through targeted investments	N1
Engage underrepresented communities in transportation planning and decision-making	O4
Support workforce development in the transportation sector	O4

6 *Maintain and Modernize Transportation Infrastructure*

Action	Needs and Opportunities Met
Policy 6: Ensure long-term system performance through proactive maintenance and smart technologies	
Prioritize maintenance and rehabilitation of existing roads and bridges	N3, O1, O2, O3
Implement asset management systems for data-driven maintenance scheduling	O5
Deploy intelligent transportation systems (ITS) for traffic management and real-time data collection	O5
Integrate smart sensors to monitor pavement conditions and safety performance	O5
Seek innovative funding sources (e.g., public-private partnerships).	O4

7 *Strengthen North–South and East–West Transportation Connectivity*

Action	Needs and Opportunities Met
Develop a well-connected, multimodal network that provides efficient, safe, and direct travel options across the city in all directions	
Policy 7.A: Network Planning and Expansion	
Identify and prioritize key north–south and east–west corridors for improvement based on current travel demand and projected growth	O2, N4
Extend existing roadways to close gaps in the urban grid, reducing circuitous travel.	N4
Plan and construct new multimodal corridors (road, bus, bike, pedestrian) to link major activity centers across the city	N1, N2, O1, O2, O3
Policy 7.B: Transit System Enhancements	
Introduce bus routes and rapid transit lines that provide continuous north–south and east–west coverage	N1
Introduce transit connections between major hubs, including downtown, employment districts, and residential neighborhoods	N1, N4
Coordinate with regional transit agencies to ensure cross-boundary service integration and fare compatibility.	N1
Policy 7.C: Multimodal Connectivity	
Develop parallel bikeway and pedestrian corridors along key arterial routes to support non-motorized travel in all directions	N2
Improve intersections and crossings to ensure seamless transitions between modes (e.g., transit to bike/pedestrian).	N3
Implement "Complete Streets" standards on connecting corridors to balance access for all users and fare compatibility.	N2, O1, O2, O3

8 *Foster Regional Connectivity and Economic Competitiveness*

Action	Needs and Opportunities Met
Policy 8: Strengthen transportation links within the region to support commerce and tourism	
Improve freight corridors and intermodal facilities to enhance logistics efficiency	O3
Coordinate regional transportation investments with economic development strategies.	O4
Encourage regional cooperation through joint planning among adjacent municipalities and the Atlanta Regional Commission (ARC).	O4

CHAPTER 6

Environment and Sustainability

Introduction

Mableton is rich with natural resources that set it apart from other cities. Between its lush tree canopy, access to the Chattahoochee River and other waterways, connectivity to major outdoor recreation resources like the Silver Comet Trail and the future Chattahoochee RiverLands project, and its incredible views of downtown Atlanta, the city has all the ingredients to be a sustainable destination for outdoor recreation and environmental stewardship.

That potential, however, is currently impeded by some strong barriers, including a lack of access to some of these resources and a widespread challenge of littering and dumping on private property. The good news is that Mableton's other priorities dovetail nicely with the city's environmental and sustainability needs and opportunities. Redevelopment in key areas can reduce the environmental impact throughout other parts of the city and introduce new greenery. Transportation improvements will not only make the city safer, but cleaner, to traverse. Lastly, there are several cultural and historic preservation opportunities near Mableton's natural resources, like Nickajack Creek and the Chattahoochee River. All of these interconnected opportunities can help Mableton's approach to sustainability be smooth and straightforward as the city grows and changes.

Credit: Find A Grave

Existing Conditions

Natural Resources

Elevation and Viewsheds

One of the City's major points of pride is its proximity to Atlanta. While Mableton's location is advantageous for access to jobs and entertainment destinations in the metro area, it also provides one of its most majestic attractions: its views of downtown Atlanta. The city's rolling topography provides stunning views of the downtown skyline, especially at sites along Mableton's major thoroughfares as they descend toward the Chattahoochee River basin. The view from Mt. Harmony Memorial Gardens, along Veterans Memorial Highway, is often cited as the place to witness the best view of downtown Atlanta. Factory Shoals Road, which sits on a high ridge above Mableton's industrial district, also provides wide views of Mableton's industrial district and the landscape west of the city.

These views are a result of Mableton's highly variable topography ***(Figure 6-1, page 157)***. Major transportation corridors like the railway that eventually became the Silver Comet Trail, as well as the main rail line that served historic downtown Mableton, were built along ridge lines. Later, Veterans Memorial Highway and Mableton Parkway followed suit along trickier, but still elevated, paths. As a result, the center of Mableton sits higher than the rest of the city, lending areas closer to downtown with great views of the surrounding area – and fewer challenges related to flooding and drainage.

Waterways

Mableton is home to several notable creeks and streams ***(Figure 6-2, page 158)***, which feed into the two main waterways that "frame" the city's borders: Sweetwater Creek to the west, and the Chattahoochee River to the south and east. Thanks to the city's two intersecting ridge lines, these creeks' headwaters are mostly located in central Mableton and flow into their respective watersheds ***(Figure 6-3, page 159)***. The Nickajack Creek and Wilson Creek sub-watersheds drain to the Chattahoochee River, while the Lower Sweetwater Creek sub-watershed drains to the creek for which its named.

Apart from the city's connection to the Chattahoochee, a major resource for its natural beauty and potential connectivity to the metro area at large through the RiverLands project (see page 194), Mableton's other main waterway of significance is Nickajack Creek, which holds historical and cultural value for the city and its residents. During the initial settlement of Mableton by European settlers, the creek provided power to several mills, one of which still stands within the Concord Covered Bridge Historic District. Nickajack Creek was also the site of civil war skirmishes, which left behind historic artifacts closer to the Chattahoochee River.

Mableton's waterways are governed by regional and state policies that help protect water quality, manage development impacts, and preserve natural resources. Key frameworks include the Metropolitan River Protection Act and Chattahoochee Corridor Plan, which establish protections for the Chattahoochee River and its tributaries, and the Metropolitan North Georgia Water Planning District's Water Resources Management Plan, which guides watershed management efforts across the region. Together, these programs influence the protection and management of the city's existing water resources.

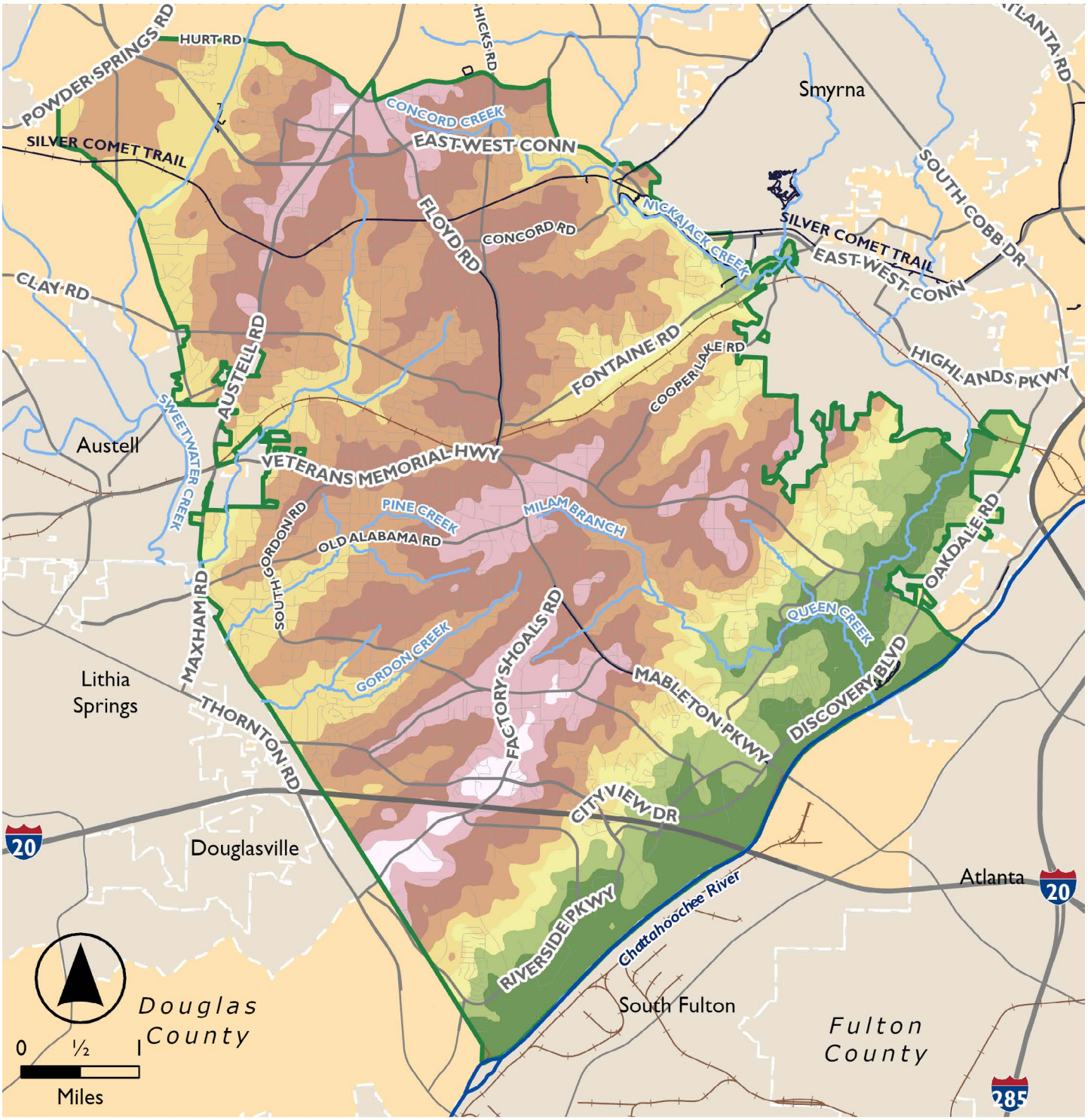
Metropolitan River Protection Act and the Chattahoochee Corridor Plan:

The Metropolitan River Protection Act (MRPA) which was passed by the Georgia Legislature In 1973 and amended in 1998 to include all of Cobb, Douglas and Fulton Counties, including the City of Mableton created the Chattahoochee River Corridor. The Corridor extends 2000 feet on either side of the River. The Act required that the Atlanta Regional Commission to adopt a Plan to protect the land and water resources of the Corridor. The adopted Chattahoochee Corridor Plan established three sets of standards for river protection: Vulnerability Standards, which limit land disturbance and impervious surface based on the land's sensitivity to development and apply throughout the Corridor; Buffer Zone Standards, which require buffers and setbacks along the River and certain designated streams and Floodplain Standards which include specific requirements only in the river 100-year and 500-year floodplains. All land-disturbing activity in the Corridor is subject to review under the applicable Plan standards and must meet those standards to be consistent with the Plan.

Metropolitan North Georgia Water Planning District:

The Metro Water District was established by the Georgia Legislature in 2001 and consists of 15 counties in Metro Atlanta including Cobb County and the City of Mableton. It is tasked with developing and updating a Water Resources Management Plan to address water supply and conservation, wastewater management and watershed management for the 15-county District. While the City is not directly responsible for water supply and wastewater management, which are handled by other entities, the watershed management portion of the Plan includes action items that will be the responsibility of the City to implement and enforce.

Figure 6-1: Elevation

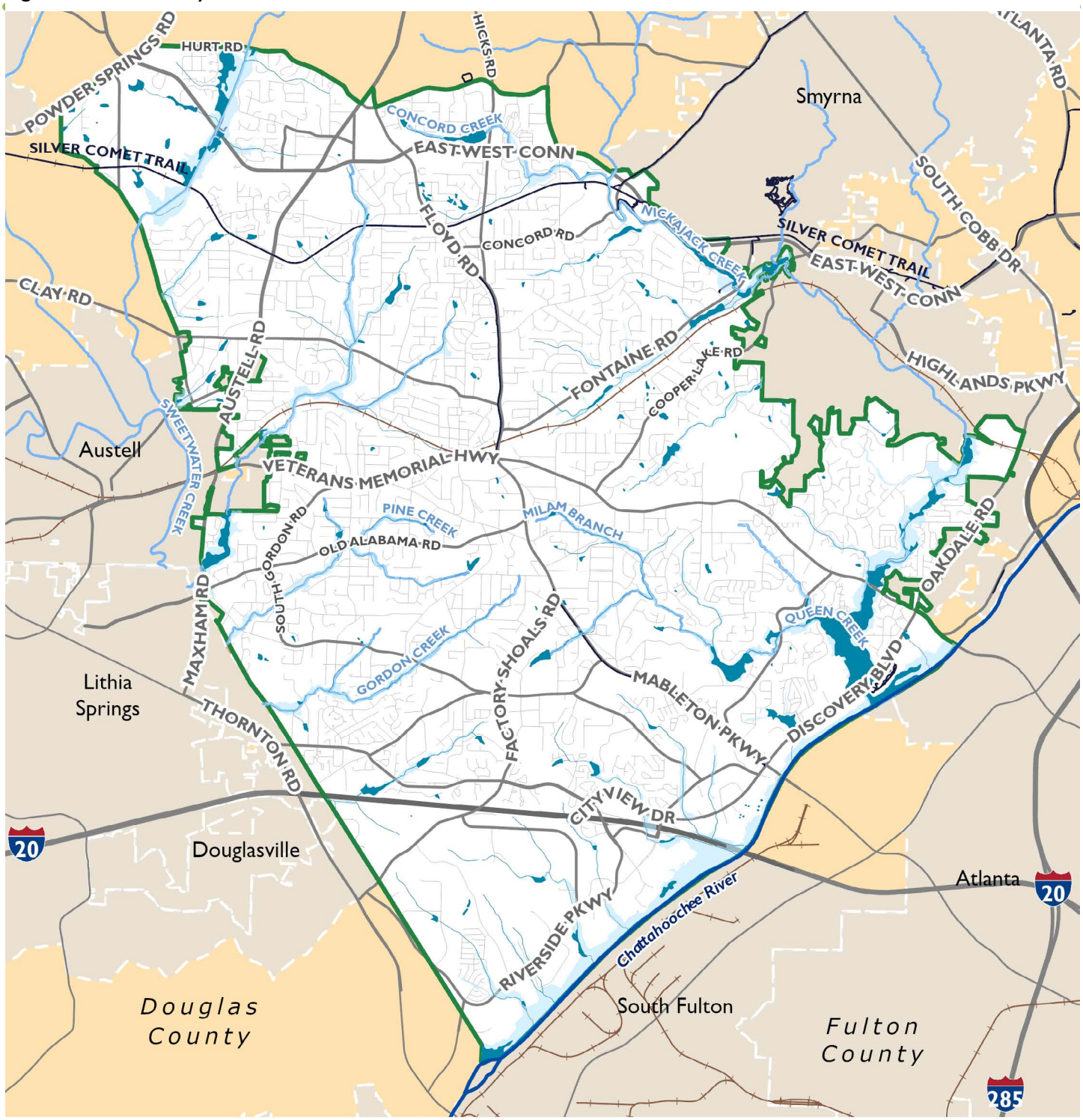


LEGEND

Elevation (ft.)

