



CITY OF MABLETON, GEORGIA

Cobb Works

5656 Mableton Parkway, GA 30126

August 7, 2025 at 6:30 PM

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

PLANNING COMMISSION REGULAR MEETING AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES**
- 4. UNFINISHED BUSINESS**
- 5. NEW BUSINESS**
 - a. REZ-2025-002 / 1415 Veterans Memorial Hwy**
- 6. ADJOURNMENT**

Persons with special needs relating to handicapped accessibility, disability, or foreign language may contact the City Clerk at (404) 927-9502 or susan.hiott@mableton.gov at least three days prior to the meeting. The clerk can be located at the City of Mableton Offices, Riverside EpiCenter, 135 Riverside Pkwy, Austell, Georgia 30168 during regular office hours.



City of Mableton, Georgia Rezoning Application and Instructions

The City of Mableton strives to operate as a "paperless" organization. Please be advised that this application form, its required documents and any supporting information must be uploaded via the city's website and data portal.

All information submitted, and filled in on the application is a public record and is subject to the Open Records Act. This information will be posted online; please do not place any sensitive or personal information on the application, or in your submitted application packet.

The following items are required for submitting an application for rezoning:

1. **Original** notarized signatures of titleholder(s) and representative(s).
2. If the titleholder(s) is a domestic or foreign corporation, then the following documentation shall also be required:
Written authentication with the presence of the corporate seal, or a facsimile thereof, attested by the secretary or assistant secretary of the corporation, or other officer to whom the bylaws or the directors have delegated the responsibility for authenticating records of the corporation, shall attest:
 - a) That the corporate seal or facsimile thereof affixed to the document is in fact the seal of the corporation or true facsimile thereof, as the case may be;
 - b) That any officer of the corporation executing the document does in fact occupy the official position indicated, that one in such position is duly authorized to execute such document on behalf of the corporation, and that the signature of such officer subscribed thereto is genuine; and
 - c) That the execution of the document on behalf of the corporation has been duly authorized.
3. A copy of the warranty deed that reflects the current owner(s) of the property. Security deeds are not acceptable.

Application for Rezoning Mableton, Georgia

Application No. _____

PC Hearing Date: _____

M&C Hearing Date: _____

Applicant Dion Holmes Phone# 562-285-7243
(applicant's name printed)
Address 4020 Raspberry Way Austell 30106 E-mail admin@totalrageatl.com
N/A Address _____
(representative's name, printed)

(representative's signature) Phone# _____ E-mail _____

Signed, sealed and delivered in presence of:

Nyree Simpson
Notary Public

My commission expires: January 17, 2026



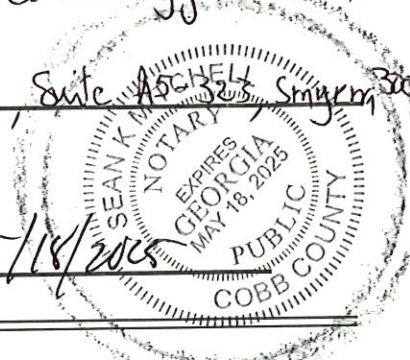
Titleholder Abdelhami Tactor Phone# 4045059955 E-mail Abe@treeologyllc.com
(titleholder's name, printed)

Signature [Signature] Address 2690 Cobb Parkway, Suite A503, Smyrna, GA 30080
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: 5/18/2025



Zoning Request From I-C to _____
(present zoning) (proposed zoning)

For the Purpose of Rage Room Size of Tract _____ Acre(s)
(subdivision, restaurant, warehouse, apt., etc.)

Location 1415 Veterans Memorial Hwy
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 18003400050 District(s) District 003 bordering District 005

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.

Dion Holmes
(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.

