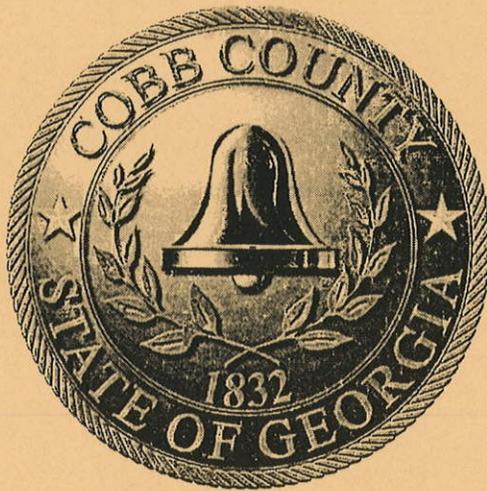


Veterans Memorial Highway – West
Corridor Study
2001



Cobb County Community Development Agency
Planning Division

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November 27, 2001

Cobb County Community Development Agency
Planning Division
191 Lawrence Street
Marietta, Georgia 30060
(770) 528-2018
www.cobbcounty.org

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EXECUTIVE SUMMARY

A. Purpose and Intent

The Veterans Memorial Highway-West Corridor Study consists of the review and analysis of existing conditions in the Veterans Memorial Highway corridor from Austell Road (State Route 5) to Mableton Parkway. The study is timely in that a concurrent study of the historic Mableton district has taken place and includes funding for implementation of public sector improvements that are expected to become a catalyst for the revitalization and redevelopment of much of the surrounding Veterans Memorial Highway corridor.

The purpose of the study is to examine existing conditions in order to draw conclusions and make recommendations for future development in the corridor, most if not all of which will be redevelopment. Neighborhood preservation and economic development were established as study goals. It is the intent of this report to serve as a tool for future actions that will guide development in a way that provides for the most efficient use of land, compliments the historic Mableton district, and encourages appropriate infill and redevelopment activities.

B. Summary of Conditions Analysis

The Veterans Memorial Highway - West corridor may be described as an aging district of strip commercial development that represents the very beginning of the suburbanization of Cobb County. Associated with the corridor is the small historic core of the one time City of Mableton and a collection of established single-family homes developed at low densities. Very little new construction has taken place in the study area over the past ten (10) years while the development of large commercial centers along the East-West Connector and Austell Road have taken a large part of the market share, leaving an abundance of vacant commercial space available along Veterans Memorial Highway.

Retail and service oriented companies dominate the business mix with a few opportunities for industrial compatible development and enhancement of existing "heavy commercial" businesses. Neighborhoods in the area are well kept, established, and affordably priced.

Veterans Memorial Highway is a commuters' corridor with deficient pedestrian facilities. A modified grid network of streets that are an asset to the area provides accessibility to and throughout adjoining neighborhoods. Existing conditions include signage and certain buildings that are not up to current standards within

I. HISTORY

Around 1600 A.D. Creek and Cherokee Indians began to move into the northwest Georgia area. They dominated most of what is now Cobb County until 1819 when the Cherokees were forced across the Chattahoochee River. The Indian villages here were important points for trading and negotiating. Sweetwater Town on Sweetwater Creek, Buzzard's Roost at the southern tip of the county, and Standing Peachtree on the



Chattahoochee near Atlanta Road were three important villages in what is now South Cobb County. Many modern roads around the Veterans Memorial Highway corridor, such as Atlanta Road, follow the old Indian trading routes. However, Veterans Memorial Highway was not a path at this time in Cobb's history.

Several families including Mable, Glore, Lindley, Cox, Davis, and Gann settled in the area surrounding Veterans Memorial Highway. The period between 1832 and 1850 was very transitional as pioneers continued to move and set up homes and farms. By 1850 the county had begun to industrialize with several mills and ferry's springing up across the area. The Mayson-Turner Ferry was located at the point at which Veterans Memorial Highway now crosses the Chattahoochee River. This was one of the best-known ferries in the history of the county, established by Daniel R. Turner of Cobb and James L. Mayson of Dekalb. The road leading to the ferry, then called Mayson-Turner Ferry Road, followed a portion of what became known as Bankhead Highway, now Veterans Memorial Highway. The toll varied according to the type of passenger. For example, a single foot passenger paid six and one-half cents while a horse and rider paid twelve and one-half cents.