- <800
- 801-850
- 851-900
- 901-950
- 951-1000
- 1001-1050
- 1051-1100
- >1150
- Mableton City Limits
- Surrounding Cities
- Surrounding Counties
- Interstates
- Arterials
- Other Roads
- Railroads

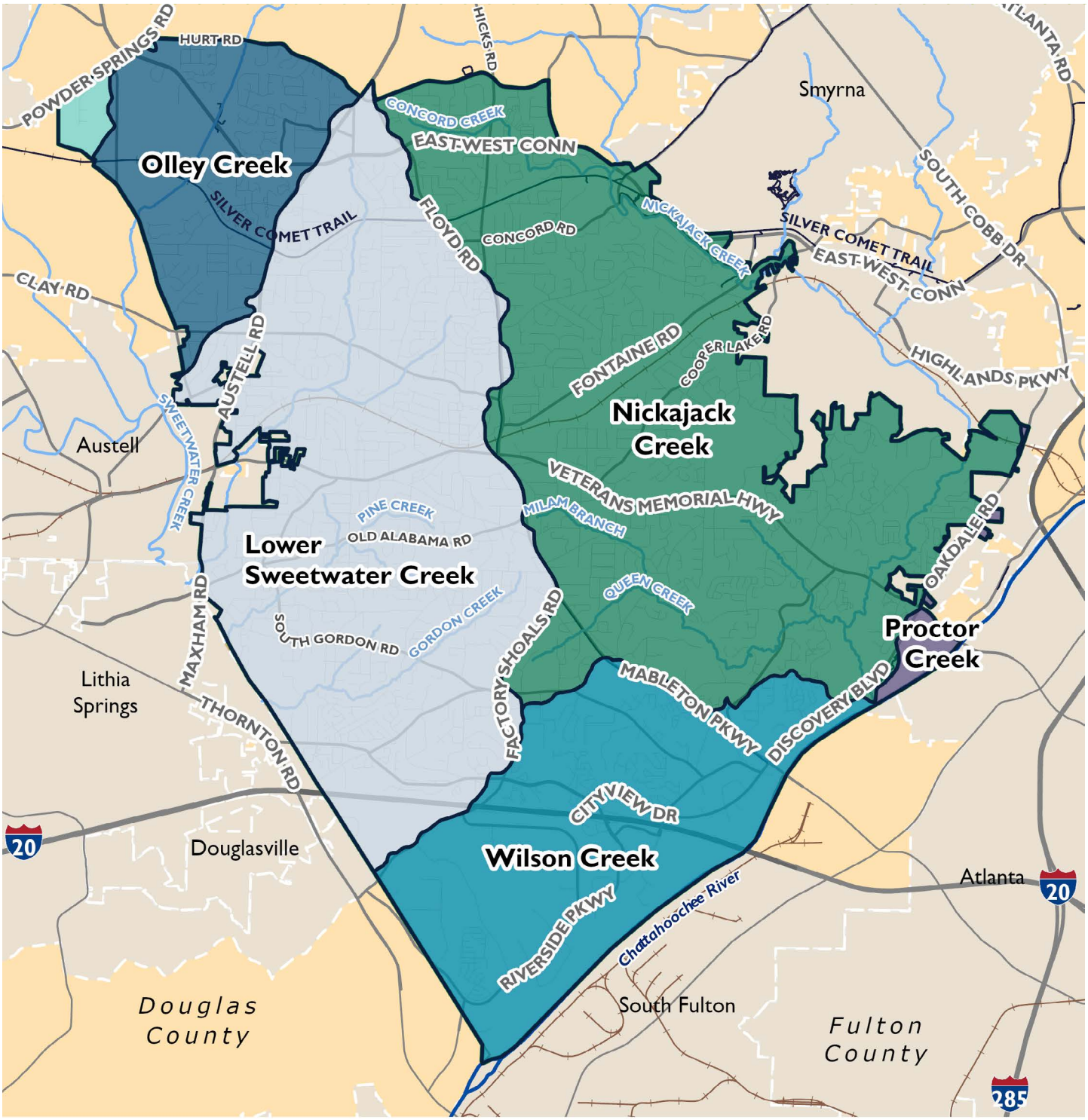
Figure 6-2: Waterways, Wetlands, and Flood Zones



LEGEND

- Rivers
- Streams
- Flood Zones
- Wetlands
- Mableton City Limits
- Surrounding Cities
- Surrounding Counties
- Interstates
- Arterials
- Other Roads
- Railroads

Figure 6-3: Watersheds



LEGEND

- Mableton City Limits
- Surrounding Cities
- Surrounding Counties
- Interstates
- Arterials
- Other Roads
- Railroads

Tree Canopy

Mableton boasts a lush tree canopy, especially within its residential neighborhoods. Tree canopy extends over approximately 45% of the city, with most of it found in private backyards, undeveloped land, Mableton's parks, and the stormwater management areas of single-family and multifamily subdivisions ***(Figure 6-4, page 161)***.

The areas of Mableton with the least tree canopy coverage are its industrial areas—including along the Chattahoochee and Colonial Pipeline's facility in the city's northwest corner—and along its major corridors, especially Veterans Memorial Highway, Floyd Road, and the East-West Connector where it crosses Floyd Road. This trend is not uncommon among Georgia cities and is most often remedied through streetscape improvements and growth of new trees planted through redevelopment.

Conserved Lands

In Georgia, approximately 93% of all land holdings are privately owned. Outside of governmental processes, private land conservation policies and programs allow property owners to pursue long-term conservation of their land's natural resources. In Georgia, three methods of conservation are the most common: conservation easements, the Conservation Use Value Assessment (CUVA) program, and fee-simple purchases by nonprofit land trusts.

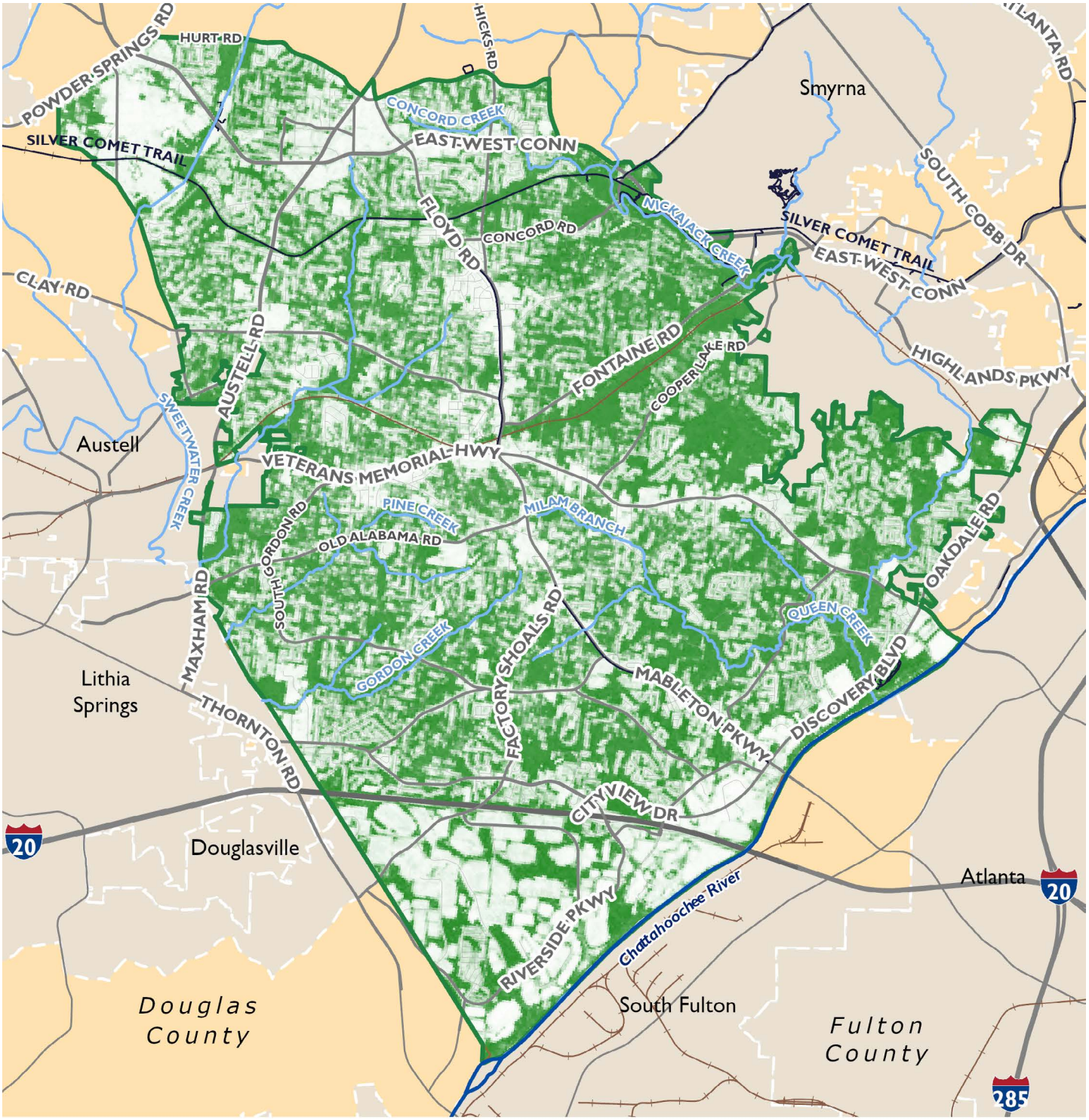
There are few conservation easements registered on properties within Mableton; most of the city's conserved lands are held under conservation by Cobb County or the U.S. Army Corps of Engineers. However, according to tax records, several properties are listed as participating in CUVA ***(Figure 6-5, page 162)***. These are mostly clustered in the northeastern corner of Mableton, close to the Concord Covered Bridge Historic District and the city's boundary with Smyrna.

CONSERVATION EASEMENTS VS. CUVA: WHAT DO EACH OF THESE MECHANISMS DO?

Conservation easements allow a property owner to relinquish certain rights to their property—the right to develop it, for example—in exchange for a property tax reduction. Conservation easements are permanent, and the rights relinquished by the property owner to alter it remain with the property regardless if it changes ownership. Conservation easements are one of the best tools for long-term conservation of property.

CUVA, on the other hand, is not permanent. Property owners interested in conserving their property can enroll in CUVA, which allows a property to be valued based on its current use (agriculture, forestry, wetlands, etc.) rather than its potential value. This tax assessment only remains in effect if the current use continues. The new assessed value remains in effect for 10 years, after which it is eligible for reconsideration.

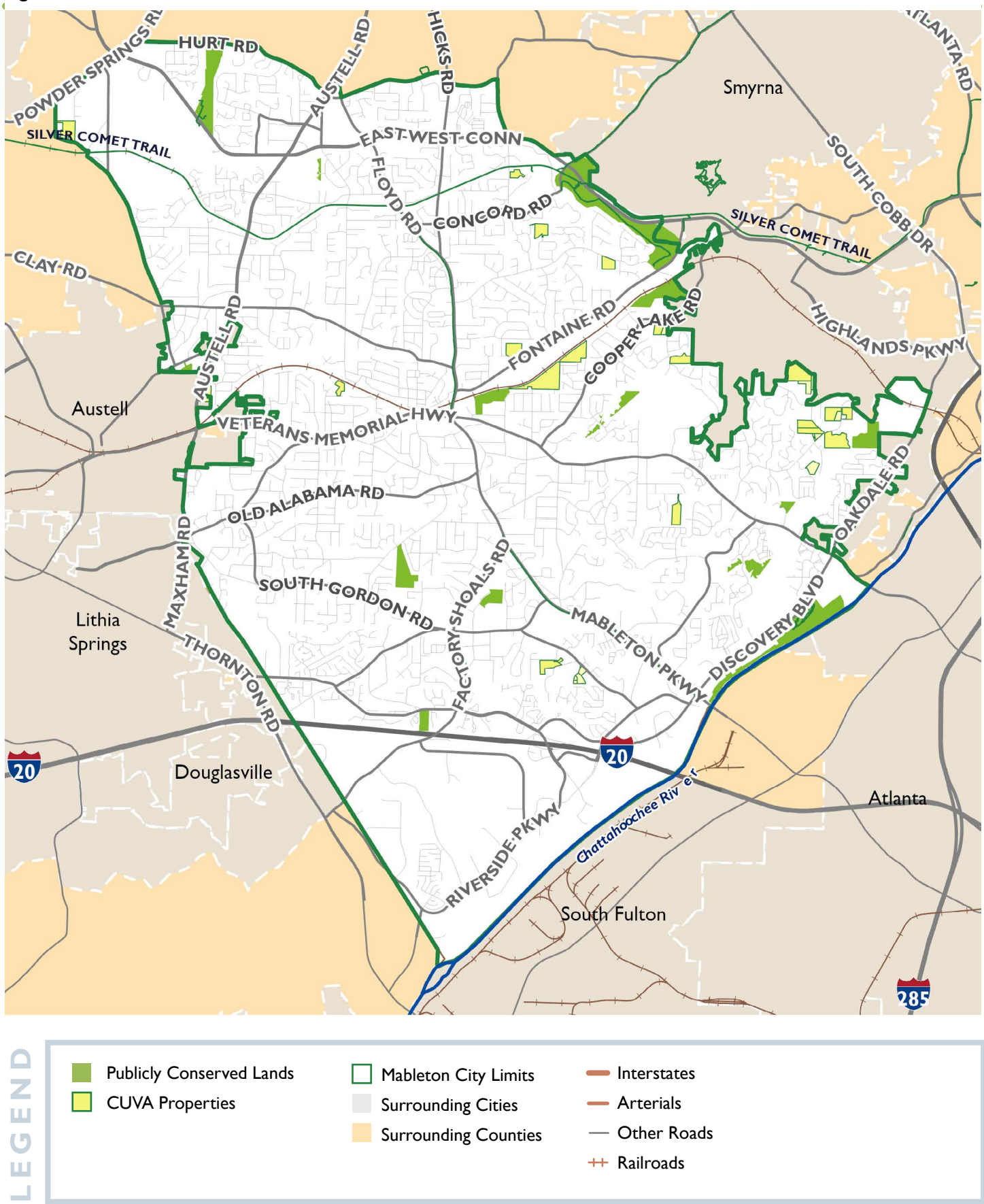
Figure 6-4: Tree Canopy



LEGEND

- Tree Canopy
- Mableton City Limits
- Surrounding Cities
- Surrounding Counties
- Interstates
- Arterials
- Other Roads
- Railroads

Figure 6-5: Conserved Lands



LEGEND

- Publicly Conserved Lands
- CUVA Properties
- Mableton City Limits
- Surrounding Cities
- Surrounding Counties
- Interstates
- Arterials
- Other Roads
- Railroads

Environmental Challenges

Flood Zones

Perhaps due to its rolling topography, the extent of flood hazard areas within the city is limited ***(Figure 6-6, page 164)***. Only 8.4% of Mableton is impacted by 100-year flood zones. The largest flood zones are located along the low-lying portion of Nickajack Creek, near its confluence with the Chattahoochee River, and along the northwest bank of the Chattahoochee as well. Today, access to the Chattahoochee River's northern bank is limited by industrial development and industrial buildings are, for the most part, not infringing on the flood plain. The land around Nickajack Creek in the flood zones is also mostly undeveloped.

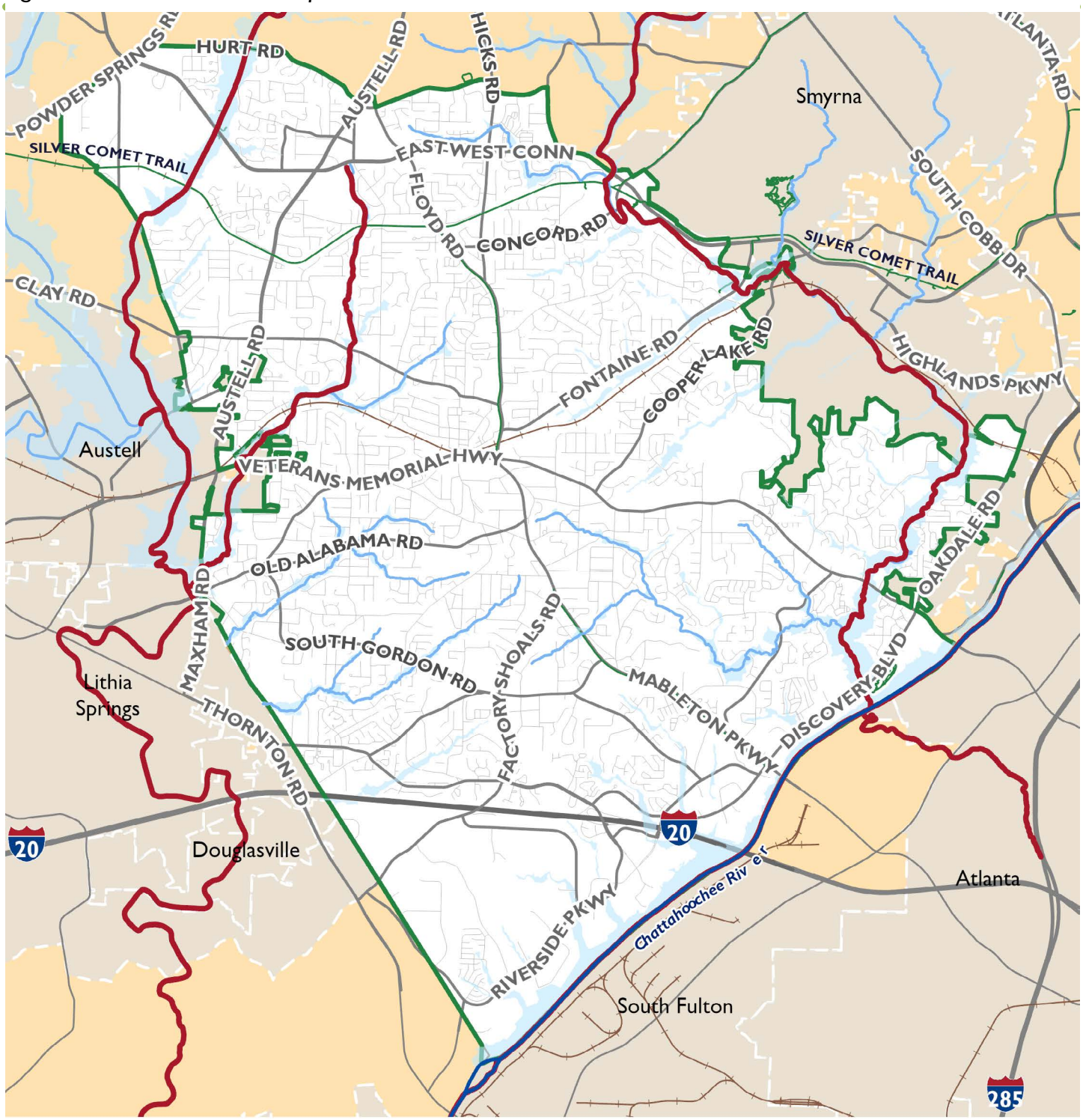
Citywide, the greatest area of flooding concern is where Nickajack Creek crosses Veterans Memorial Highway; in storm events, this part of the roadway can wash out easily. In terms of private property, the property most affected by potential flood hazards along the Chattahoochee River is actually Six Flags, whose eastern parking lot is almost entirely within the river's flood zone.