Dion Holmes
(applicant's signature)

Application No. _____

Summary of Intent for Rezoning

Part 1. Residential Rezoning Information (attach additional information if needed)

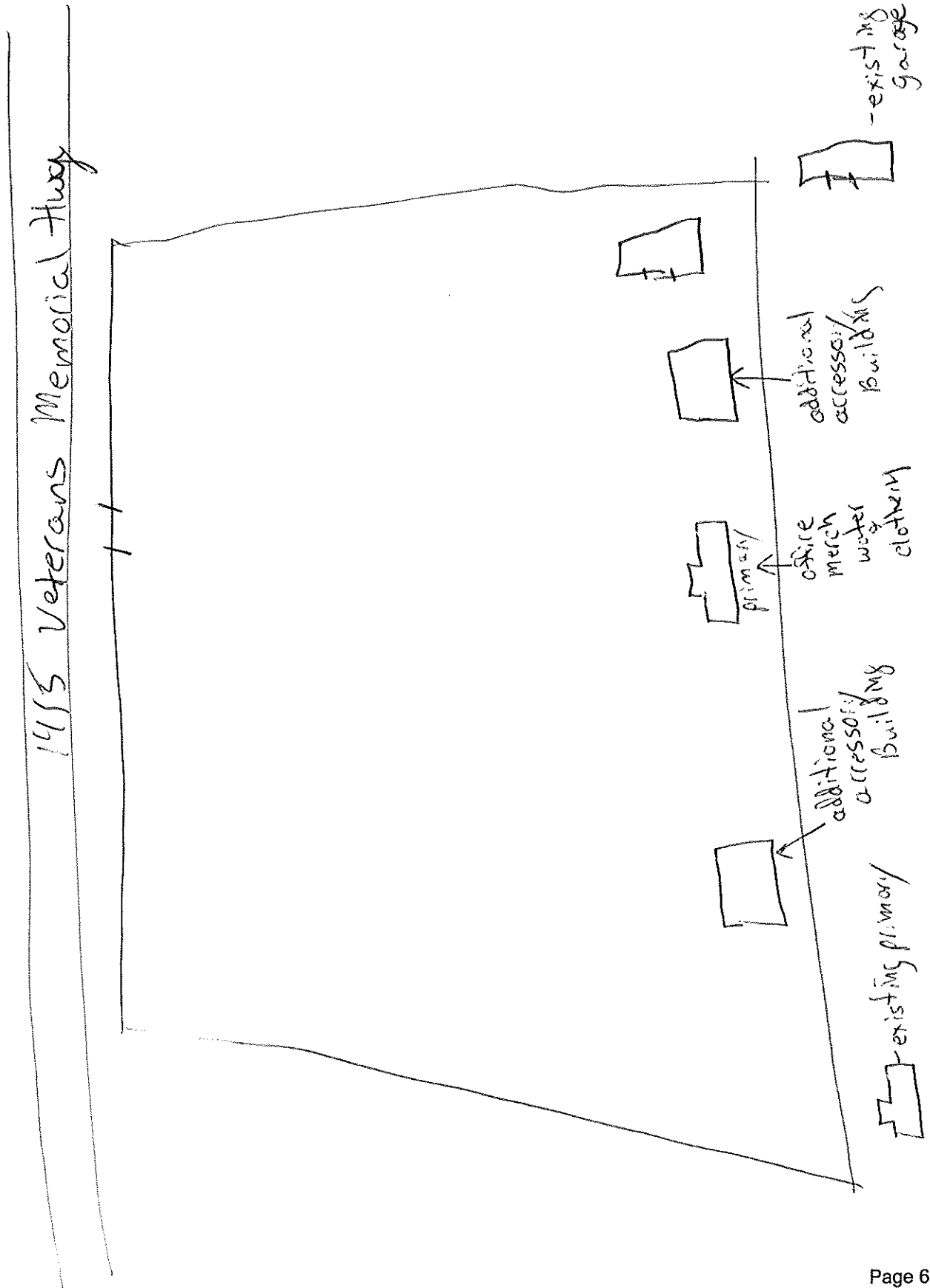
- a) Proposed unit square-footage(s): _____
- b) Proposed building architecture: _____
- c) List all requested variances: _____

Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): offering appointment based private sessions of activities, both offering indoor & outdoor
- b) Proposed building architecture: primary will be used as office and selling of merchandise ex. water or t-shirts
- c) Proposed hours/days of operation: 8am - 12pm - Monday - Thursday
8am - 2am - Friday & Saturday 8am - 12pm - Sunday
- d) List all requested variances: Bringing and commercializing accessory Building.
Use of existing 2 car garage as storage for indoor
outdoor activities.