Just before the Civil War, as the rural population grew in Cobb County, militia districts were formed as the need for defense arose. Wherever an area existed with one hundred males over the age of twenty-one, a Georgia Militia District was formed and given a district number. The first to form in Cobb County was the Roswell district #845, while the second was the Powder Springs district #846. This numbering system is particularly important for learning where the greatest number of the population first moved within the County. Militia districts in the Veterans Memorial the Lemons (east), the Howells (south), and Austell (west). Each of these

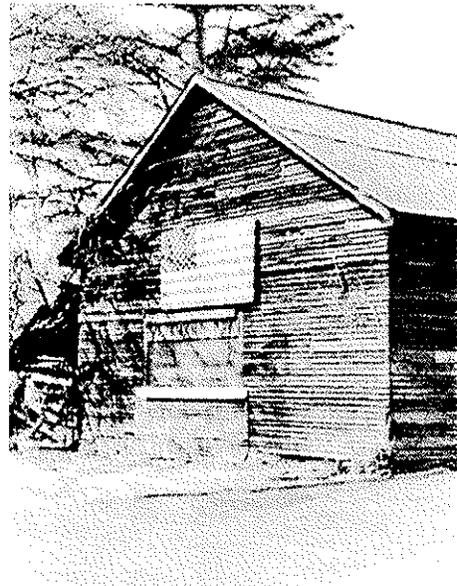
was established prior to the Civil War and was organized and available when the war began in 1860. The most significant Civil War action that took place near the Veterans Memorial Highway area was the building of the General Joseph E. Johnston's Chattahoochee River Defense Line. As the last of many defense lines Johnston constructed in efforts to keep Federal troops from Atlanta, this one was the most sophisticated, extensive and elaborate. This defense line saw no battle, as the opposing forces realized the likelihood of not being able to penetrate this defense line and flanked out to another area for an attempt at getting to Atlanta. After the Civil War ended in 1864, Cobb County began its period of reconstruction and rehabilitation. The most severely damaged parts of the county were the cities along railroads and the industrial complexes. The area around Veterans Memorial Highway remained a rural, agricultural area for years following the War.

With the establishment of an artillery camp in Cobb County that served the country during World War I, all roadways were in very poor condition due to the heavy equipment trucks traveling from Camp Gordon military base in Atlanta. Veterans Memorial Highway served as a heavily traveled corridor to complete the trips to the Cobb County artillery camp from Atlanta. With the availability of Federal funds for road improvements, pavings were improved during the early 1900's throughout the County.

As the women of Cobb County had been so supportive of the men during the World War I effort, it was suggested that a permanent organization be established to continue the fellowship. In 1921 the Cobb County Federation of Women's Clubs was formed. This group defined as its goal to improve schools, encourage better citizenship, library extensions, good roads, the beautification of highways, and other socially responsible projects. The interest of good roads was nowhere more manifest than in the women's organizations within the state and was no truer than for the Dixie and Bankhead Highways (a.k.a. Old Hwy. 41/Atlanta Road and Veterans Memorial Highway). The Federation used the slogan "Pull Georgia Out of the Mud!" as an impetus to spearhead the quick development and paving of these corridors.

Serving to compliment the Veterans Memorial Highway corridor, in the autumn of 1923 paving began on the Dixie Highway from Smyrna to the Chattahoochee River and ten years later completion of the section from the Bartow County line to the south through Acworth. In October of 1929, a public official motorcade traveled through Cobb County celebrating the paving of the Dixie Highway from the Tennessee line to the Florida line. In 1930 and in grand fashion, a motorcade hosted by the City of Austell celebrated the opening of a portion of roadway from Austell to the Chattahoochee River, thereby allowing south Cobb County direct access to Atlanta.