Impaired Streams

Of Mableton's many streams, only three are listed as impaired by the Georgia Environmental Protection Division: Nickajack Creek, Sweetwater Creek, and Buttermilk Creek which is a tributary of Sweetwater Creek. The Chattahoochee is also listed as impaired. Streams are designated as impaired if their water quality is not considered safe for specific uses, such as drinking water, fishing, or recreation. All of Mableton's impaired streams are considered below the appropriate quality threshold for fishing, while Sweetwater Creek's water quality is below the threshold for both fishing and drinking water.

Credit: Cobb County Courier

Figure 6-6: Flood Zones and Impaired Streams



LEGEND

- Rivers
- Creeks
- Impaired Streams
- Flood Zones
- Mableton City Limits
- Surrounding Cities
- Surrounding Counties
- Interstates
- Arterials
- Other Roads
- Railroads

Environmental Challenges (continued)

Waste and Littering

Throughout the project team's meetings with stakeholders, City staff, and residents, one environmental problem has come up in almost every conversation: littering. Although there are few data sources on improper waste disposal and littering, it is an incredibly widespread concern of residents. Many groups regularly organize litter cleanups throughout the community. Combined with the aesthetic challenges of streetscapes in Mableton, this is an issue that the city should consider addressing quickly.

Credit: Cobb County Courier

Previous Plans

Planning for Mableton's natural resources and environmental sustainability has largely been incorporated into other planning processes, either led by Cobb County or other regional governments or planning organizations. While Mableton and properties within the city are included in the plans' overall strategy, the city is not the primary focus of these plans. The following plans recommend policies or programs that could affect Mableton's environmental resources and long-term sustainability.

Cobb County Parks and Recreation Master Plan (2018)

Developed in 2018, Cobb County's Parks and Recreation Master Plan focuses on two main aspects of the park system: access and maintenance. The plan attempts to balance the desire for more park facilities and programming with the constraint of funding, staff, and maintenance needs. The plan's goals are ambitious in volume—the Department's target is to provide 9.6 acres of parks for every 1,000 residents—and in coverage. The plan notes that greater access to parks is needed in South Cobb County and identifies two potential projects in Mableton: the Collins property, 29 acres of potential park land along Veterans Memorial Highway between Lions Park and Thompson Park, and another 15-acre property along Veterans Memorial Highway near Buckner Road. The plan also includes recommendation for expanded programming at some of its existing facilities, such as Mable House Amphitheater.

Cobb County 2040 Comprehensive Plan 5-Year Update (2022)

Cobb County's Comprehensive Plan does not include a strong focus on natural resources and sustainability, focusing instead on land use and deferring to the Parks and Recreation Master Plan for most of its recommendations in this area. The plan does mention two capital improvement projects, one at Mable House Amphitheater to construct new restrooms and one for facility improvements at Heritage Park.

Chattahoochee RiverLands (2022)

As explored earlier in Chapter 2, Land Use, the Chattahoochee RiverLands is a regional planning effort to create an extensive network of greenways and other active modes of transportation along the Chattahoochee River throughout the metro region. Mableton's frontage on the Chattahoochee is a critical component of this effort; Discovery Park at the RiverLine was selected as a pilot project for this regional initiative.

Aside from physical projects within the City's boundaries, the plan does recommend two general policies to create a continuous public realm along the river and plan for accessibility. Mableton is located within Subarea 2 of the plan, which notes that Mableton and other neighboring jurisdictions are challenged by the high amount of industrial uses that border the river. The plan recommends tactics to avoid further environmental damage when constructing the trail network.

Figure 6-7: Conceptual Rendering of Discovery Park Design from Chattahoochee RiverLands

Credit: Chattahoochee RiverLands

Needs and Opportunities

Needs

N1 GREATER CONTROL OVER LITTERING AND DUMPING

By far the greatest need from the perspective of residents and other stakeholders, Mableton needs to address the issue of excessive littering and dumping. This need is felt both in public space (e.g., along rights-of-way) and on highly visible undeveloped land, as well as private property where dealing with the consequences of littering becomes the responsibility of individual property owners. Addressing this problem could have positive spillover effects; not only would it beautify the city, but it could also lead to more stable property values and a sense of community pride.

N2 EXPAND CITY-WIDE RECYCLING INITIATIVES

The Sustainability, Greenspace, and Beautification Department offers a few drop-off recycling options that are free to the city and community. The City also mandates that the haulers must offer recycling for residential and commercial customers. These efforts are an excellent foundation and could be expanded to include additional drop-off locations, as well as active campaigns to promote proper disposal of recyclable waste.

N3 GREATER ACCESS TO NATURAL RESOURCES, ESPECIALLY WATERWAYS

Mableton has plentiful natural resources, but most of those resources are not available to the public—especially its major aquatic assets like Nickajack Creek or the Chattahoochee River. Expanding access to these resources could improve environmental education and stewardship (perhaps providing another strategy toward tamping down littering) as well as economic opportunity in the form of eco-tourism and outdoor recreation.

N4 INFRASTRUCTURE THAT INCORPORATES GREENERY AND IMPROVED LANDSCAPING

Aside from Floyd Road, Mableton's major thoroughfares need a visual refresh. Residents often cite certain commercial uses (like tire shops and auto repair establishments) as a visual detractor, but the streetscape itself could also be improved by incorporating more trees, landscaping, and other aesthetically pleasing elements.

N5 INVEST IN SUSTAINABILITY

As a new city, Mableton needs to determine its sustainability priorities, and work across multiple departments and disciplines to invest in its long-term environmental health.

Opportunities

O1 GREATER CONTROL OVER CODE ENFORCEMENT

Being a new city, Mableton can focus its code enforcement efforts on its specific needs. From an environmental perspective, that includes addressing littering, dumping, and other waste disposal measures—but also new approaches to natural resource conservation, management, and stewardship.

O2 HIGH CITIZEN PARTICIPATION

Mableton's residents are engaged and eager to make their community better, greener, and more beautiful. Leveraging this energy through new community groups, nonprofits, and even city agencies if appropriate, could help ease the burden on Mableton staff while still addressing the city's major environmental and sustainability issues.

O3 WETLANDS AND OTHER NATURAL RESOURCES ALONG NICKAJACK CREEK

Although they pose environmental challenges, the wetlands and flood zones along Nickajack Creek have enormous potential as an outdoor recreation destination. Between the natural resources and historic legacy of the area, the city should consider celebrating it and telling its story more actively.

O4 REGIONAL PLANNING INITIATIVES THAT EMPHASIZE SUSTAINABILITY AND NATURAL RESOURCES

Cobb County's active involvement with the Chattahoochee RiverLands helped lead to the construction and opening of Discovery Park, which has proven to be a big success. Exploring other regional partnerships with the Atlanta Regional Commission, the Metro North Georgia Water District, and other agencies could lead to additional successes.

O5 CONCENTRATION OF DEVELOPMENT IN KEY AREAS

Crafting a land use strategy that clusters development in specific areas has a triple bottom line. Economically, it allows for a greater return on investment. It benefits the community by creating more connected destinations, improving social well-being. Lastly, it reduces the negative impact on natural resources by leaving forests, waterways, and other environmental assets undisturbed and uncompromised. Mableton's land use priorities, of creating a new downtown and investing in mixed-use development, have environmental benefits too.

Goals, Policies, and Key Actions

Mableton's natural resources are valuable assets for the city and its residents, improving health, community aesthetics, and quality of life. The protection of these natural resources—especially the city's tree canopy, waterways, and scenic viewsheds—is a cornerstone of the community's vision for how Mableton should grow over the next 20 years.

The following goals, policies, and key actions describe the main priorities the City should focus on as it grows. These goals tie into recommendations for each other element, most notably the Future Development Strategy (pages 60-97) which concentrates new development into several districts and villages of greater intensity, relieving development pressure from areas where natural resources are more plentiful and less disturbed.

1 *Clean Up Mableton!*

Mableton residents have reiterated the need for greater control over littering, dumping, and beautification efforts. Many community members already organizing community clean-ups regularly, especially to remove trash along major roads and scenic waterways. The City's strategy should be two-fold: increase enforcement and offer alternative opportunities for proper waste disposal. While capitalizing on the strong volunteer spirit from the community to ramp up clean-up efforts, the City can work to attract recycling and solid waste disposal partners to build a culture of cleanliness.

Action	Needs and Opportunities Met
POLICY 1.A: Focus enforcement/clean-up in places that are highly visible or environmentally sensitive.	
Identify and map target clean-up areas.	N1, O1
Establish partnerships with local organizations for clean-ups.	N1, N2, O2
POLICY 1.B: Evaluate options for expanding recycling opportunities.	
Explore how to bring a facility such as the Center for Hard to Recycle Materials (CHaRM) to Mableton to provide a viable alternative to illicit dumping.	N2

Case Study: Live Thrive's The Center for Hard to Recycle Materials (CHaRM)

CHaRM has been providing solid waste disposal and recycling services to residents of Atlanta for over 10 years. The Center originally started as a program of Atlanta-based nonprofit organization, Live Thrive, which began organizing volunteer-led community cleanups and hazardous waste collections in 2010. Due to the popularity of the event, Live Thrive determined that a permanent facility that could accept hard-to-recycle materials was essential for keeping the community clean. Today, CHaRM has two drop-off locations, one in Atlanta and one in DeKalb County, and accepts a wide range of products—everything from common household items like paper and plastic to tires, mattresses, electronics, and chemicals. CHaRM works with an extensive network of partners and vendors to make sure items are recycled or re-purposed, or that their components are re-used in some way. In addition to its dedicated facilities, CHaRM also organizes home pick-ups for residents who cannot travel to their locations.

CHaRM's origins resemble Mableton's volunteer-led clean-up events, and a centralized drop-off location would fit nicely within a character area that supports craft industrial uses (such as the Workplace District, Medical Center, or River Line District). Whether through CHaRM or another organization, establishing a dedicated facility for waste disposal would provide the Mableton community with a consistent option to reduce illegal dumping and begin to build a culture of solid waste stewardship.

2 *Expand Access to Nature*

Mableton is home to several parks facilities managed by Cobb County, along with a few properties targeted for new parks. However, there are several areas of the city—most notably around Nickajack Creek and near the Concord Bridge Historic District—that are rich in natural resources and history that could benefit from plans for preservation and public access strategies. The area near Discovery Park is also regionally significant, given its connectivity to the future Chattahoochee RiverLands trail and greenspace network. Mableton can work with Cobb County to further its greenspace goals, and should also consider strategies the City can lead to expand access to nature.

Credit: Cobb County

Action	Needs and Opportunities Met
POLICY 2.A: Invest in planning for sustainability, parks, and open spaces.	
Develop an environmental sustainability work plan.	N5
Create an inventory of undeveloped or natural land.	N3, O3
Develop a parks and open space master plan for Mableton.	N3, O3
Modify the development code to require that new development provide usable park space and incentivize providing public access.	N3, O3, O5
POLICY 2.B: Conserve and improve access to natural features.	
Create an inventory of priority natural features and develop plans for their preservation.	N3, O3
Work with Cobb County and Trust for Public Land to implement the Chattahoochee RiverLands project and expand access to the river.	O4
Work with Cobb County to develop accessible public space along Nickajack Creek.	O3, O4

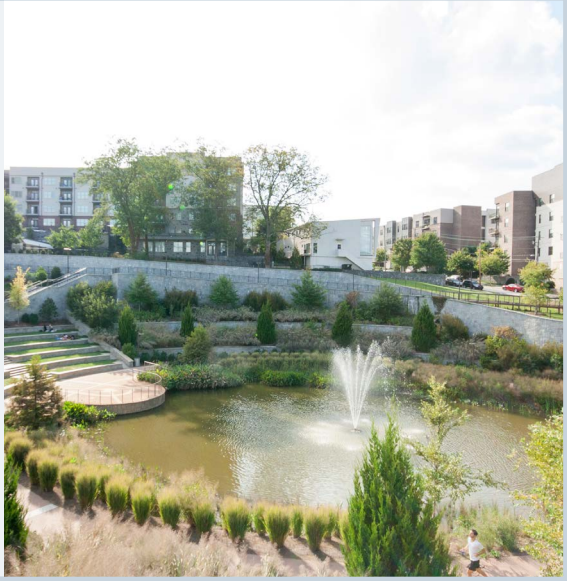
3 *Improve Stormwater Management*

Although Mableton does not experience extreme flooding throughout most of the City, other aspects of stormwater management could be improved to produce multiple benefits: community beautification, community greenspace, and improved water quality. Wetlands along important waterways, such as Nickajack Creek, are critical resources for flood mitigation. Green infrastructure can also be engineered, especially along major roads like Veterans Memorial Highway.

Action	Needs and Opportunities Met
POLICY 3.A: Protect wetlands and floodplains.	
Develop a plan for addressing flooding where Veterans Memorial Highway and Nickajack Creek intersect.	N3, O3
Work with Cobb County Stormwater Management to update basin plan (last completed in 1996).	O4
POLICY 3.B: Expand green infrastructure.	
Evaluate opportunities for mixing green infrastructure that performs stormwater management functions but also provides aesthetic improvements and provides opportunities for recreation.	N4

Case Study: Stormwater Parks

In recent years, it has become more common to incorporate stormwater management into the design of parks and recreation facilities. In Atlanta, Rodney Cook Park (pictured) provides shared detention in a low-lying area of the Vine City neighborhood, while Old Fourth Ward Historic Park does the same for that neighborhood. Treating stormwater detention as a common amenity not only beautifies a typical detention pond, bringing people closer to water and creating a valuable asset for the city.



4 *Protect and Expand Tree Canopy*

Mableton's extensive tree canopy is lush, especially in suburban neighborhoods where the trees have matured. Along its major corridors, however, there is a clear need for shade trees, both for comfort and for beautification. The City should focus on new plantings along major roads, while working with property owners to ensure trees on private property remain healthy.

Action	Needs and Opportunities Met
POLICY 4.A: Invest in street trees.	
Identify priority corridors for street trees and improved landscaping.	N4
POLICY 4.B: Improve requirements for trees and landscaping in new development.	
Evaluate the current tree ordinance and landscaping requirements and identify areas for improvement.	O1
POLICY 4.C: Incentivize best practices for trees on private property.	
Provide resources and education on removing invasive species that are harmful to the tree canopy.	N4, O2

5 *Protect Scenic Viewsheds*

Mableton's rolling topography is a truly unique resources that can be harnessed for environmental, recreation, economic, and quality of life benefits for the city. Mapping and officially designating these viewsheds is the first step toward ensuring their long-term protection.

Action	Needs and Opportunities Met
POLICY 5.A: Protect exceptional viewsheds.	
Map key viewsheds, such as those along Veterans Memorial Highway and Factory Shoals Road.	N4
Evaluate the possibility of adding a viewshed overlay.	O1

CHAPTER 7

Cultural Resources

Introduction

Through its newfound cityhood, Mableton has an opportunity to enhance and affirm its strong community identity. Building a strong cultural presence is key to fostering a vibrant, connected community and distinguishing Mableton from its neighbors. By evaluating and expanding its cultural resources, Mableton can build a sense of pride and unity among residents.

Mableton is home to a small number of cultural facilities and opportunities for entertainment, such as South Cobb Regional Library, Riverside EpiCenter, and Six Flags Over Georgia. However, when it comes to what makes Mableton Mableton, residents have noted a lack of cohesion in the city's identity. This lack of cohesion is felt geographically—given the large distance between some of these cultural hubs—as well as culturally, with residents feeling disconnected from parts of Mableton that are farther from their home. Still, some facilities, such as the Mable House Complex, serve as strong cultural anchors for the community.

There is a clear need for community spaces with active programming. Residents have expressed the desire for a well-defined city center, along with expanded arts and culture programming for everyone, especially youth and seniors. Additionally, the lack of publicly accessible art is apparent in the community and visually represents Mableton's potential for arts and cultural growth.

(Credit: Teotl Foundation / AJC)

Existing Conditions

Cultural Facilities

Mableton's existing cultural facilities are few and far between ***(Figure 7-2, page 176)***, but beloved by community members for their arts offerings and performance spaces. The Mable House Complex is home to the Barnes Amphitheater, an outdoor venue that seats approximately 2,500 people. Performances at the Barnes Amphitheater are scheduled year-round. Other performance spaces include the Performing Arts Center at South Cobb High School and the Cobb County Performing Arts Center at Pebblebrook High School, which both primarily support school productions. The Riverside EpiCenter, a privately owned facility, includes the Bronner Soundstage Theatre and other event rooms.