Part 3. Required Renderings illustrating all four sides of any building (residential or commercial) elevations must be provided in .pdf or .jpg format as part of this summary of intent. The files must be in color and at a sufficient resolution for quality printing.

AGREEABLE ZONING CONDITIONS



CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

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

Has the applicant² made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars (\$250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars (\$250.00) or more to a member or members of the Mayor and Council or Planning Commission who will consider the application? NA

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: NA

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: NA

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: NA

I certify that the foregoing information is true and correct, this 24 day of March, 2025.


Applicant's Signature

¹If the answer to any of the above is "Yes," then the member of the Mayor and Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the City Council of Mableton, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

²Applicant means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action.

PROPERTY/FINANCIAL DISCLOSURE REPORT¹ BY APPLICANT²

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

Does any member of the Mayor and Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property?_____

NA

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?_____

NA

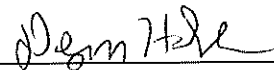
If so, describe the nature and extent of such interest:_____

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?_____

NA

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

I certify that the foregoing information is true and correct, this 24 day of March, 2025.



Applicant's Signature

¹If the answer to any of the above 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.

²Applicant means any person who applies for a rezoning action and any attorney, or other person representing or acting on behalf of a person who applies for a rezoning action.

PROPERTY/FINANCIAL DISCLOSURE REPORT¹ BY APPLICANT²

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

Does any member of the Mayor and Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? N/A

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

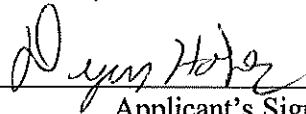
Does any member of the Mayor and Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is ten percent (10%) or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property? N/A

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? N/A

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

I certify that the foregoing information is true and correct, this 24th day of March, 2025.


Applicant's Signature

¹If the answer to any of the above 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.

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GAME STATION

TOTAL RAGE ATL CHECK-IN

RAGE ROOM

RAGE ROOM

TOTAL RAGE ATL

Horseshoe

Cornhole

Darts

IPF.....	IRON PIN FOUND	CMF.....	CONCRETE MONUMENT FOUND
OT.....	OPEN TOP PIN	OHUL.....	OVERHEAD UTILITY LINE(S).
CT.....	CRIMP TOP PIN	SMH.....	SEWER MAN HOLE
RB.....	REINFORCING BAR	MBT.....	MAN HOLE TELEPHONE
CL.....	CENTERLINE	CH.....	CATCH BASIN
R/W.....	RIGHT-OF-WAY	JB.....	JUNCTION BOX
LL.....	LAND LOT	DI.....	DROP INLET
L.....	LINE	LLL.....	LAND LOT LINE
R.....	RADIUS	HW.....	HEAD WALL
CONC.....	CONCRETE	CMF.....	CORRUGATED METAL PIPE
CO.....	CLEAN OUT	RCP.....	REINFORCED CONCRETE PIPE
PP.....	POWER POLE	SSE.....	SANITARY SEWER EASEMENT
SP.....	SERVICE POLE	DE.....	DRAINAGE EASEMENT
GV.....	GAS VALVE	FH.....	FIRE HYDRANT
GM.....	GAS METER	WV.....	WATER VALVE
LP.....	LIGHT POLE	WM.....	WATER METER
SS.....	SANITARY SEWER	POB.....	POINT OF BEGINNING
FC.....	FENCE CORNER	POC.....	POINT OF COMMENCEMENT
-X-X-.....	FENCE	D.....	DEED
M.....	MEASURED	IPS.....	IRON PIN SET (1/2" REBAR)
P.....	PLAT		

BY GRAPHICALLY PLOTTING ONLY, THE SUBJECT PROPERTY DOES NOT FALL WITHIN A 100 YEAR FEDERALLY DESIGNATED FLOOD HAZARD AREA. THE SUBJECT PROPERTY FALLS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13067C0217 G - EFFECTIVE DATE OF 12/16/2008. ZONE "X" AS DESCRIBED BY SAID MAP AS "BEING OUTSIDE THE 500 YEAR FLOOD PLAIN".