In 1997, Bankhead Highway was renamed to Veterans Memorial Highway. Today, the identified corridor along the Veterans Memorial Highway Corridor is a primarily commercial area along the frontage parcels, with a compilation of small, neighborly residential subdivisions located beyond these commercial tracts. The corridor saw its most intense development during the nineteen sixties and early seventies as numerous strip commercial developments were constructed, serving the residents of Mableton and South Cobb. A portion of the corridor associated with historic Mableton is currently undergoing a study with a one million dollar grant from the State of Georgia for study and implementation. The historic Mableton area is the only place along the corridor study area where there may be found extant potentially historic resources. The buildings associated with the historic core of the Mableton community have been given consideration in this project's development and recommendations.



II. EXISTING CONDITIONS ANALYSIS

A. Geography

The Veterans Memorial Highway Corridor, for the purpose of this study, encompasses the segment from Austell Road to Floyd Road. The segment's western portion covers several parcels within the city limits of Austell. The corridor then continues easterly within unincorporated Cobb County and terminates at Floyd Road on the north and at Mableton Parkway on the south, adjacent to historic Mableton. Formerly an incorporated community, Mableton is today part of unincorporated Cobb County.

Within the study area, Veterans Memorial Highway is a five-lane roadway with two travel lanes in each direction and a center lane. The ground elevation along this segment is mostly level without any considerable changes in terrain.

Natural features in the study area consist of Buttermilk Creek, which crosses Veterans Memorial Highway in the western part of the road segment. The most recent Flood Insurance Rate Map (Map No. 13067C0085F), Panel Number 85, indicates along the creek, the presence of flood areas, which may be periodically inundated by a 100-year flood. A 75-foot undisturbed buffer currently applies to Buttermilk Creek as defined by Cobb County's stream buffer ordinance.

Buttermilk Creek drains into the Sweetwater Creek basin at Maxham Road, near the Cobb/Douglas County line. Sweetwater Creek drains to the water intake source for the City of East Point. There are a few other streams requiring 50-foot buffers in the study area. In these locations, associated properties are for the most part heavily wooded and sloping. Upon conducting field visits within the corridor, it is apparent that development has not been attempted on these sensitive land areas to date. However, as development pressures and demands increase in the Mableton area, protection of natural resources will be given consideration. The Study Area Map (Map 1) delineates streams and associated floodplain.

Two recent policy and ordinance amendments adopted by the Board of Commissioners may be applicable to future development on properties containing the above referenced streams. In December of 2000, a Comprehensive Plan amendment was adopted limiting impervious surface coverage to seventy percent (70%) on properties within Community Activity Centers containing streams or floodplain.

In addition to Comprehensive Plan policies protecting sensitive land areas, the Board of Commissioners adopted an amendment to Chapter 50 of the County's Code on July 10, 2001. It requires that restrictive covenants, in favor of Cobb County, be placed on stream buffers upon development of the associated property.

B. Demographics

2000 Census data was collected for the three tracts located within the study area identified, as well as for overall Cobb County. The data sheets for these particular census tracts and for Cobb County are provided for reference in Appendix A, however only portions of the information taken from the census data are summarized below and in Table 1.

The Veterans Memorial Study is made up of three census tracts, 313.06, 313.08 and 313.09. A 2000 Census Tract Map (Map 2) is provided for reference. The total population for Tracts 313.06 and 313.08 are similar, with 3,516 and 4,489 respectively. Tract 313.09 has a larger population of 6,429 possibly due to the larger geographical area it encompasses. The age distribution among the citizens of all three tracts was very close, with no indicators identified.