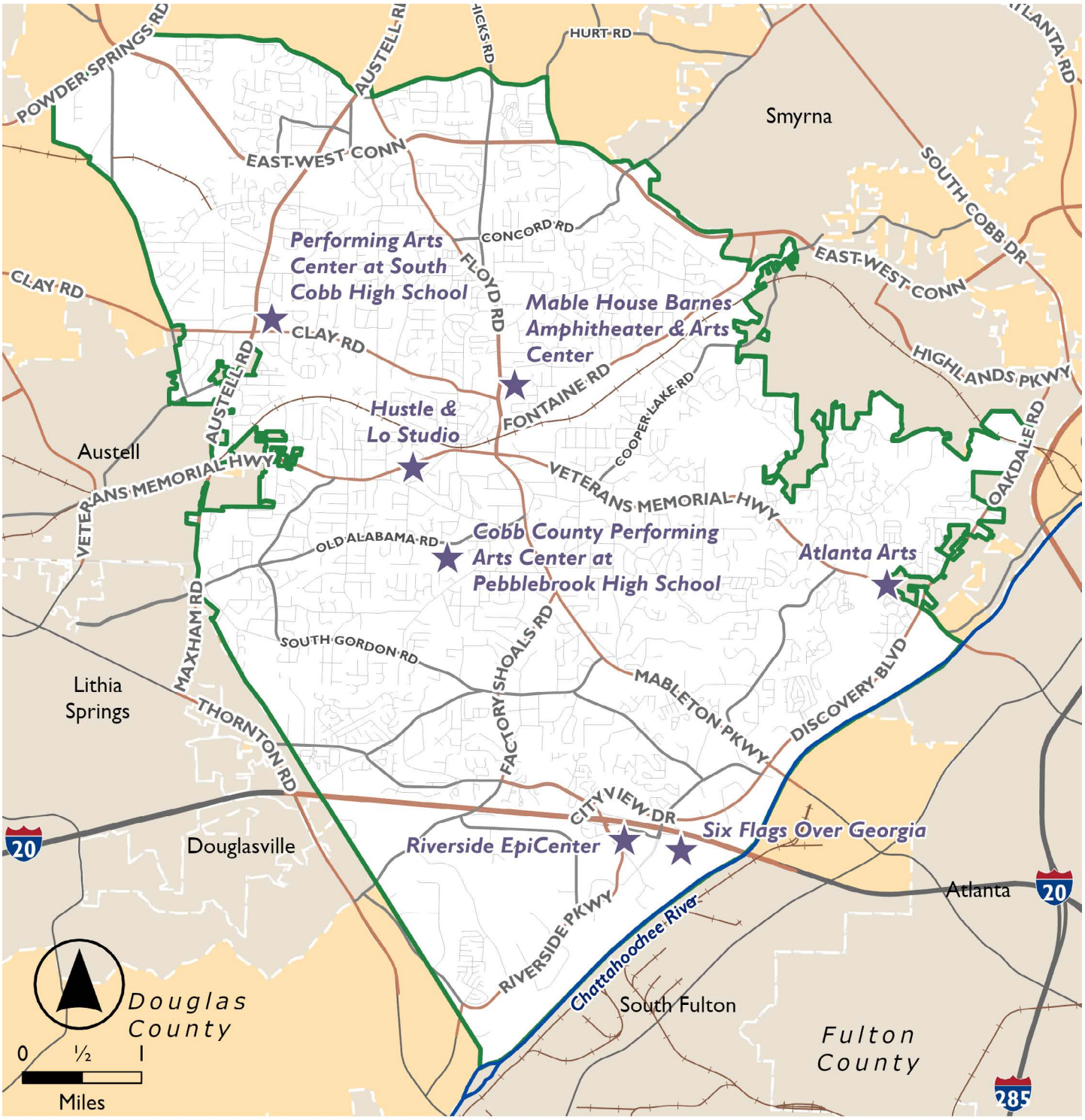
Access to visual arts facilities in Mableton is limited. The Mable Art Center at the Mable House Complex is the primary public space for visual arts, featuring an art gallery with rotating exhibits showcasing local and national artists. Beyond this, there are two privately owned facilities that provide additional options for visual arts, but they are not easily accessible to the public. A challenge for Mableton is the lack of cultural facilities in the northern part of the city. This gap highlights the need for more accessible cultural spaces throughout Mableton so that all residents have opportunities to engage with the arts.

Mableton's most unique cultural destination is Six Flags Over Georgia, an amusement park in southeast Mableton that draws visitors from all over the Atlanta metro region and the state. Six Flags features rides, shops, and other entertainment, along with special events throughout the year.

Table 7-1: Arts Institutions in Mableton

Type	***Institution***	***Ownership***
Music, Theater, and Other Performance	Mable House Barnes Amphitheater	Public - Cobb County
	Performing Arts Center at South Cobb High School	Public - Cobb County
	Cobb County Center for Excellence in the Performing Arts at Pebblebrook High School	Public - Cobb County
	Teotl Foundation	Nonprofit
Visual Arts	Mable House Arts Center	Public - Cobb County
	Atlanta Arts	Private
	Hustle & Lo Studio	Private
Entertainment	Six Flags Over Georgia	Private
	Riverside EpiCenter	Private

Figure 7-2: Arts and Cultural Institutions



LEGEND

- Arts and Cultural Institutions
- Mableton City Limits
- Surrounding Cities
- Surrounding Counties
- Interstates
- Arterials
- Other Roads
- Railroads

Events and Programming

Mableton hosts a few public events throughout the year, offering opportunities for residents to come together and celebrate the community's culture and heritage. The Harvest Festival at the Mable House Complex invites attendees to step back in time and experience 19th-century farm life. The Tree Jubilee at the Mable House celebrates the holiday season with a Christmas tree lighting. The Taste of Mableton highlights local food, music, and handmade goods.

Some community institutions have regular cultural programming throughout the year, including South Cobb Regional Library, which provides free programs ranging from book readings and craft workshops; The Mable Art Center, which offers a variety of art classes for adults and youth, including camps and home-school art sessions; and private enterprises such as Atlanta Arts and Hustle & Lo Studios.

Table 7-3: Events and Celebrations

Name	Location	Description
Harvest Festival	Mable House Arts Center	Annual fall event where attendees experience 19th century farm life—includes butter churning, pottery, weaving, and other homestead activities
Tree Jubilee	Mable House Complex	Annual Christmas tree lighting event
Taste of Mableton	Mable House Complex	Spring food festival featuring live music and local handmade goods, organized by the Mableton Improvement Coalition

Table 7-4: Programming

Venue	Programs
South Cobb Regional Library	Free events/classes, ranging from book readings and crafts to theater and performance
Mable House Arts Center	Art classes and camps for youth
	Meeting space for non-profit arts organizations
	Visual art class sessions for home-schooled students
	Art exhibitions throughout the year featuring local and national artists

Arts Sponsors and Organizations

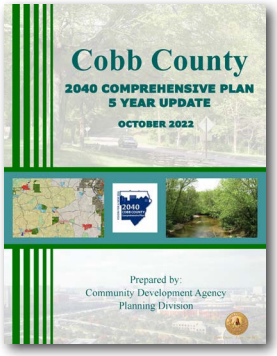
There are a few organizations that support arts, culture, and programming in Mableton. The Cobb County PARKS Department Cultural Affairs Division and Friends of the Mable House are integral to programming and event planning. The Mableton Improvement Coalition (MIC) plays a role in community development and organizes the Taste of Mableton. For high school students, the Cobb County Center for Excellence in the Performing Arts (CCCEPA) offers a tuition-free program in dance, drama, musical theatre, technical theatre, and vocal music. Despite these efforts, there is an opportunity to expand programming and strengthen partnerships with organizations to meet the growing needs of Mableton.

These community events, programming, and cultural organizations are beloved by Mableton residents—and they have an appetite for even more. Residents have noted gaps in programming for youth, especially related to arts, recreation, and skills training for future employment opportunities.

(Credit: Event Tickets Center)

Previous Plans

Cobb County 2040 Comprehensive Plan 5-Year Update (2022)



This plan embeds its cultural resource recommendations into its overall goals for Parks and Recreation, highlighting the potential for those facilities to host arts and cultural activities. The Mable House Complex, which is a Cobb County Parks and Recreation site, serves as one example of how parks, recreation, arts, and cultural programming can fit together. Key policy recommendations include:

- Strategically targeting areas where facilities and services are lacking or do not exist;
- Maximizing the use of public land and facilities for recreation and cultural activities;
- Developing diverse arts programming to meet the various needs of the community;
- Coordinating with community groups, local schools, and other appropriate organizations to promote the arts;
- Providing venues, and when feasible, financial support for performing and visual arts and music events; and
- Supporting existing community gardens through public/private partnerships.

Cobb County Cultural Resources Summary

This document serves as a comprehensive list of non-profit organizations in Cobb County that support arts and cultural activities. Unfortunately, the majority of organizations listed which are located in Mableton are inactive.

Cobb County Parks and Recreation Plan

Cobb County's master plan document for its parks and recreation facilities and programming offers insight into community opinion on arts and culture on County park sites. When asked about involvement in current programming, 52 percent never participate in classes and programming. About 42 percent of respondents said they occasionally partake in cultural events.

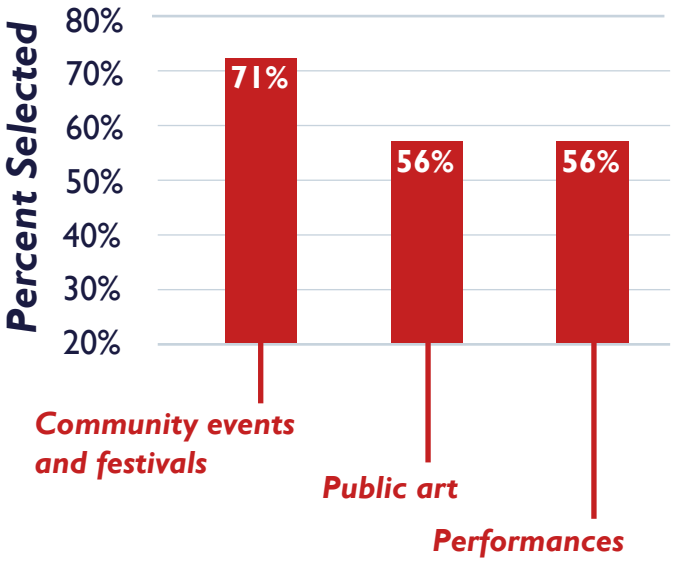
Needs and Opportunities

Needs

N1 MORE ARTS, CULTURE, AND ENTERTAINMENT OFFERINGS

Feedback from residents about Mableton's cultural resources has coalesced around a single word: ***more***. Residents desire more performances, more public art, and especially more community events and festivals (***Figure 7-5***). Festivals like Taste of Mableton have been incredibly successful, showing that there is an appetite for additional opportunities to showcase Mableton's homegrown talents.

Figure 7-5: Top Preferences for Arts and Culture Offerings, Mableton 2045 Survey



N2 MORE SUPPORT FOR PRIVATE STUDIOS, THEATERS, AND PERFORMING ARTS COLLABORATIVES

Although Mableton is home to a few private businesses focused on arts, culture, and entertainment, expanding the City's support for artists and creators could help increase the amount of cultural offerings organically throughout the city. This support could come via grant-making and funding support, education on the permitting process for building or renovating studio space, or other methods.

N3 GREATER VISIBILITY OF THE ARTS ACROSS THE CITY

Marketing and publicity, both in person and online, is the best way to make sure residents are aware of and connected with arts and cultural offerings. Mableton would benefit from greater arts visibility in its built environment—from public art to flyers and advertisements—but also digitally, where a consolidated list of arts institutions and their programming would go a long way toward spreading the word about festivals and performances.

N4 ADDITIONAL SPECIAL EVENTS AND PROGRAMMING

Mableton's festivals are clearly popular and beloved. Tapping into residents' desire for more special events and programming can provide not just an economic boost to Mableton, but a quality of life boost as well.

Opportunities

O1 STRONG EXISTING INSTITUTIONS

Mableton's greatest opportunity for expanding the presence of its cultural resources lies in its existing institutions, such as the Mable House Arts Center and Riverside EpiCenter. These institutions have tremendous potential for expanding arts and cultural programming, as well as amplifying the offerings of other private studios and nonprofits. The City could contemplate how best to support a coalition of these groups to strengthen arts offerings city-wide.

O2 LEGACY OF PERFORMING ARTS INTEGRATION WITH PUBLIC INSTITUTIONS

In a similar vein, the performing arts centers housed at South Cobb High School and Pebblebrook High School could also serve as a critical resource for providing more arts and culture opportunities. While these performing arts facilities typically host school productions, they could be opened for other groups during the summer. Similarly, pursuing partnerships with Cobb County Schools or these schools individually could provide high school students with greater access to other arts and culture offerings and institutions in greater Mableton.

O3 PLACEMAKING IN PUBLIC RIGHTS-OF-WAY AND THROUGH PRIVATE REDEVELOPMENT

Residents have stated that Mableton's main thoroughfares could use some aesthetic improvements, especially improvements that showcase what makes Mableton special. Adding public art within rights-of-way, as well as in highly visible locations through redevelopment, would go a long way toward making Mableton's physical buildings and infrastructure reflect the vibrancy of the city and its residents.

O4 SPIRIT OF VOLUNTEERISM AMONG CITIZENS

Mableton's residents are ready for more art, more performances, and more things to do. The City has an excellent opportunity to harness this energy by encouraging and supporting citizens' groups that could organize and host more cultural events. Taste of Mableton and the Harvest Festival serve as proof that citizens will fill those gaps, but it is always easier to start something new with a little institutional support. Mableton should invest in empowering its citizens to express their creativity and invite others to enjoy it.

Goals, Policies, and Key Actions

While Mableton's cultural resources are beloved by many, there is a strong appetite for more of them. From events to performing arts institutions and public art, residents believe that there is untapped potential for boosting arts and culture activities and visibility city-wide. Not only would strengthening cultural resources provide more opportunities for leisure and a higher quality of life, it can also cement and reinforce a distinct identity for the City.

The following goals and policies focus on supporting the momentum the Mableton community has started to build. City-led actions can remove barriers for residents, from procedural steps to opening a private studio to boosting awareness of Mableton as a sought-after arts and culture destination. The City can also facilitate new placemaking and public art opportunities along major roads and through development regulations, so when properties redevelop they help establish Mableton's sense of place.

(Credit: Cobb County Center for Excellence in the Performing Arts)

1 *Support the Growing Arts Community of Mableton*

Mableton is home to a range of public, private, and nonprofit arts establishments, but these are concentrated near the Mable House Amphitheater and in south Mableton near Six Flags. Despite their limited number, these institutions' popularity suggests that the community is growing. The City should support this growth through policies that make it easier to open studios, put on performances, and hold events, while promoting artists' endeavors.

Action	Needs and Opportunities Met
POLICY 1.A: Proactively build and strengthen partnerships with arts and cultural organizations.	
Inventory existing arts and culture organizations in Mableton and host a focus group to understand their needs.	N2, O4
Identify arts and culture organizations in Cobb County and other nearby jurisdictions that may be interested in expanding their services to Mableton and create promotional materials to advertise local opportunities.	N1, N3, N4, O2
Investigate opportunities to expand the partnership with CCCEPA and other programming focused on bringing arts opportunities to youth.	O1, O2
POLICY 1.B: Support the development of arts- and culture-based spaces.	
Plan for a central public space in downtown Mableton that can accommodate a broad variety of events and entertainment.	N1, N4
Analyze the zoning code to identify potential barriers for arts and culture venues.	N2
Create an inventory of existing and potential venues that can host arts and culture events.	N2, N4
Evaluate opportunities to expand access to arts and culture in the north side of Mableton.	N2, N4
POLICY 1.C: Elevate and celebrate local artists.	
Identify local artists/arts leaders and encourage/invite them to participate in City commissions and Steering Committees.	N1, N2, O4
Continue to partner with and support the Mable House Arts Center.	O2

2 *Integrate Placemaking and Public Art into New Development*

Residents of Mableton take a lot of pride in their community, and they want that pride to be expressed visually throughout the city. Placemaking and public art is the most visible—and often the most immediate—way for a community to define its own cultural identity, whether that be through traditional public art like murals and sculptures or more "hidden" placemaking like banners or visual motifs on public infrastructure. Mableton can support this through a more dedicated placemaking plan, standardizing a list of approved placemaking types, and working with private developers and citizen groups (like the Mableton Improvement Coalition) to add art throughout the city.