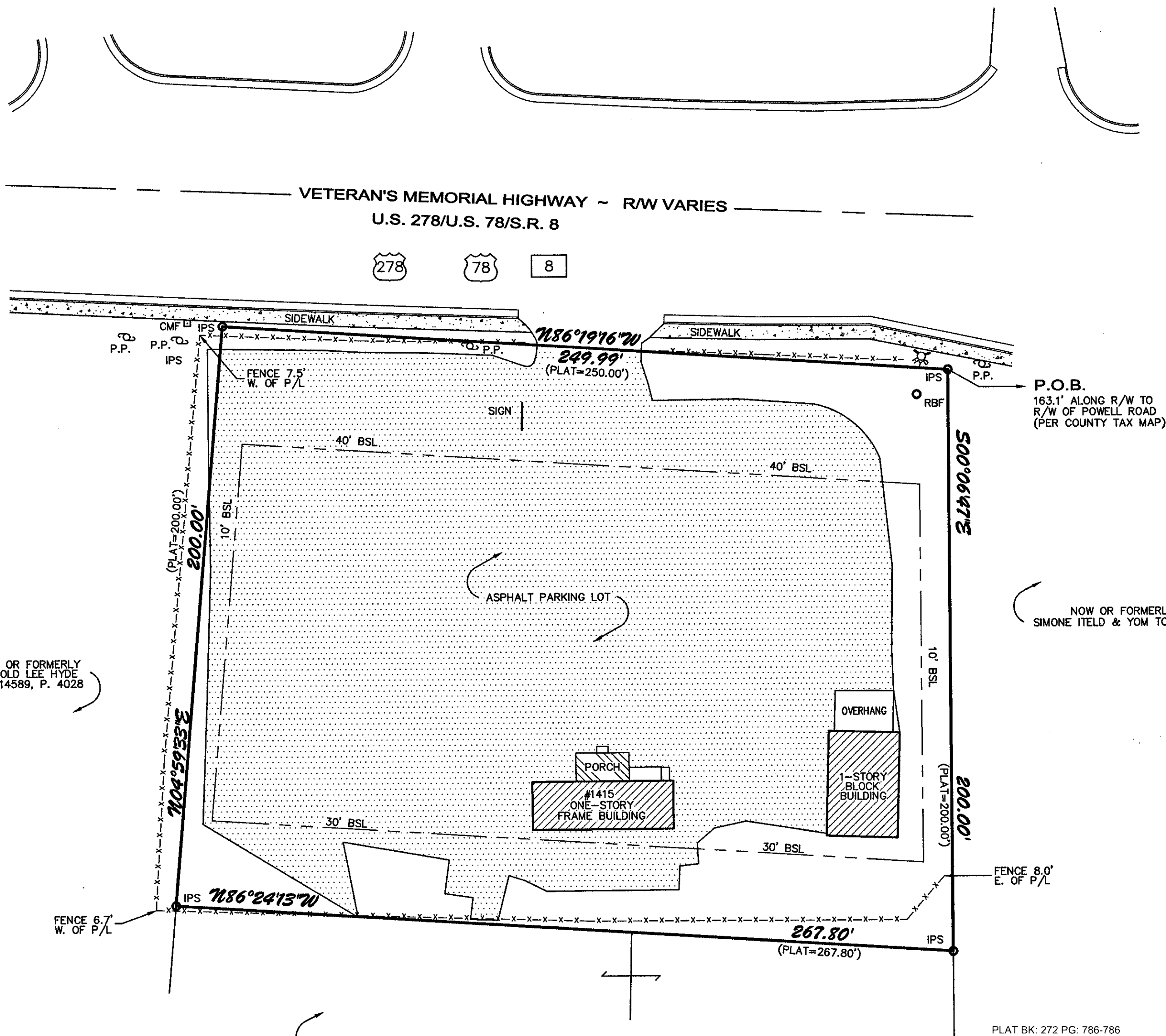
SUBJECT PROPERTY CURRENTLY ZONED "GC"
ZONING DEPARTMENT - COBB COUNTY ONLINE ZONING MAP
BUILDING SETBACKS:
FRONT: 40 FEET
SIDE: 10 FEET
REAR: 30 FEET