There exists a noticeable disparity relative to race among the tracks, with Tract 313.08 having 57.7% white citizens, Tract 313.06 having 71.7% white citizenry and Tract 313.09 averaging 45.1% white citizenry. The overall County average of white citizenry is 72.4%. To the contrary, Tract 313.08 indicates 32.3 % of persons are African Americans with Tract 313.06 and 313.09 indicating 22.7% and 49.4% respectively. These Tracts indicate a much greater percentage of African Americans, as compared to the Cobb County average of 18.8%. When the census questionnaire specifically requested the number of Hispanic or Latino population (of any race), the totals reflected a noticeable difference between individuals who were only white. These "white only" individuals indicated 54.5% in Tract 313.08, 68.1% in Tract 313.06, and 43.3% within Tract 313.09. The countywide average is 7.7% for this classification.

The Relationship and Household data did not reflect any notable fluctuations between the Tracts. With regard to housing, the number of housing units was 1,709 for Tract 313.08, 1,325 for Tract 313.06 and 2,368 units for Tract 313.09, with 97% of the housing occupied in all three Tracts. Although the owner-occupied housing rate was equal across all three tracts, there was a notable difference in owner-occupied versus renter-occupied units. While Tracts 313.06 and 313.08 ranged from 70% to 72% for owner occupied housing units and 27% to 29% for renter-occupied housing units, those percentages greatly differed from the third tract. Within Tract 313.09, owner-occupied housing was 88.1% and renter-occupied housing 11%, thereby indicating a greater number of housing ownership by occupancy as compared to the other Tracts identified. The County average for owner-occupied housing is 68.2% and renter-occupied housing at 31.8%.

Table 1.

| Veterans Memorial Highway Census Information Summary | | | | |
|---|--------------|--------------|--------------|------------|
| | Tract 313.06 | Tract 313.08 | Tract 313.09 | Countywide |
| Population | 3,516 | 4,489 | 6,429 | 607,751 |
| Median Age | 35.8 | 36.5 | 34.6 | 33.2 |
| Race * | | | | |
| White | 71.7% | 57.7% | 45.1% | 72.4% |
| Black | 22.7% | 32.3% | 49.4% | 18.8% |
| #-Housing Units | 1,325 | 1,709 | 2,433 | 237,522 |
| %-Owner Occupied | 72% | 70.6% | 88.1% | 68.2% |
| Persons Per Household (Avg.) ** | 2.72 | 2.61 | 2.82 | 2.57 |

Source: U.S. Census Bureau, Census 2000

* For illustration purposes, only the two most predominate races are shown. A complete breakdown of all race data may be found in Appendix A.

** Average of owner-occupied and renter occupied housing.

The average household size of owner-occupied housing was 2.68 persons per household for Tract 313.09, 2.71 for Tract 313.06 and 2.80 for Tract 313.08. The average household size of renter-occupied housing was 2.95 for Tract 313.09, 2.72 for Tract 313.06 and 2.42 for Tract 313.08. The County averages a 2.76 household size for owner-occupied housing and 2.39 for renter-occupied housing.

In summary, the average person within this corridor would have a median age of 33-36, would almost exclusively be one race and most households would be made up of a family unit, with an average family size of 3.1 persons. There are almost no vacant housing units within the three tracts. Seventy five percent (75%) of units are occupied by owners of the property, therefore leaving an average rental housing stock of around twenty-five percent (25%) throughout the tracts identified.

A comparison of 1990 and 2000 census data has been made to determine population growth in the study area. As census tract numbers and their boundaries changed from 1990 to 2000, a true comparison may only be made by combining Tracts 313.08 and 313.09 which make up the 1990 Census Tract 313.04. In 1990, the population of tract 313.04 was 10,106. In 2000, the combined tracts of 313.08 and 313.09 have a population of 10,918.

It may be concluded that the study area is an established and very stable area in terms of population growth with an approximate growth rate of less than 1%.

C. Housing

1. Housing Costs

The entire Veterans Memorial Highway corridor is located in the 30126 zip code. The Atlanta Journal Constitution (AJC) Home Sales Report for 2001 tracks median home sale prices for the period of April 2000 through March 2001. At this time, the AJC Home Sales Report for 2000 is the most up to date information available.