Action	Needs and Opportunities Met
POLICY 2.A: Prioritize public art and placemaking at activity centers, such as the Entertainment District, New City Center, and Mixed-Use Villages.	
Ensure new development abides by design guidelines and incentivize public art and placemaking as part of development projects.	N3, O3
POLICY 2.B: Invest in placemaking in public rights-of-way.	
Identify priority corridors for placemaking.	N3, O3
Develop a city-wide placemaking and public art plan.	N3, O3

Case Study: Gwinnett County Daily Community Placemaking

Following its recent 2045 Unified Plan, which imagines Gwinnett County as a collection of over 80 distinct geographic communities, the County's Planning and Development Department decided to redouble its efforts to help plan for each community individually through placemaking and other improvements. They began engaging residents to determine their preferred color palette, landscaping types, and placemaking interventions to help reinforce how residents imagine their community to look and feel.

3 *Explore Opportunities for More Events and Festivals Rooted in the City's Diversity*

While festivals like Taste of Mableton are incredibly popular, residents have noted the lack of events that capture and celebrate the unique cultural backgrounds of the city's residents. The City can support the development of a more comprehensive set of events and programming, both through official City events as well as by streamlining the process for other organizations to host their own.

Action	Needs and Opportunities Met
POLICY 3.A: Represent the city's diversity through programs and events.	
Identify major cultural groups in Mableton and potential community leaders for building stronger relationships.	O4
Through the placemaking public art plan, conduct a survey that explores what types of events are most appealing to city residents and business owners.	N1, N4, O4
Work with Cobb County to ensure recreation and other programming is inclusive and meets the community's cultural needs	O2
POLICY 3.B: Streamline the process for organizations to host events and festivals.	
Create an event-hosting guide that clearly outlines the process for hosting events in Mableton.	N3, O4

CHAPTER 8

Historic Preservation

Introduction

Historic preservation is the practice of protecting resources that are important to a community's heritage. Traditionally, historic preservation focuses on saving physical resources like buildings and other structures. In more recent years, the field has expanded to include celebrating and protecting non-physical aspects of history as well, such as cultural practices, events, and stories.

Although many people think "historic" as dating far back in time, the standard definition includes anything that is 50 years of age or older. This definition comes into play with multiple types of historic designations. The two most common historic designations are listing on the National Register of Historic Places (NRHP) and/or listing as part of a local district or protected site. It should be noted that listing in the NRHP does not provide any protection for a property, it is a recognition only; only local designations and districts can offer regulatory protection for historic resources.

(Credit: ConcordCoveredBridge.org)

Existing Conditions

A Brief History of Mableton

The area currently in the City of Mableton has been occupied by people for many hundreds of years. Along Nickajack Creek near the Chattahoochee River, there are at least two known Native American sites: one dating from the Archaic period (circa 3000 BC) and another during the late Mississippi period (1500-1600 AD). The area was part of the Cherokee and Muscogee nations until it was forcibly taken by the State of Georgia in the 1830s.

In the 1840s, a Scottish immigrant named Robert Mable purchased 300 acres of land in the area. He became a prominent member of the then-rural community, and his home—the Mable House—remains today as a historical site and cultural center. By the middle of the 19th century farms dotted the landscape, as well as a series of mills powered by the waters of Nickajack Creek.

Mableton played a role in the Civil War; the Union Army used it as a supply and medical station during the Battle of Atlanta. The Confederates were also in the area, and built a remarkable 6-mile-long set of fortifications and trenches along the Chattahoochee River in an effort to halt General Sherman's attack on Atlanta.

Another important point in history was the arrival of the Georgia Pacific Railway in 1881. The railroad spurred the growth of the small town known as Mableton, which served as a trading post for cotton for a number of decades.

Pre-1830s
The area known as Mableton was part of the Cherokee and Muscogee (Creek) Nations. Two villages, known as Sweet Water Town and Nickajack, were the center of social life.

1840s
Scottish immigrant Robert Mable purchased 300 acres of land in the area.

1848-1850
An initial bridge, which would become the Concord Covered Bridge, was constructed across Nickajack Creek.

1864
During the Battle of Atlanta of the Civil War, several fortifications were built by both Union and Confederate troops along what was known as Johnston's River Line.

1881
The Georgia Pacific Railway opened a station in Mableton, connecting downtown Mableton to Atlanta.

1912-1916
Mableton incorporated in 1912, but dis-incorporated in 1916 after major flooding caused financial hardship for the city.

1950s-1960s
Mableton grew significantly as new industries came to Cobb County.

1967
Six Flags Over Georgia opened.

2022
The City of Mableton was approved by referendum during the general election of November 2022.

A Brief History of Mableton (continued)

In 1912, Mableton became a city but disbanded just four years later because of financial issues caused by massive flooding.

The area today known as Mableton remained largely rural until the 1950s. Like much of south and western Cobb, the area grew remarkably in the 1950s and 1960s in response to employment opportunities like those at the nearby Bell Bomber Plant in Marietta. Much of Mableton developed as single-family neighborhoods, as people were attracted to the small-town lifestyle with proximity to Atlanta and the airport. Six Flags Over Georgia was built in 1967, and industrial growth of I-20 began in earnest in the 1990s.

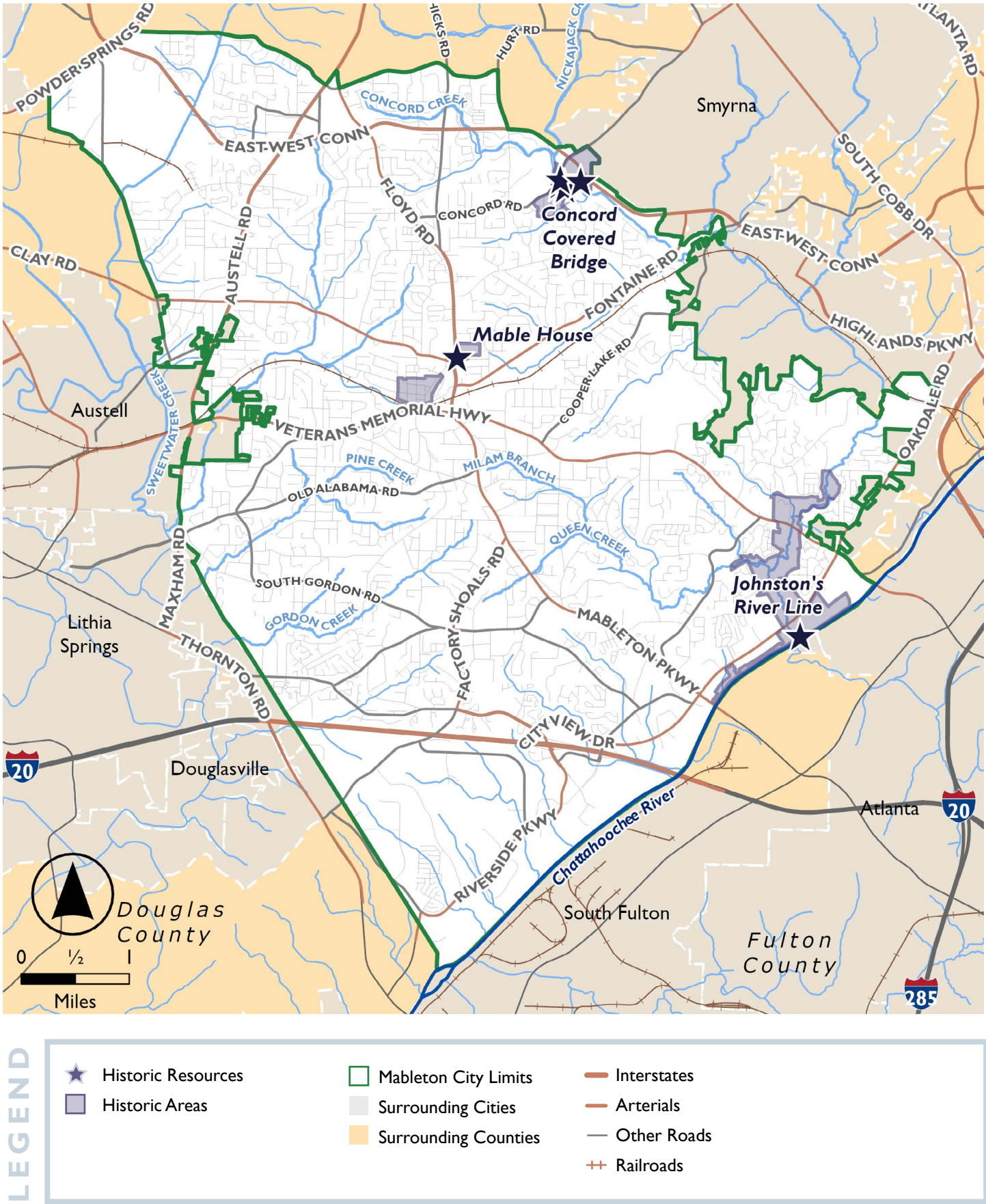
In 2022, residents voted in a referendum to reincorporate as the City of Mableton, the only one of four cityhood movements in Cobb County to succeed.

Historic Areas

Mableton has three areas with a concentration of notable historic resources, shown in ***Figure 9-1, page 189***:

- Concord Covered Bridge Historic District
- Johnston's River Line
- Downtown Mableton and Mable House

Figure 8-1: Historic Areas



LEGEND

- Historic Resources
- Historic Areas
- Mableton City Limits
- Surrounding Cities
- Surrounding Counties
- Interstates
- Arterials
- Other Roads
- Railroads

Concord Covered Bridge Historic District

The Concord Covered Bridge Historic District is a rural mill complex along the banks of Nickajack Creek. Primary buildings include a grist mill (Ruff's Mill), the miller's house, and the Concord Covered Bridge, all built just prior to the Civil War. These three structures are joined by the historic Concord Woolen Mill ruins, and three historic homes: the John Gann House, the John W Rice House, and the Martin L Ruff House ***(Figure 8-2, page 191)***.

In 1986, Cobb County designated the area as a historic district. It was the first one in the county and was overseen by the Cobb County Historical Commission. There are currently three main challenges associated with the district:

- The covered bridge is one of only a small number of covered bridges in Georgia that still operates as part of the roadway network. Although many cherish its unique character, the bridge's limited space causes a mobility pinch point. It is also common for large vehicles to get stuck and block the passage for hours, despite the many warning signs.
- With the incorporation of the district parcels into the City of Mableton, it is unclear how the district will be regulated in the future since it is no longer part of unincorporated Cobb County.
- Ruff's Mill is privately owned and in need of a costly rehabilitation. There is a desire to preserve the building, but there is no funding.

Ruff's Grist Mill
(Credit: ConcordCoveredBridge.org)

Figure 8-2: Concord Covered Bridge Historic District

LEGEND

- Historic Resources
- Concord Covered Bridge Historic District
- Flood Zones
- Creeks
- Mableton City Limits
- Surrounding Cities
- Surrounding Counties

Johnston's River Line

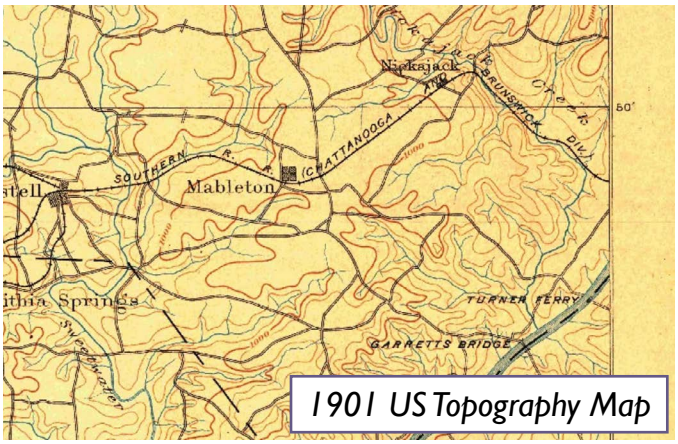
Johnston's River Line is a collection of civil war resources along the Chattahoochee River near the mouth of Nickajack Creek. Nominated to the NRHP in 1973, the area includes both Union and Confederate fortifications dating from the 1864 Battle of Atlanta.

Originally stretching almost six miles, the River Line was a connected series of trenches and field fortifications built by the Confederates and forced African American labor. The most unique aspect of these is the "shoupades," which are diamond-shaped forts named after Confederate officer Francis Shoup. Today, only a fraction of the original shoupades and trench still exist. Union fortifications are generally further west of the river line near today's Providence neighborhood. The best place to experience these resources is Discovery Park, a relatively new park developed by Cobb County in 2021; 83 acres of the park are part of the NRHP. The River Line Historic Area, Inc, is a local organization that advocates for these resources, as well as those that extend past Mableton into Smyrna and Vinings.

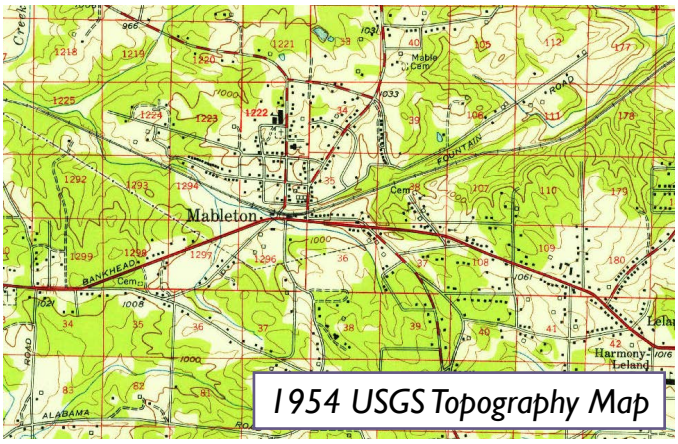
Because of its Civil War connections, the River Line is a high-profile, well-known historic resource in Mableton. However, there are aspects of the area's history that are not currently shared and celebrated widely, such as stories related to Union troops, the enslaved laborers, historic cemeteries, and the Native American communities that lived along Nickajack prior to the nineteenth century.

Downtown Mableton

The original core of Mableton grew up around the Southern Railroad line that came through the area in the early 1880s. It was centered along Church Street, with its original four blocks bounded by Peak Street, Center Street, and Mitchell Street.



1901 US Topography Map



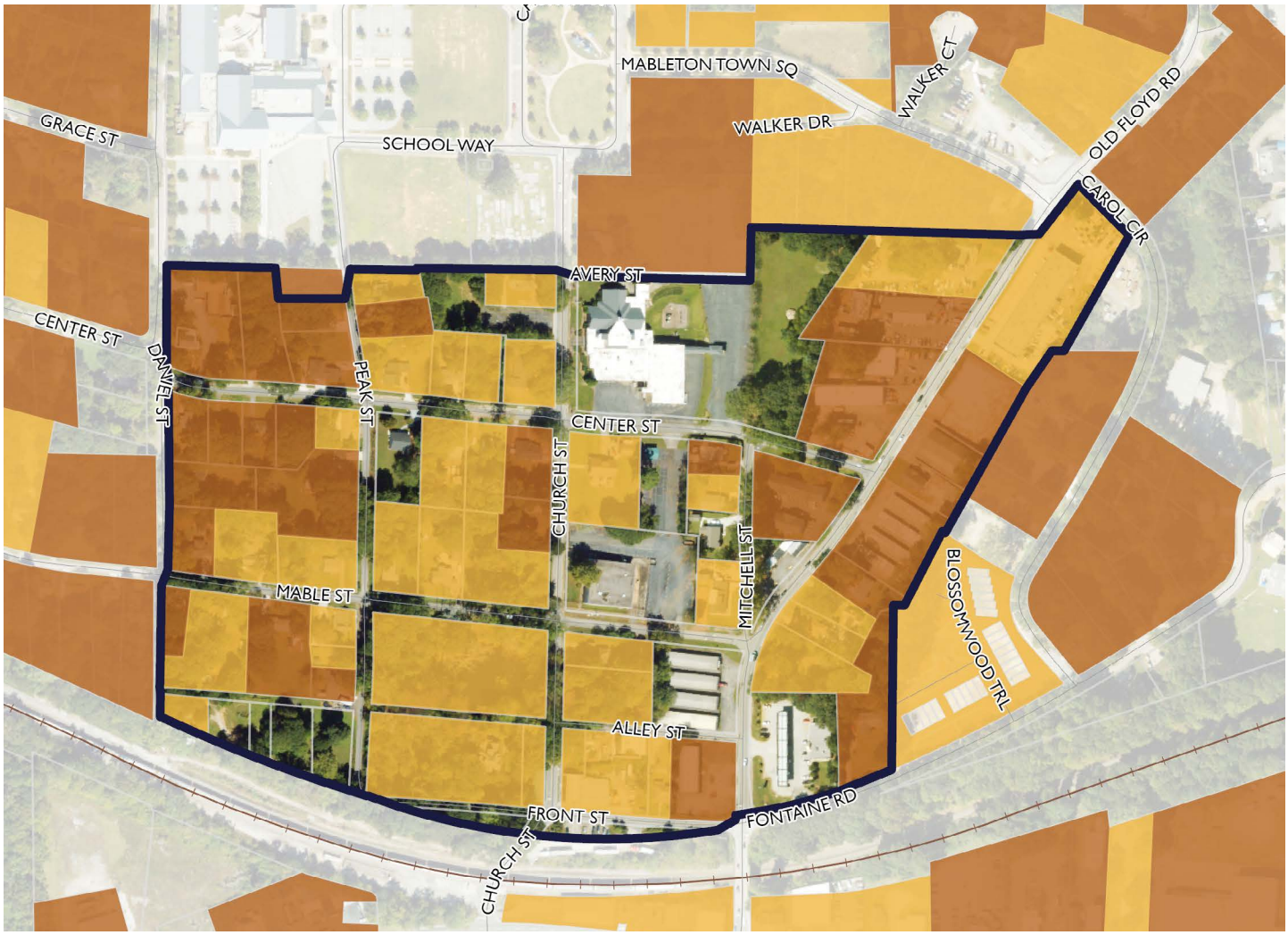
1954 USGS Topography Map

Downtown grew modestly over the first half of the 20th century, expanding to the north and west by a few blocks. However, most of this area was residential, and Mableton did not develop a strong center of commercial buildings. Instead, a modest cluster of commercial buildings lined Front Street and areas adjacent to the railroad tracks, where Barnes Hardware today sits.