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION IN EXCESS OF 1 FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 3" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
EQUIPMENT USED WAS A NIKON DTM 420 TOTAL STATION AND A 100' STEEL TAPE.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED HEREON. NO WARRANTIES, EITHER EXPRESS OR IMPLIED, ARE EXTENDED TO ANY OTHER PERSONS OR ENTITIES. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. OTHER EASEMENTS AND/OR ENCUMBRANCES MAY EXIST ON PUBLIC OR PRIVATE RECORD BUT ARE NOT SHOWN HEREON.

ZANOLA DRIVE

WILD CHERRY DRIVE




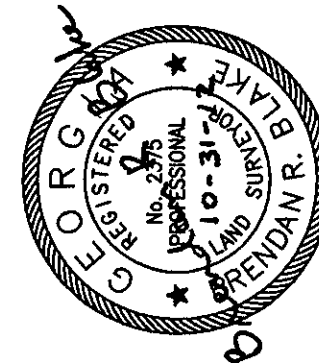
(IN FEET)
1 inch = 30 ft.

PLAT BK: 272 PG: 786-786
Filed and Recorded Nov-02-2012 11:50 AM
DOC#: P2012-028859

JAY C. STEPHENSON
CLERK OF SUPERIOR COURT Cobb Cty. GA.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF
THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY
WITH THE MINIMUM STANDARDS AND REQUIREMENTS BY LAW.

Brendan R. Blake
BRENDAN R. BLAKE, P.L.S.
GEORGIA LAND SURVEYOR #2375



**BLAKE ENGINEERING
& LAND SURVEYING**

P.O. BOX 1547 SMYRNA, GEORGIA 30081-1547
TELEPHONE (678) 293-5505 FAX (678) 293-5655

ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:

CAROL B. WILSON

JOB # 12-354

LAND LOT 34	DISTRICT	2nd SECTION	COBB COUNTY, GEORGIA	
LOT	BLOCK	UNIT	REVISION	BY: DATE:
SUBDIVISION		ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		
SURVEYED:	DRAFTED:			
PLAT BOOK:	PAGE:			
DEED BOOK: 14042	PAGE: 3064			

Rebecca Keaton
Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

Return Recorded Document to
CHALKER & CHALKER, P C
3550 GEORGE BUSBEE PARKWAY, SUITE 100
KENNESAW, GA 30144

LIMITED
WARRANTY DEED

STATE OF GEORGIA
COUNTY OF COBB

FILE #: 16-01028

THIS INDENTURE made this 27th day of May, 2016, between HMR 5 PROPERTIES, LLC of the County of COBB and State of Georgia, as party or parties of the first part, hereinunder called Grantor, and MAG TRADING, LLC 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 considerations 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 34 OF THE 18TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, BEING PROPERTY SHOWN ON A PLAT OF SURVYE PREPARED FOR CAROL B. WILSON, DATED 10-2-12 BY BLAKE ENGINEERING & LAND SURVEY RECORDED IN PLAT BOOK 272, PAGE 786 COBB COUNTY RECORDS WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

This Deed is given subject to all easements and restrictions of record, if any.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE, subject, however, to all liens, exceptions, easements, rights-of-way, covenants, conditions, restrictions, reservations, encroachments, protrusions, shortages in area, boundary disputes and discrepancies, matters which could be discovered or would be revealed by, respectively, an inspection or current survey of the Property, encumbrances, impositions (monetary and otherwise), access limitations, licenses, leases, prescriptive rights, rights of parties in possession, rights of tenants, co-tenants, or other co-owners, and any and all other matters or conditions affecting the Subject Property, as well as standby fees, real estate taxes, and assessments on the Property for the current year and prior and subsequent years, and subsequent taxes and assessments for prior years due to change in land usage or ownership, and any and all zoning laws, regulations, and ordinances of municipal and other governmental authorities affecting the Property (all of the foregoing being collectively referred to as the "Permitted Encumbrances")

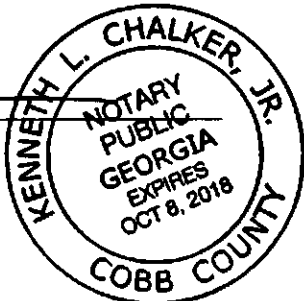
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor, but not otherwise provided, however, that Grantor's conveyance of the Property and Grantor's warranties of title contained in this Deed are and shall be subject to the Permitted Encumbrances.