According to the AJC Home Sales Report, the median sale price for all homes in the 30126 zip code in 2001 was \$147,900, which was an 11% increase in housing costs over the 2000 prices. New homes in this zip code had a median sales price of \$219,500, a 14% increase over the 2000 prices. Existing houses were more affordable, with a median sales price of \$112,500, which was still an 11% increase over the previous year.

There were a total of 739 home sales in the 30126 zip code in 2001; 267 were new homes and 472 were existing homes. There was a 5% drop in the total number of home sales in the area from the previous year, but new home sales actually increased 4%.

Table 2.

| Cobb County Zip Code 30126 | Median Sale Price | Median Sale Price Change | Number of Sales | Number of Sales Change |
|--|------------------------------|-------------------------------------|----------------------------|-----------------------------------|
| 2001** | | | | |
| All | \$147,900 | 11% | 739 | -5% |
| New | \$219,500 | 14% | 267 | 4% |
| Existing | \$112,500 | 11% | 472 | -10% |
| 2000* | | | | |
| All | \$137,100 | 20% | 768 | 15% |
| New | \$192,800 | -1% | 257 | 41% |
| Existing | \$104,900 | 8% | 511 | 6% |
| *2000 data represents home sales between July 1999 through June 2000 | | | | |
| **2001 data represents home sales between April 2000 through March 2001. Percentage changes do not compare 2001 data with 2000 data because the time periods are different. They are calculated separately using the same month-to-month period. | | | | |

2. Affordable Housing

Affordable housing, also called workforce housing, is housing that is available to families or households that earn up to 120% of the median household income for the area. Lack of affordable housing makes it difficult for many communities to attract and keep teachers, police, and other important service workers. Lack of workforce housing can deter economic growth because basic community services such as schools, hospitals, law enforcement, and banks suffer because "moderate-income folks can't afford to live here."

Affordability of housing is determined by the income level of persons able to rent or buy a particular housing unit. Median income for a particular community is the basis for affordability evaluation. Metropolitan areas, like Atlanta, are evaluated separately from non-metropolitan areas. Non-metropolitan areas use single counties for evaluation. HUD normally uses current Office of Management and Budget (OMB) Metropolitan Statistical Area (MSA) and Primary Metropolitan Statistical Area (PMSA) definitions to define income limit areas because they closely correspond to housing market area definitions. The Atlanta region affordability statistics include the following counties: Barrow, Bartow, Carroll, Cherokee, Clayton, Cobb, Coweta, DeKalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Henry, Newton, Paulding, Pickens, Rockdale, Spalding and Walton counties.

In federal fiscal year 2001, \$66,500 per year was the median income for the Atlanta MSA. The median family income for the United States for FY 2001 was \$52,500.

HUD established the following income limits for affordable housing in the Atlanta MSA, effective March 29, 2001. Income limits are calculated for each metropolitan and nonmetropolitan area using the Fair Market Rent (FMR) area definitions used in the Section 8 Housing Choice Voucher Program. The terms "very low-income" and "low-income" are defined in accordance with Section 3(b)(2) of the United States Housing Act of 1937, as amended. These income limits are listed by dollar amount and family size. This information is used to evaluate the affordability of housing in the corridor study area.

Low-income is defined as 80% of the median family income for the area. Very low-income is defined as 50% of the median family income for the area. Extremely low income, or less than 30% of the area median income, is defined as an income-targeting standard in the 1998 Act Amendments to the Housing Act of 1937.