Today, there are about 35 parcels in the old downtown area with buildings dating from 1950 or earlier ***(Figure 8-3)***. These are predominantly small bungalow homes, but notable structures include 966 Front Street (large house built in 1912) and several homes along Mable Street.

With strong desire in the city to develop a true downtown, these modest historic structures will be very vulnerable to demolition if not documented and protected.

Figure 8-3: Parcels by Year Built in Mableton's Historic Town Center



LEGEND

- Built 1841-1949
- Built 1950-1989
- Historic Town Center
- Railroads

Other Areas

These three areas—the Concord Covered Bridge Historic District, Johnston's River Line, and Downtown Mableton—are important but only represent resources that are formally recognized. According to parcel data, there are 547 parcels in Mableton with main structures built in 1949 or earlier. Perhaps more notably, there are over 8,800 parcels with structures built between 1951 and 1980 ***(Figure 8-4, page 195)***. Though these might not seem "historic" yet, they are over 50 years old and represent the bulk of Mableton's residential character. In the near future, they may attain some significance as mid-century neighborhoods. Because of this, there is a need to study these other areas to identify potential resources for recognition and potential preservation moving forward.

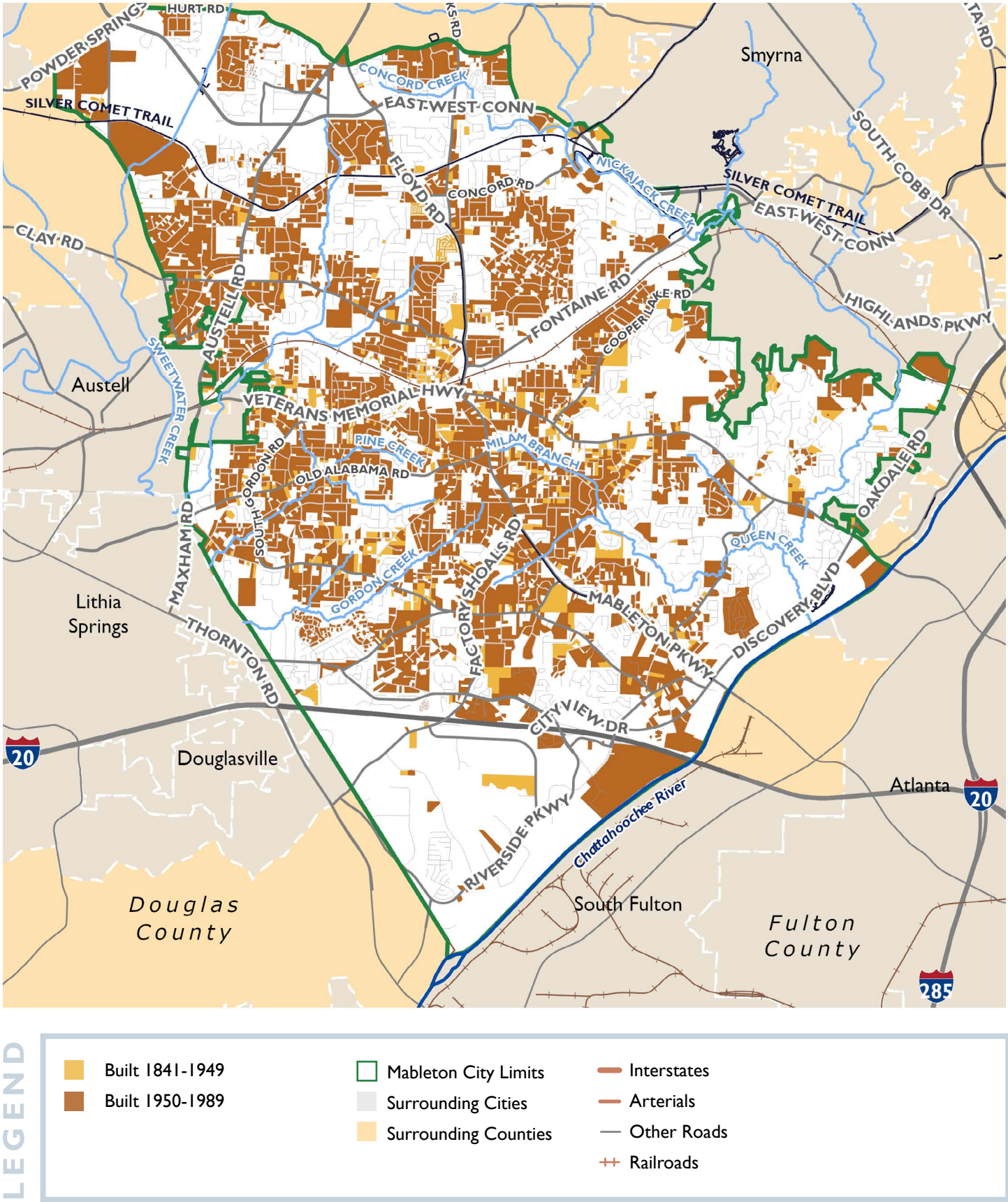
Previous Plans

There are no recent plans that focus specifically on Mableton's historic resources. However, the RiverLands Master Plan (2020), includes the River Line, and builds on the older River Line Historic Area Master Plan (2009), The South Cobb Town Center Plan (2010) contains an extensive development vision in and around historic resources downtown. There are no plans from the past 15 years that address the Concord Covered Bridge Historic District.

Chattahoochee RiverLands (2020)

The Trust for Public Land, in partnership with Cobb County and the Atlanta Regional Commission, invested in an ambitious master plan for the Chattahoochee River called the RiverLands. This massive project spans from Lake Lanier to the north to Chattahoochee Bend to the south. It proposes a continuous, 100-mile greenway corridor that connects the river's natural, historic, and cultural resources together. The very first phase of the project was a 0.6-mile trail built along the Chattahoochee's shoreline in Mableton, directly behind Discovery Park, elevating the River Line resources to a wider audience.

Figure 8-4: Parcels by Year Built Citywide

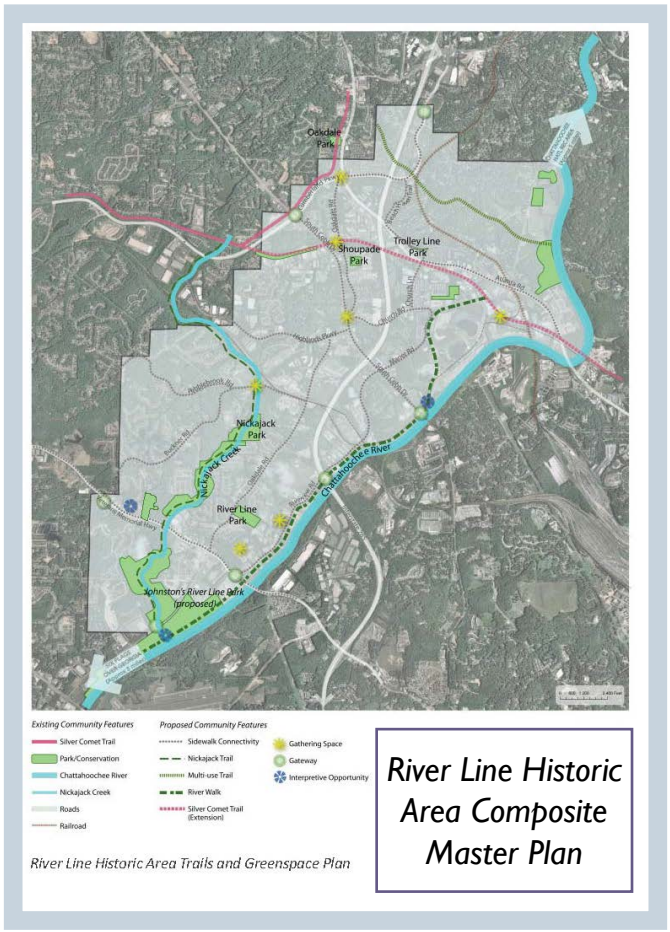


LEGEND

- Built 1841-1949
- Built 1950-1989
- Mableton City Limits
- Surrounding Cities
- Surrounding Counties
- Interstates
- Arterials
- Other Roads
- Railroads

River Line Historic Area Master Plan (2009)

In 2009, the Mableton Improvement Coalition hired a firm to develop the River Line Historic Area Master Plan. The plan covered an area much larger than Mableton's portion, which is primarily focused along Johnston's River Line. The plan envisioned a cohesive river corridor where the historic and natural resources were preserved; specifically in Mableton, the plan proposed a significant green space at today's Discovery Park and stretching up Nickajack Creek.



River Line Historic Area Composite Master Plan

South Cobb Town Center – Mableton Lifelong Communities Study (2010)

Developed in 2010 by design firm Duany Plater-Zyberk & Company (DPZ), the South Cobb Town Center created an ambitious vision for redevelopment in downtown Mableton. The plan envisioned extensive development of neighborhood-scaled, mixed-use buildings around an interconnected network of roadways and green spaces. Implementation of the plan has progress on the public side, with the adoption of a form-based code and several infrastructure investments. Though the plan was not a historic preservation plan, its vision complemented the historic scale and community character of downtown Mableton's existing older structures.

Needs and Opportunities

Needs

N1 PROTECTION OF REMAINING HISTORIC RESOURCES

Some officially recognized resources are vulnerable, either because their physical condition is deteriorating and/or because of potential redevelopment pressure. These include:

- Ruff's Mill – privately owned and currently in a state of disrepair.
- The Covered Bridge – Although its condition is generally good, the bridge is frequently damaged by oversized vehicles attempting to pass through it. While many treasure its unique character, it does pose real challenges to mobility in the area and is a consistent source of congestion and stuck trucks.
- Union fortifications – Confederate fortifications associated with the River Line are protected in Discovery Park, but Union structures to the west remain unprotected.
- Downtown bungalows – Downtown's small footprint bungalows may come under pressure for redevelopment if the City's vision for a vibrant downtown comes to fruition.

Resources beyond Concord Covered Bridge District, the River Line, and Downtown are not well documented. Without further study, it is difficult to know if there are other important structures and sites in Mableton that should be protected.

N2 REGULATORY STRUCTURE TO MANAGE HISTORIC DISTRICT FORMERLY MANAGED BY COBB COUNTY

Prior to Mableton's incorporation, Cobb County's Historical Commission oversaw development in the Concord Covered Bridge Historic District. With the City of Mableton now having jurisdiction, it is important to establish an appropriate regulatory body to manage these important resources. The District's listing on the NRHP does not provide any protection.

N3 MORE WAYS TO TELL THE STORY OF MABLETON

Opportunities to learn about the history of Mableton are limited. Currently there are only a few places that actively tell the story of Mableton: the Mable House, Heritage Park, and Discovery Park being the most prominent. In a city as large as Mableton, this small handful of locations is limiting in terms of accessibility.

Additionally, there are many parts of the community's story that are not well told. For example, there are many more stories related the enslaved people who lived in the community, the Union army activity during the Civil War, and Native American communities.

Opportunities

O1 INTEGRATION OF HISTORIC STRUCTURES INTO FUTURE PLANS FOR DOWNTOWN

One of the major areas of consensus in the planning process is a desire for a "true" downtown, which is also where a sizable number of Mableton's remaining historic structures exist. As plans develop for this downtown, there is an opportunity to:

- Identify existing historic structures and show them remaining in place
- Promote development policies that reflect existing historic scale and character

O2 CELEBRATION OF THE NICKAJACK CREEK CORRIDOR

The Nickajack Creek corridor is rich in heritage resources, but these are not yet connected into a cohesive story—nor are they all accessible. There's an opportunity to study this resource more closely, and ultimately integrate the following elements together:

- Native American communities that settled near the creek over several periods
- The role of the creek in supporting various mill structures and the rural economy
- Union fortifications from the Civil War that relate to Johnston's River Line
- Other communities and stories uncovered through additional study

O3 PRESERVATION OF CONCORD COVERED BRIDGE STRUCTURES

Ruff's Mill—one of the foundational resources of the Historic District—is in need of investment. Short term, there is an opportunity to stabilize the structure to protect against further deterioration; longer term, a plan is needed for its preservation and potentially access for the community.

The Covered Bridge is under constant threat of damage and is a sore point in the mobility network. The ongoing damage to the bridge from oversized vehicles and the congestion it causes is not sustainable long term. However, it is essential that the covered bridge remains an active part of the community. Mableton should commit to a plan that better protects the bridge, while still maintaining its appropriate context.

O4 SHARING THE HISTORY OF MABLETON THROUGH ART, EVENTS, AND PARKS

There is an opportunity to expand how historic preservation is explored in Mableton. Although historic markers and exhibits have value, there are many other ways to celebrate the community's heritage through public art, more festivals and events, and interactive features in public spaces and parks.

Goals, Policies, and Key Actions

Like many Georgia municipalities, Mableton is home to several prominent historic resources and community landmarks, as well as a multitude of untold or under-told histories that deserve to be shared widely and prominently. The goals, policies, and actions in this section provide the City with strategies for the protection of existing resources and the creation of new resources that paint a more complete picture of Mableton's diverse history and communities.

1 *Tell the Story of Mableton's History and Communities through Art, Events, and Parks*

History can be incorporated into many different media: public art, public spaces, events, and even online resources managed by the city. Other goals related to public art, placemaking, and greenspace protection are fantastic opportunities to highlight components of Mableton's under-explored history.

Action	Needs and Opportunities Met
POLICY 1.A: Create and share a thorough, inclusive understanding of Mableton's history.	
Conduct a historic sites and structures inventory.	N1, O1, O3
To augment the inventory, invest in a public historian to study the area's history and conduct oral history interviews.	N3, O4
Establish an online platform for sharing Mableton's many stories from a broad variety of communities, especially those are typically overlooked such as the enslaved population, Native Americans, and other minority groups.	N3, O4
Integrate these themes into the recommended placemaking and public art plan.	N3, O4
Investigate the culture and stories associated with Nickajack Creek and include interpretation/ways to celebrate them in future green space planning.	N3, O2, O4
POLICY 1.B: Support and promote overlooked aspects of Mableton's history.	
Identify a group of artists to work with historians in creating a public art piece/exhibit that tells the stories of a variety of Mableton's under-recognized communities.	N3, O1, O4
Connect members of these underserved communities to potential partners and funding sources for creating new events and celebrations.	N3, O4

Case Study: Oral History Projects in Carrboro, NC and Thomasville, GA

Oral histories are a valuable and democratic method for collecting, interpreting, and sharing stories from diverse communities, especially those communities whose histories have not been recorded in text, images, or other traditional primary sources. Oral history collections are often focused on specific neighborhoods, demographic groups, or people connected to specific events. Two examples of oral history programs—one from Durham, North Carolina and another from Thomasville, Georgia—offer examples for how Mableton could establish and support a program that dives deep into the history of its diverse communities.

The Carrboro Oral History Project is a collaboration between the Town of Carrboro and the University of North Carolina at Chapel Hill, which hosts the Southern Oral History Program (SOHP). The project started in 2015 and collected interviews over the next several years. These interviews were focused on stories from Carrboro's oldest residents. Although new interviews have stopped, the SOHP has continued cross-referencing its archives for histories that are related to Carrboro or given by Carrboro residents. Mableton could explore a similar partnership structure through the South Cobb Regional Library or Georgia State University, which has strong programming related to historic preservation.

Similarly, the City of Thomasville, Georgia, began an oral history project in 2022 focused on capturing perspectives of African-American residents with connections to the Bottom neighborhood in Thomasville. This program is jointly managed by the Jack Hadley Black History Museum, Thomasville History Center, and the City. The program is grant-funded, which Mableton could pursue in partnership with an institution like the Mable House Arts Center.

(Credit: City of Thomasville, Oral History Project

2 *Invest in the Protection of Remaining Historic Resources*

Protection of historic resources can look different based on the nature of the resource and how it is currently managed. Mableton's main three resources—the Concord Covered Bridge District, Johnston's River Line, and historic downtown Mableton—are very distinct and, as such, require nuanced approaches to ensure their longevity. These can range from considering a local historic district to ensuring development regulations allow existing historic structures, such as houses and storefronts, to be used and maintained. The City should consider how these resources can tie into other City initiatives as well, such as placemaking and economic development.