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

Signed, sealed and delivered in presence of:

[Signature]
Witness

[Signature]
Notary Public



HMR 5 PROPERTIES, LLC.
[Signature] (SEAL)
BY: HECTOR RECINOS, MANAGING MEMBER
____ (SEAL)
____ (SEAL)
____ (SEAL)



2024 COBB COUNTY PROPERTY TAX BILL

Pay online at www.cobbtax.org or (866) 729-2622
See the back of this bill for more important information

PO Box 100127 • Marietta, GA 30061-7027
(770) 528-8600 • tax@cobbtax.org



Pay Online

CARLA JACKSON
TAX COMMISSIONER

HEATHER WALKER
CHIEF DEPUTY

PAYMENT DUE: October 15, 2024

Payment must be received or **USPS Postmarked** by the due date. Metered or kiosk postmarks are not proof of timely mailing.

Property Owner(s)	Address	Due Date	Amount
MAG TRADING LLC	1415 VETERANS MEMORIAL HWY	10/15/2024	\$2,411.51

Parcel ID	Fair Market Value	Assessed Value	Acreage	Tax District	Homestead Exemption
18003400050	\$199,960	\$79,984	1.19	M	NONE

Taxing Authority	Assessed Value	-	Exemption	=	Net Assessment	x	Millage Rate	=	Taxes Due
SCHOOL	\$79,984		\$0		\$79,984		0.0187		\$1,495.70

Levied by the **Cobb County Board of Education** representing approximately **62.02%** of your taxes due.

COUNTY GENERAL	\$79,984	\$0	\$79,984	0.00846	\$676.66
COUNTY BOND	\$79,984	\$0	\$79,984	0	\$0.00
COUNTY FIRE	\$79,984	\$0	\$79,984	0.00299	\$239.15

Levied by the **Board of Commissioners** representing approximately **37.98%** of your taxes due.

Tax Year	Parcel ID	Due Date	Appeal Amount	Total Taxes Due
2024	18003400050	10/15/2024	Pay: N/A	or \$2,411.51

Payment must be received or **USPS Postmarked** by the due date. Metered or kiosk postmarks are not accepted as proof of timely mailing.

Tax Year	Parcel ID	Due Date	Appeal Amount	Total Taxes Due	Amount Enclosed
2024	18003400050	10/15/2024	Pay: N/A	or \$2,411.51	

Late fees apply after October 15, 2024
(See back)

IS YOUR INFORMATION UP TO DATE?

2024 Cobb County Property Tax Bill

Internal Use

MAG TRADING LLC

or Current Property Owner

2690 COBB PKWY
SUITE A5-323

SMYRNA, GA 30080



My mailing address
has changed.



I no longer own this
property.

Date Moved: _____

New Mailing Address:

Signature : _____

Cobb County Public Library System Checklist for Community Room Use

Date: 5-27-2025

Library: SCR

Renting Organization: Total Rage ATL

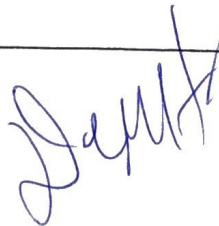
Meeting/Event Attendance: Rezoning Proposal 2

- ☒ Tables and chairs are clean
- ☒ Floors are in the best shape possible short of vacuuming
- ☒ Trash/waste has been disposed of in proper receptacles
- ☒ Equipment has been returned to library staff
- ☒ Lights are off and doors locked

Problems with or damage to the room, furniture, carpet or equipment should be reported below. A fee may be charged to cover repair, replacement or heavy cleaning.

Problems/Damage:

Signature of Meeting Room User:



Signature of Library Staff:



Check-In List

1. Zandree Granston

2. Eva Moy

3.

4.

5.

6.

7.

8.

9.

10.

11.

12.

13.