

021-2028-002

MC: 6/25



City of Mableton Community Development  
6116 Mableton Parkway, Ste 144  
Mableton, GA 30126

Application for "OZI" City of Mableton, GA

City Council Hearing Date Requested: 6/25

UNITED SECURITY AGENCY

Applicant: MATTHEW HERBERT Phone #: 404-807-9548  
(applicant's name printed)

Address: 1140 OLD BUNDEL SPRINGS RD SW, MABLETON GA E-Mail: MHERBERT@UNITEDAGENCY.ORG

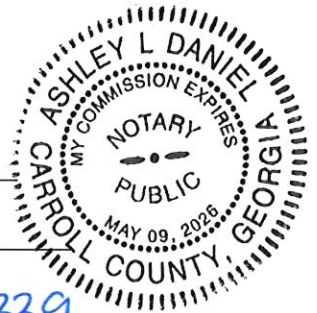
MATTHEW HERBERT Address: 301 FIELDCREST DR DALLAS GA 30132  
(representative's name, printed)

[Signature] Phone #: 404-807-9548 E-Mail: MHERBERT@UNITEDAGENCY.ORG  
(representatives signature)

Signed, sealed and delivered in presence of:

Ashley L. Daniel  
Notary Public

May 9, 2026  
My commission expires:



Titleholder(s): Tyler Sang Phone: (678) 449-1339  
(property owner's name printed)

Address: 2523 Veterans Memorial Hwy SW Austell, GA 30168 E-mail: tyler@bisonplumbinginc.com

[Signature]  
(Property owner's signature)

Signed, sealed and delivered in presence of:

Ashley L. Daniel  
Notary Public

May 9, 2026  
My commission expires:





City of Mableton Community Development  
6116 Mableton Parkway, Ste 144  
Mableton, GA 30126

Council District: 3 Zoning Case: Z-13

Size of property in acres: 1.0 AC Original Date of  
Hearing: 2/18/2025

Location: 1140 OLD POWDER SPRINGS RD SW, MABLETON, GA 30126  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): \_\_\_\_\_ District(s): \_\_\_\_\_

State specifically the need or reason(s) for Other Business:

REZONING  
NEED TO CHANGE ZONE FOR PUBLIC SAFETY / SECURITY USE.

(City of Mableton Zoning Division – 470-417-4220)



**Presnell, Lori**

**From:** LARRY EUBANKS [eubankslarry@bellsouth.net]  
**Sent:** Friday, May 29, 2009 10:32 AM  
**To:** Homan, Murray  
**Cc:** benclopper@yahoo.com; King, Karen; Presnell, Lori  
**Subject:** Zone app z-13- stipulations

Min. Bk. 58 Petition No. 2-13  
 Doc. Type email correspondence  
Larry Eubanks  
 Meeting Date 7/21/09

From:  
 E & E Capital, Inc.  
 1165 Old Bankhead Hwy.  
 Mableton, Ga. 30126

5/29/09

Re: Zone App. Z-13

Dear Mr. Homan,

We are in agreement with certain stipulations in our "GC" Zone request, as proposed by the Mableton Improvement Coalition in conjunction with those required by the county.

Those stipulations are outlined below, and there being no other known challenges, we seem to be in full compliance with all requirements for approval for our request.

**General**

- 1) The rezoning is site plan specific with minor changes to be approved by the district commissioner with recommendation from MIC;
- 2) All staff recommendations from all departments of the County will be adhered to;
- 3) All County landscaping rules will be adhered to;
- 4) All minimum buffer stipulations in the Cobb County Code will be adhered to unless specifically detailed and agreed to by the district commissioner with input from the Mableton Improvement Coalition;
- 5) Curb, gutter and sidewalks conforming to Cobb County DOT standards will be constructed or replaced as necessary along the entire property frontage with Old Powder Springs Road and Old Bankhead Highway, and where possible, connect to existing sidewalks on adjacent properties;
- 6) The trash dumpster will be located as shown on the site plan

**Structures**

- 1) An architectural review committee will be established which will consist of a representative of the applicant, MIC and the Cobb County staff, with the County representative being the final arbiter with respect to any differences that may arise. The architectural review committee will have the responsibility to review and approve the final building renderings and materials during the plan review process;
- 2) HVAC equipment shall be screened from view.
- 3) The new building shall be a two story metal building with an architecturally decorative, non-metal, facade on the south and east sides;
- 4) All lighting will be fitted with non-glare lenses and cut off shields to prevent light from extending beyond the property lines;

**Landscaping**

- 1) A landscape review committee will be established which will consist of a representative of the applicant, MIC and the Cobb County staff, with the County representative being the final arbiter with respect to any differences that may arise. The landscape review committee will have the responsibility to review and approve the final landscape plan, as well as the location of proposed fencing, during the plan review process;
- 2) The landscape plan will include a row of new evergreen trees along the border of these parcels and the adjoining residential

**Fencing**

- 1) Any chain link fencing will be black or green vinyl coated.
- 2) Metal bollards surrounding the property will be painted black or green to match the fencing;
- 3) Any outside storage will be limited to the area between the existing building on Old Bankhead and the new building so as to be screened from view of the street.

**Signage**

- 1) There will be no sign located along the right of way of Old Powder Springs Road.
- 2) No placards or signs will be allowed in the windows of the business;
- 3) Advertising banners are limited to 30 days;
- 4) No vehicles with advertising will be parked in front of the building(s);

**Uses**

- 1) The property will be zoned for use only by a Contractor (specialized) without heavy equipment

**Modifications**

- 1) The property owner will notify Mableton Improvement Coalition of all requests to modify these stipulations two weeks prior to

5/29/2009

them being heard in the "Other Business" section of the Cobb County Board of Commissioners meeting at which they entertain other business.

Sincerely,  
Larry B. Eubanks-President

copies:  
Mr. Ben Clopper- MIC  
Ms Karen King-Clerk  
Ms Loi Presnell-Clerk

Petition No. 2-13  
Meeting Date 7/21/09  
Continued

**MINUTES OF ZONING HEARING  
COBB COUNTY BOARD OF COMMISSIONERS  
JULY 21, 2009  
PAGE 6**

**CONTINUED CASES:**

**Z-13**            **E & E CAPITAL, INC.** (owner) requesting Rezoning from **GC, LRO** and **R-20** to **GC** for the purpose of Electrical Contractors Office in Land Lot 36 of the 18<sup>th</sup> District. Located on the north side of Old Powder Springs Road, east of Old Bankhead Highway and on the south side of Old Bankhead Highway, west of Cliff Drive.

The public hearing was opened and Mr. Larry Eubanks addressed the Board. Following presentation and discussion, the following motion was made:

**MOTION:**    Motion by Thompson, second by Lee, to **approve** Rezoning to the **GC** zoning district **subject to:**

- site plan received by the Zoning Division March 11, 2009, with the District Commissioner approving minor modifications (attached and made part of these minutes)
- May 29, 2009 email correspondence from Mr. Larry Eubanks detailing agreeable stipulations (attached and made part of these minutes)
- **electrical contractor use only**
- **Fire Department comments and recommendations**
- **Water and Sewer Division comments and recommendations**
- **Stormwater Management Division comments and recommendations**
- **Cobb DOT comments and recommendations**
- **owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns**

**VOTE:**            **ADOPTED** unanimously