Action	Needs and Opportunities Met
POLICY 2.A: Proactively support the preservation of the Concord Covered Bridge District.	
Explore options for a local historic district, including meeting with the community to determine their level of support.	N2, O3
Identify potential ownership arrangements, grants and partnerships to support restoration of key structures.	N1, O3
Develop a plan to comprehensively address ongoing conflicts at the Concord Covered Bridge, including multiple alternatives and order-of-magnitude costs.	N1, O3
POLICY 2.B: Support and celebrate River Line resources.	
Continue to coordinate and collaborate with the River Line Historic Area organization.	N3, O2
Analyze the existing zoning code for opportunities to better support the sensitive resources and unique aesthetic of the River Line, balancing those resources with redevelopment at areas that are already developed.	O2
POLICY 2.C: Integrate historic structures into downtown Mableton's redevelopment.	
Evaluate the current zoning code to ensure that design standards for downtown Mableton are effective but not overly cumbersome for new development to meet.	N1, O1

CHAPTER 9

Broadband

Introduction

In today's digital age, access to reliable, high-speed internet is as critical to a community's success as roads, water systems, and electricity. Broadband infrastructure has become the foundation for education, economic development, healthcare delivery, and civic engagement. Communities that invest in digital connectivity position themselves to attract new businesses, support remote work, and enhance residents' quality of life. For Mableton, the path to 2045 depends on ensuring that every household, business, and institution can connect easily and affordably to the digital economy.

As Mableton continues to grow, its residents and workforce will increasingly rely on high-speed connections for work, school, communication, and entertainment. The COVID-19 pandemic underscored this need—highlighting gaps in access, affordability, and digital literacy that still persist today. Planning for the future means closing these divides while ensuring the city's infrastructure can support rapidly changing technology.

The City of Mableton's broadband vision extends beyond simply connecting wires and routers. It seeks to create an inclusive digital ecosystem—one that promotes equity, fosters innovation, and enhances the resilience of city operations and community services. This chapter outlines the current conditions, identifies key needs, defines the community's broadband vision and goals, and provides implementation strategies and recommendations for building a connected Mableton by 2045.

(Credit: Adobe Stock Image)

Existing Conditions

Broadband service within the Mableton area has expanded significantly over the last decade, but access and quality remain inconsistent. While many neighborhoods have access to high-speed fiber or cable service, others—especially older subdivisions or low-density residential areas—may only have slower DSL or wireless options. These disparities create a "digital divide," where some residents can fully participate in remote work, virtual education, and telehealth services, while others struggle with unreliable connections or unaffordable plans.

Moreover, broadband adoption is not solely about availability. Affordability, device access, and digital literacy are equally important. Some households with broadband infrastructure nearby may still lack subscriptions because of cost barriers or a lack of awareness of available programs. As technology continues to evolve—particularly with the expansion of artificial intelligence, smart home devices, and cloud-based systems—these access challenges risk widening socioeconomic gaps if not proactively addressed.

From a municipal perspective, the City's internal broadband needs are also expanding. Reliable connectivity underpins emergency response coordination, data sharing between departments, and future smart-city technologies such as intelligent traffic signals, connected sensors, and automated utility systems. Without a comprehensive broadband strategy, Mableton could face constraints in both public service delivery and private-sector growth.

Needs and Opportunities

Needs

N1 UNIVERSAL HIGH-SPEED BROADBAND ACCESS

Reliable internet service is essential for education, employment, healthcare, and everyday communication. While broadband availability continues to improve, Mableton should ensure that all households, businesses, and community facilities have access to high-speed service capable of supporting remote work, online learning, telehealth, streaming, and other high-bandwidth applications. Expanding access citywide will help eliminate service gaps and support future growth.

N2 AFFORDABLE INTERNET SERVICE FOR ALL RESIDENTS

Broadband access is only effective when residents can afford to use it. Cost barriers can limit participation in education, workforce opportunities, telehealth services, and digital commerce. Mableton should support efforts that increase awareness of affordability programs and help ensure that internet services remain accessible to low-income households, seniors, and other vulnerable populations.

N3 UTURE-READY DIGITAL INFRASTRUCTURE

As technology continues to evolve, broadband infrastructure must be able to accommodate increasing demand. Fiber-optic and next-

generation technologies will be necessary to support growing data needs, emerging smart technologies, and future economic development opportunities. Investments made today should prioritize long-term scalability and resilience.

N4 GREATER DIGITAL LITERACY AND TECHNOLOGY ACCESS

Access to broadband alone does not guarantee participation in the digital economy. Many residents may benefit from additional training, education, and access to devices. Expanding digital literacy programs through partnerships with schools, libraries, and community organizations can help residents use technology safely, confidently, and effectively.

N5 IMPROVED MUNICIPAL AND PUBLIC SAFETY CONNECTIVITY

City facilities, public safety agencies, and community institutions increasingly rely on broadband for communication, operations, and service delivery. Strengthening connectivity within public facilities will improve coordination, emergency response capabilities, and overall operational efficiency.

(Credit: Adobe Stock Image)

Opportunities

O1 LEVERAGE INFRASTRUCTURE PROJECTS TO EXPAND BROADBAND

Mableton has an opportunity to coordinate broadband deployment with roadway, utility, and capital improvement projects. Implementing a "dig once" approach can reduce installation costs, minimize community disruption, and ensure that broadband infrastructure is incorporated into major corridors as improvements occur.

O2 EXPAND FIBER-OPTIC NETWORKS THROUGH PUBLIC-PRIVATE PARTNERSHIPS

Collaboration between the City, internet service providers, utilities, and regional partners can accelerate broadband expansion while reducing costs. Public-private partnerships provide an opportunity to improve service coverage, increase competition, and bring advanced broadband technologies to more residents and businesses.

O3 PURSUE STATE AND FEDERAL FUNDING

Significant funding opportunities are available through state and federal broadband programs. Mableton can position itself to secure grant funding and infrastructure investments that support network expansion, digital inclusion initiatives, and community connectivity projects.

04 SUPPORT SMART-CITY AND ECONOMIC DEVELOPMENT INITIATIVES

Expanded broadband infrastructure creates opportunities to improve transportation systems, public safety communications, municipal operations, and environmental monitoring. Enhanced connectivity can also attract new businesses, support entrepreneurship, and strengthen Mableton's competitiveness within the regional economy.

05 ENCOURAGE BROADBAND-READY DEVELOPMENT

As new residential and commercial developments occur, Mableton can require broadband-ready infrastructure as part of the development process. Integrating conduit, fiber access points, and connectivity standards into subdivision and zoning regulations will help ensure that future growth supports citywide connectivity goals.

06 ADVANCE DIGITAL INCLUSION THROUGH COMMUNITY PARTNERSHIPS

Schools, libraries, nonprofit organizations, and community groups can play a significant role in expanding digital access. By partnering with these organizations, Mableton can increase technology training opportunities, improve device access, and help residents fully participate in an increasingly connected economy and society.

Goals, Policies, and Key Actions

Mableton's long-term vision is to become a Connected Community where high-speed internet access is universally available, affordable, resilient, and capable of supporting future technological demands. Broadband infrastructure should be planned and managed as a critical public asset, providing equitable access to opportunities for residents, businesses, and institutions throughout the city.

Goals

- **Universal Access:** Ensure all homes and businesses in Mableton have access to broadband service meeting or exceeding 1 Gbps download and upload speeds.
- **Affordability and Equity:** Develop programs to make internet service affordable for all residents, with targeted assistance for low-income and senior populations.
- **Future-Proof Infrastructure:** Promote investments in fiber-optic and next-generation technologies capable of adapting to future demands.
- **Smart-City Enablement:** Build broadband capacity to support connected infrastructure, emergency systems, and municipal operations.
- **Digital Inclusion:** Expand education, literacy, and outreach programs to empower residents to use technology confidently and safely.

Action	Needs and Opportunities Met
POLICY 1.A: Expand and strengthen broadband infrastructure throughout Mableton.	
Prioritize installation of fiber-optic backbone infrastructure along major corridors, activity centers, and designated growth areas.	N1, N3, O2
Partner with internet service providers to expand last-mile broadband connections in underserved residential and commercial areas.	N1, O2
Coordinate broadband deployment with transportation, utility, and capital improvement projects to maximize efficiency and reduce costs.	N1, N3, O1
Encourage investment in fiber-optic and next-generation broadband technologies that can accommodate future demand.	N3, O2
POLICY 1.B: Integrate broadband into development regulations and infrastructure planning.	
Implement a "dig once" policy that incorporates conduit installation into roadway, utility, and infrastructure projects whenever feasible.	N3, O1
Update subdivision, zoning, and right-of-way regulations to require broadband-ready infrastructure and streamline broadband permitting.	N3, O5
Require new residential and commercial developments to include conduit and other broadband-ready infrastructure.	N3, O5
Preserve opportunities for future network expansion through coordinated infrastructure planning and corridor management.	N3, O1, O5
POLICY 2.A: Promote affordable and equitable broadband access.	
Support outreach efforts that connect residents with affordable internet programs and service options.	N2, O6
Partner with internet service providers and community organizations to improve broadband affordability for low-income households and seniors.	N2, O2, O6
Conduct awareness campaigns to increase public knowledge of affordable broadband programs and digital resources.	N2, N4, O6

Action	Needs and Opportunities Met
POLICY 2.B: Advance digital literacy and technology access.	
Partner with schools, libraries, and nonprofit organizations to provide computer training and digital literacy programs.	N4, O6
Support programs that expand access to computers, devices, and digital learning resources.	N4, O6
Promote safe and effective use of online services, digital tools, and emerging technologies.	N4, O6
POLICY 3: Strengthen municipal broadband readiness and support smart-city applications.	
Invest in broadband capacity for City buildings, public safety facilities, community centers, and other public facilities.	N5, O4
Improve broadband infrastructure to support reliable interdepartmental communication, data management, and emergency response operations.	N5, O4
Evaluate opportunities for smart-city technologies that improve transportation systems, public services, infrastructure management, and operational efficiency.	N3, N5, O4
POLICY 4: Expand partnerships and leverage funding opportunities.	
Collaborate with internet service providers, regional utilities, neighboring jurisdictions, and other stakeholders to share costs and accelerate broadband deployment.	O2, O3
Pursue state and federal funding opportunities, including the Broadband Equity, Access, and Deployment (BEAD) Program, USDA ReConnect, and the Georgia Broadband Initiative.	O3
Maintain a list of priority broadband projects to improve competitiveness for grant funding and infrastructure investment opportunities.	N1, N3, O3
Coordinate with regional partners to support broadband expansion efforts that improve connectivity and reduce infrastructure costs.	O2, O3

Implementation Framework

Implementing Mableton's broadband vision will require coordinated planning, strategic partnerships, and targeted investments. In the short term (2026–2030), the City should identify underserved areas, pursue state and federal funding opportunities, strengthen partnerships with broadband providers and regional organizations, and update development regulations to support broadband deployment and broadband-ready development.

From 2030–2040, Mableton should focus on expanding fiber-optic infrastructure, improving last-mile connectivity, and integrating broadband investments with transportation, utility, and capital improvement projects. The City should also continue supporting digital literacy programs and affordable broadband initiatives through partnerships with schools, libraries, and nonprofit organizations.

By 2045, broadband should be fully integrated into Mableton's infrastructure network, supporting residents, businesses, public facilities, and future smart-city applications. Progress should be measured through indicators such as broadband availability, service adoption rates, affordability, and participation in digital literacy programs.

Alignment with Other Comprehensive Plan Elements

Reliable connectivity strengthens economic development, workforce opportunities, and educational access while enhancing municipal operations and public safety communications. Broadband planning also complements transportation and infrastructure initiatives through coordinated investment and future technology applications.

Most importantly, expanded broadband access advances equity and quality of life by ensuring residents of all ages, incomes, and neighborhoods can access essential online services, educational resources, employment opportunities, and civic engagement tools. Through continued investment and collaboration, broadband will remain a critical component of Mableton's long-term growth.

In conclusion, broadband infrastructure is no longer optional, it is essential for a thriving, equitable, and resilient city. As Mableton plans toward 2045, investing in broadband ensures that everyone is connected to opportunity, innovation, and one another. By implementing the strategies outlined in this chapter, Mableton can bridge the digital divide, prepare for future technological change, and position itself as a model for connected, forward-thinking communities in Georgia.

Through sustained leadership, partnerships, and community involvement, Mableton can achieve its broadband vision: **universal access, equitable service, and a connected future for all.**

CHAPTER 10

Community Work Program

The Community Work Program (CWP), shown on pages 210-231, identifies specific implementation actions the City and it's partners intend to take over the next decade. The implementation of these projects will .

For each action, the CWP outlines the following information:

- Brief description
- Timeframe for undertaking the activity (2027 through 2031)
- Estimated cost
- Responsible party for implementing the activity
- Funding source
- Any pertinent information related to the action.

While many of the identified projects are scheduled for implementation during the first five years of the planning period, others are long-term initiatives that will require continued coordination, investment, and partnership through 2045.

Funding & finance

Implementing the Comprehensive Plan will require a combination of local, state, federal, and private funding sources. The City should pursue diverse funding opportunities and leverage partnerships to maximize available resources.

- Combine local funding (CIP allocation, development impact fees, tax allocation tools where permissible) with state/federal grants, philanthropic funding, and public-private partnerships.
- Use developer incentives (density bonuses, expedited permitting) tied to affordable housing and public realm improvements.
- Pursue federal infrastructure, resilience, and HUD/community development funding for major initiatives.

Governance & partnerships

Successful implementation will depend on ongoing coordination among City departments, community stakeholders, regional agencies, and private partners. Strong partnerships will help advance projects, secure funding, and maintain accountability.

- Create an interdepartmental Implementation Committee to track progress.
- Establish community advisory groups for equity and neighborhood liaison.
- Formalize partnerships with Cobb County, transit agencies, school districts, nonprofits, and private developers.

#	Action	Timeframe					Lead
		2027	2028	2029	2030	2031	
Land Use & Development							
LU.1	Create a Mableton-specific zoning code that aligns with the Comprehensive Plan	X	X	X			Community Development
LU.2	Corridor/land use study for Veterans Memorial Highway, include special area studies/designs for mixed-use village locations, streetscape design	X	X				Community Development
LU.3	Corridor land/use study for Floyd Road, including enhanced connections to Mable House and the library			X	X		Community Development
LU.4	Begin implementation of Special Area Studies	X	X	X	X	X	Community Development
LU.5	Lead an educational campaign about land use decision-making processes		X	X			Community Development
LU.6	Convene and support citizen advocacy groups that can serve as ambassadors for Mableton Planning initiatives		X	X	X	X	Community Development
LU.7	Coordinate with key partners to understand long-term goals near destinations	X	X	X	X	X	Community Development
LU.8	Create a master development plan for the area under jurisdiction of the Urban Redevelopment Authority	X					Community Development
LU.9	Expand the jurisdiction of the URA as appropriate	X	X	X	X	X	Community Development

Potential Partners	Estimated Cost	Potential Funding Sources	Notes
Consultant	$300,000-$500,000	General fund	
Atlanta Regional Commission	$200,000	General fund, LCI	
Atlanta Regional Commission	$150,000	General fund, LCI	
Economic Development, City Council, Property Owners	Varies	General fund, Private investment	
City Council	Staff time	N/A	
City Council	Staff time	N/A	
Six Flags, Trust for Public Land, Cobb County Parks and Recreation	Staff time	N/A	
Community Development, Consultant	$15,000	N/A	
Community Development	Staff time	N/A	

#	Action	Timeframe					Lead
		2027	2028	2029	2030	2031	
LU.10	Coordinate with property owners of existing businesses to build support for potential redevelopment projects	X	X	X	X	X	Community Development
LU.11	Create and implement a system of metrics to measure success towards reaching community goals	X	X	X	X	X	Community Development
LU.12	Partner with Cobb County and to conduct a East-West Connector Joint Plan		X	X	X		Community Development
LU.13	Create a marquee public space within a master planned development that can serve as a central gathering space for cultural events and programming	X	X	X			Community Development
LU.14	Land use/transportation corridor studies for Austell Road, East-West Connector, Factory Shoals Road, Floyd Road, Mableton Parkway, Powder Springs Road; include special area studies/designs for mixed-use village areas	X	X				Community Development
Economic Development							
ED.1	Create a New Downtown and Walkable Cores. Identify a targeted location for a new downtown for Mableton that includes green spaces, a civic anchor, and opportunities for private development	X	X				Economic Development
ED.2	Create opportunities for smaller mixed-use development in a more walkable format		X	X			Economic Development
ED.3	Bolster the Entertainment Node on I-20. Create opportunities for new lodging, dining, and other supportive retail in the I-20 entertainment core.	X	X				Economic Development, Planning

Potential Partners	Estimated Cost	Potential Funding Sources	Notes
Property owners	Staff time	N/A	
City Council	Staff time	N/A	
Cobb County, City of Smyrna	$50,000 (City portion)	General fund	
Developers	N/A	Private investment	
Cobb County	See T.4-T.9	SPLOST	
ARC, Cobb County Economic Development	N/A	LCI	Staff-lead initiative, possibly with consulting assistance
ARC, Cobb County Economic Development	N/A	N/A	Internally-lead initiative focused on near- and long-term efforts to create framework for more dense development.
N/A	N/A	N/A	Investigate zoning opportunities, potential to work with existing property owners, incentives to encourage supportive land uses.

#	Action	Timeframe					Lead
		2027	2028	2029	2030	2031	
ED.4	Pursue opportunities to secure a lifestyle retail center in the I-20 entertainment core.	X					Economic Development
ED.5	Support Six Flags as an entertainment anchor on I-20	X					Economic Development
ED.6	Bolster Key Employment Cores. Invest in the quality of life in targeted cores w/in Mableton via sidewalks, streetscapes, etc.			X	X		Public Works
ED.7	Pursue a corridor redevelopment strategy for Veterans Memorial Highway		X	X			Economic Development, Planning
ED.8	Enhance Mableton's Image. Enhance the image of Riverside Parkway	X	X	X			Police, Economic Development, Building Inspection
ED.9	Target key intersections along Veterans Memorial for enhancement and beautification			X	X		Economic Development, Planning

Potential Partners	Estimated Cost	Potential Funding Sources	Notes
N/A	N/A	N/A	Initiate conversations w/ major outlet owners/ operators to gauge potential interest in an intown Atlanta location, site/ funding needs, etc.
N/A	N/A	N/A	In the very near-term, initiate conversations w/ Six Flags ownership to understand plans, potential issues impacting the park, etc.
Cobb County, GDOT, ARC	N/A	N/A	Creation of a more inviting environment to attract new private-sector investment
ARC, GDOT	$150,000	LCI	Veterans Memorial is the most significant thoroughfare in the city--addressing perceptions of disinvestment is critical to encouraging private investment in the corridor.
	N/A	N/A	Crime and disinvestment perceptions along Riverside Parkway are impacting opportunities for enhancing the I-20 entertainment core
Georgia DOT, Cobb County Economic Development	N/A	N/A	Follow-on to the broader strategy for enhancing Veterans Memorial Highway.

#	Action	Timeframe					Lead
		2027	2028	2029	2030	2031	
ED.10	Maximize Mableton's Convenience. Invest in regional corridors and access points to maintain strong regional access		X	X	X		Mableton DOT
ED.11	Broaden shopping and services offerings in Mableton	X	X	X			Economic Development, Planning
Housing							
H.1	Create greater flexibility in zoning codes. Create more flexibility in single-family neighborhoods	X	X				Planning & Zoning
H.2	Increase housing flexibility in mixed-use cores	X	X				Planning & Zoning
H.3	Further the Family Market. Support school quality in Mableton		X	X			Planning & Zoning
H.4	Encourage the Development of more schools in walkable areas. Encourage the development of schools in walkable, mixed-use cores		X	X			Planning & Zoning

Potential Partners	Estimated Cost	Potential Funding Sources	Notes
Georgia DOT, Cobb County DOT	N/A	N/A	Identify intersections and corridors where congestion and other factors limit access and convenience for Mableton's residents and businesses.
ARC	N/A	N/A	Creation of locations, walkable areas within Mableton can help attract new dining, retail, and services opportunities.
Cobb County	N/A	N/A	Examine opportunities to allow duplex and triplex units in single-family neighborhoods to further opportunities for more attached product.
Cobb County	N/A	N/A	Examine zoning codes and opportunities for creating greater flexibility for development of more dense housing in mixed-use cores.
Cobb County Schools	N/A	N/A	Work with Cobb County to pursue strategies to invest in existing and new schools to enhance school quality.
Cobb County	N/A	N/A	Create opportunities and incentives to secure sites in key walkable cores.

#	Action	Timeframe					Lead
		2027	2028	2029	2030	2031	
H.5	Enable seniors to age in place. Encourage the development of a mix of housing types in mixed-use cores	X	X				Planning & Zoning
H.6	Create greater flexibility to allow for seniors to stay with extended families	X	X				Planning & Zoning
H.7	Explore funding opportunities to help homeowners make improvements or renovations to their homes	X	X				Community Development
H.8	Create lifestyle opportunities. Focus on creating opportunities for walkable settings	X	X				Planning & Zoning
Transportation							
T.1	Develop a Mableton Comprehensive Transportation Plan	X					Public Works
T.2	Develop a Citywide Mobility Safety Plan		X				Public Works
T.3	Install Citywide Street Name Signage with City Logo			X			Public Works
T.4	Austell Road Corridor Study		X				Public Works
T.5	East-West Connector Corridor Study		X				Public Works

Potential Partners	Estimated Cost	Potential Funding Sources	Notes
	N/A	N/A	Create flexibility in mixed-use cores to ease and allow the development of zero-lot, patio home, independent & assisted living communities to accommodate more mature residents at all income levels.
Cobb County	N/A	N/A	Create flexibility in the zoning codes to allow for Accessory Dwelling Units (ADUs) in single-family zones.
Cobb County	N/A	N/A	Pursue funding sources and opportunities that allow residents to improve their homes and remain in place.
City & County Parks & Recreation	N/A	N/A	Examine opportunities to extend greenways, secure parks, and provide flexibility to encourage more housing in mixed-use cores.
ARC	$300,000.00	SPLOST	
Cobb County	$200,000.00	SPLOST, HSIP	
None	$250,000.00	SPLOST	Estimated at $125 per sign - 2000 signs - Manufactured and Installed
Douglas County	$120,000.00	SPLOST	Include corridor analysis (Roadway and 4-6 Intersections Improvement Concepts)
GDOT, Cobb County	$200,000.00	SPLOST	Include corridor analysis (Roadway and 4-6 Intersections Improvement Concepts)

#	Action	Timeframe					Lead
		2027	2028	2029	2030	2031	
T.6	Thornton Road Corridor Study			X			Public Works
T.7	Floyd Road Corridor Study			X			Public Works
T.8	Veterans Memorial Highway (US 278) Corridor Study	X					Public Works
T.9	Mableton Parkway (SR 139) Corridor Study	X					Public Works
T.10	Lee Industrial Boulevard Corridor Study				X		Public Works
T.11	Safe Routes to Schools (SRTS) Plan		X				Public Works
T.12	East-West Connector at Austell Road Intersection Improvements		X				Public Works
T.13	Veterans Memorial Highway (US 278) at Floyd Road Intersection Improvements		X				Public Works
T.14	East-West Connector at Powder Springs Road Intersection Improvements			X			Public Works
T.15	Austell Road at Hurt Road Intersection Improvements			X			Public Works
T.16	East-West Connector at Floyd Road Intersection Improvements				X		Public Works
T.17	Veteran Memorial Highway at Discovery / Oakdale Road Intersection Improvements				X		Public Works
T.18	East-West Connector at Hicks Road Intersection Improvements					X	Public Works

Potential Partners	Estimated Cost	Potential Funding Sources	Notes
Douglas County	$120,000.00	SPLOST	Include corridor analysis (Roadway and 4-6 Intersections Improvement Concepts)
Cobb County	$120,000.00	SPLOST	Include corridor analysis (Roadway and 4-6 Intersections Improvement Concepts)
GDOT	$120,000.00	SPLOST	Include corridor analysis (Roadway and 4-6 Intersections Improvement Concepts)
GDOT	$200,000.00	SPLOST	Include corridor analysis (Roadway and 4-6 Intersections Improvement Concepts)
Cobb County	$120,000.00	SPLOST	Include corridor analysis (Roadway and 4-6 Intersections Improvement Concepts)
GDOT, USDOT	$250,000.00	SPLOST	
GDOT, Cobb County	$650,000.00	SPLOST	PE - $150,000 / Construction - $550,000 (ROW Not Included)
GDOT	$650,000.00	SPLOST	PE - $150,000 / Construction - $550,000 (ROW Not Included)
GDOT	$650,000.00	SPLOST	PE - $150,000 / Construction - $550,000 (ROW Not Included)
	$550,000.00	SPLOST	PE - $150,000 / Construction - $400,000 (ROW Not Included)
GDOT	$650,000.00	SPLOST	PE - $150,000 / Construction - $550,000 (ROW Not Included)
GDOT	$650,000.00	SPLOST	PE - $150,000 / Construction - $550,000 (ROW Not Included)
GDOT	$650,000.00	SPLOST	PE - $150,000 / Construction - $550,000 (ROW Not Included)

#	Action	Timeframe					Lead
		2027	2028	2029	2030	2031	
T.19	Clay Road at Austell Road Intersection Improvements					X	Public Works
T.20	Riverside Parkway at Factory Shoals Road Intersection Improvements	X					Public Works
T.21	Mableton Parkway at Discovery / Lee Industrial Boulevard Int. Improvements		X				Public Works
T.22	Floyd Road at Hicks Road Intersection Improvements			X			Public Works
T.23	Veterans Memorial Parkway (US 278) at Church Street At-Grade Crossing Study				X		Public Works
T.24	Intelligent Transportation Systems Master Plan		X				Public Works
T.25	Citywide Traffic Signal Modernization and Upgrade			X			Public Works
T.26	Citywide Traffic Signal Timing Project			X			Public Works
T.27	New North-South and East-West Alignment and Connection Study	X					Public Works
T.28	Complete Phase II of the Mableton Parkway pedestrian improvements	X	X				Cobb County

Potential Partners	Estimated Cost	Potential Funding Sources	Notes
	$550,000.00	SPLOST	PE - $150,000 / Construction - $400,000 (ROW Not Included)
	$650,000.00	SPLOST	PE - $150,000 / Construction - $550,000 (ROW Not Included)
	$650,000.00	SPLOST	PE - $150,000 / Construction - $550,000 (ROW Not Included)
	$550,000.00	SPLOST	PE - $150,000 / Construction - $400,000 (ROW Not Included)
CSX/NS, GDOT	$150,000.00	SPLOST, HSIP	One of two of the highest at grade crash location in Cobb County
GDOT, Cobb County	$175,000.00	SPLOST, CMAQ, TEA	
GDOT		SPLOST, CMAQ, TEA	Upgrade 25 signalized intersections to install Mast Arms (ROW and Utility Relocation not included.)
GDOT		SPLOST, CMAQ, TEA	
		SPLOST	Include preliminary Environmental Assessment
Cobb County		SPLOST	

#	Action	Timeframe					Lead
		2027	2028	2029	2030	2031	
T.29	Develop a plan to comprehensively address ongoing conflicts at the Concord Covered Bridge, including multiple alternatives and order-of-magnitude costs		X	X			Public Works
T.30	Study need/feasibility for a local shuttle that offers transit service throughout the Medical Center and across Austell Road and East-West Connector to existing commercial centers				X	X	Public Works
T.31	Enhance the pedestrian experience along Discovery Boulevard, either through improved sidewalks and landscaping or a multi-use trail				X	X	Public Works
Environmental Sustainability							
ES.1	Implement River Line Historic Area Master Plan's recommendations for trails and greenspace along Nickajack Creek		X	X			Sustainability, Greenspace, and Beautification
ES.2	Implement recommendations for the Chattahoochee RiverLands initiative and identify opportunities for new access points to the river		X	X	X	X	Sustainability, Greenspace, and Beautification
ES.3	Identify and map target clean-up areas, and develop partnerships for clean ups	X	X	X	X	X	Sustainability, Greenspace, and Beautification
ES.4	Develop a 10-year work plan for environmental sustainability		X				Sustainability, Greenspace, and Beautification
ES.5	Explore how to bring a facility such as the Center for Hard to Recycle Materials (CHaRM) to Mableton to provide a viable alternative to illicit dumping.	X					Sustainability, Greenspace, and Beautification

Potential Partners	Estimated Cost	Potential Funding Sources	Notes
Cobb County, Friends of the Concord Covered Bridge Historic District		General Fund	
Cobb County, Wellstar		General Fund	Cost to be determined once specific improvements identified
Cobb County		General Fund	Cost to be determined once specific improvements identified
River Line	TBD	TBD	
Trust for Public Land, ARC, River Line, consultant	TBD	TBD	
HOAs, Local Community Groups	Staff Time	N/A	
Georgia Conservancy	$5,000	N/A	
CHaRM (or similar)	Staff Time	N/A	

#	Action	Timeframe					Lead
		2027	2028	2029	2030	2031	
ES.6	Develop a parks and recreation master plan, including an inventory of current parks and recreation facilities in Mableton (including private recreation facilities); include plan for improved access to and interpretation of history/culture of the Chattahoochee River and Nickajack Creek			X	X		Sustainability, Greenspace, and Beautification
ES.7	Create an inventory of undeveloped or natural land.	X					Sustainability, Greenspace, and Beautification
ES.8	Create an inventory of priority natural features and viewsheds, and develop plans for their preservation.		X	X	X	X	Sustainability, Greenspace, and Beautification
ES.9	Develop a plan for addressing flooding where Veterans Memorial Highway and Nickajack Creek intersect."		X	X			Public Works
ES.10	Work with Cobb County Stormwater Management to update basin plan				X	X	Public Works
ES.11	Through corridor studies (see projects T.4-T.10), identify priority corridors for street trees and improved landscaping.	X	X	X	X	X	Sustainability, Greenspace, and Beautification
ES.12	Provide resources and education on removing invasive species that are harmful to the tree canopy.	X	X	X	X	X	Sustainability, Greenspace, and Beautification

Potential Partners	Estimated Cost	Potential Funding Sources	Notes
Cobb County Parks, consultant	$50,000 (City share)	N/A	Would need to be part of broader Cobb County Parks and Recreation plan
N/A	Staff Time	N/A	
Trust for Public Land, Georgia Conservancy	$25,000	General Fund	
Consultant	$75,000	General Fund	
Cobb County Stormwater Management	Staff Time	N/A	
See T.4-T.10			
None	Staff Time	N/A	

#	Action	Timeframe					Lead
		2027	2028	2029	2030	2031	
Cultural Resources							
CR.1	Conduct an Arts & Culture Study that identifies arts and culture organizations in Mableton; identifies local arts and cultural leaders; inventories potential arts/culture venues; identifies other Cobb-base arts and culture groups with needs/desires to expand; studies how to expand access to the arts citywide; explores partnerships; and determines a citywide plan for art and placemaking			X	X		Community Development
CR.2	Create an event-hosting guide for groups looking for space in Mableton					X	Community Development
CR.3	Connect members of under-represented communities to potential partners and funding sources for creating new events and celebrations.	X	X	X	X	X	Community Development
CR.4	Continue to coordinate and collaborate with the River Line Historic Area organization	X	X	X	X	X	Community Development
Historic Resources							
HR.1	Conduct a historic sites and structures inventory.			X			Community Development
HR.2	Conduct a Special Resource Study for the Covered Bridge area that inventories historic sites/structures and their preservation needs; identifies potential ownership arrangements; recommends regulatory protections; and recommends projects/initiatives for interpretation		X				Community Development
HR.3	For the Historic Downtown, develop an incentive program for facade improvements and other home renovation and rehabilitation projects		X	X	X	X	Community Development

Potential Partners	Estimated Cost	Potential Funding Sources	Notes
Mable House, Consultant, ARC	$70,000	General fund, Grants	Consolidates several actions from Cultural Resources Element into a single planning task
None	Staff Time	N/A	
None	Staff Time	N/A	
River Line	Staff Time	N/A	
Consultant	$20,000	General fund, grants	
Consultant	$50,000	General fund, Grants	Consolidates several actions in Land Use and Historic Resources Element into a single study
Economic Development	Staff time, plus $50,000/year for incentives	General fund, TBD	

#	Action	Timeframe					Lead
		2027	2028	2029	2030	2031	
HR.4	Invest in the services of a public historian to develop a history of Mableton and conduct oral history interviews			X	X		Community Development
HR.5	Establish an online platform for sharing Mableton's many stories from a broad variety of communities, especially those are typically overlooked such as the enslaved population, Native Americans, and other minority groups.					X	Community Development
Long-Term Projects							
T.32	Study need/feasibility for a local shuttle that operates separately from MARTA/ CobbLinc, expanding transit service throughout Mableton Entertainment District and adjacent workplace district	Long-term					Public Works
ES.13	Install green infrastructure in floodplains and low-lying areas near River Line	Long-term					Sustainability, Greenspace, and Beautification
CR.5	Identify a group of artists to work with historians in creating a public art piece/ exhibit that tells the stories of a variety of Mableton's under-recognized communities	Long-term					Community Development

Potential Partners	Estimated Cost	Potential Funding Sources	Notes
Consultant	$30,000	General fund, Grants	
Consultant	$25,000	General fund, Grants	
	$50,000	General fund, Potential future TAD	
Public Works	TBD	TBD	
Arts Organizations	Staff Time	N/A	

City of Mableton