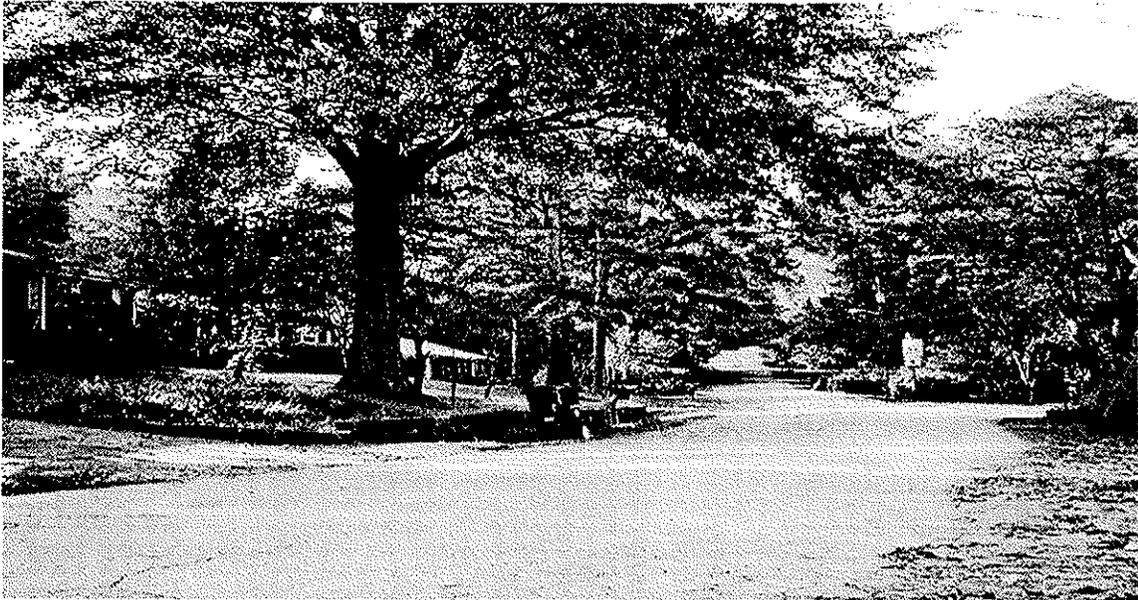


Table 3.

| Atlanta MSA FY 2001 | Person Income Limit (1) | Person Income Limit (2) | Person Income Limit (3) | Person Income Limit (4) | Person Income Limit (5) | Person Income Limit (6) | Person Income Limit (7) | Person Income Limit (8) |
|---|----------------------------------|----------------------------------|----------------------------------|----------------------------------|----------------------------------|----------------------------------|----------------------------------|----------------------------------|
| <30% of Median Income/ Extremely Low Income | \$13,950 | \$15,950 | \$17,950 | \$19,950 | \$21,550 | \$23,150 | \$24,750 | \$26,350 |
| 30-50% of Median Income/ Very Low Income | \$23,300 | \$26,600 | \$29,950 | \$33,250 | \$35,900 | \$38,550 | \$41,250 | \$43,900 |
| Up to 80% of Median Income/ Low Income | \$36,750 | \$42,000 | \$47,250 | \$52,000 | \$56,700 | \$60,900 | \$65,100 | \$69,300 |

3. Family Size Adjustments:

By statute, family size adjustments are required to provide higher income limits for larger families and lower income limits for smaller families. The factors used are as follows:

Number of Persons in Family and Percentage Adjustments

1 person, 70% of median household income
2 people, 80% of median household income
3 people, 90% of median household income
5 people, 108% of median household income
6 people, 116% of median household income
4 people, 100% of median household income
7 people, 124% of median household income
8 people, 132% of median household income

Income limits for families with more than eight persons are not included in the printed lists because of space limitations. For each person in excess of eight, 8% of the four-person base should be added to the eight-person income limit.

Fiscal Year 2001 Fair Market Rents for Existing Housing

Studio \$647
1 bedroom \$720
2 bedrooms \$839
3 bedrooms \$1119
4 bedrooms \$1353

Using the average home prices from each zip code in the corridor, we can calculate mortgage payments. The amount of the mortgage payment would determine the affordability to persons with median incomes, low incomes, very low incomes and extremely low incomes.



The median home price in the 30126 zip code is \$147,900. If \$147,900 were financed for 30 years at seven percent interest, the mortgage payment (principal and interest) would be \$984, not including taxes and insurance. Purchasing an average priced home in the Veteran's Memorial Highway corridor would be less expensive than the fair market rent for a three-bedroom apartment in the Atlanta area.

D. Economic Development

1. Fantus Study

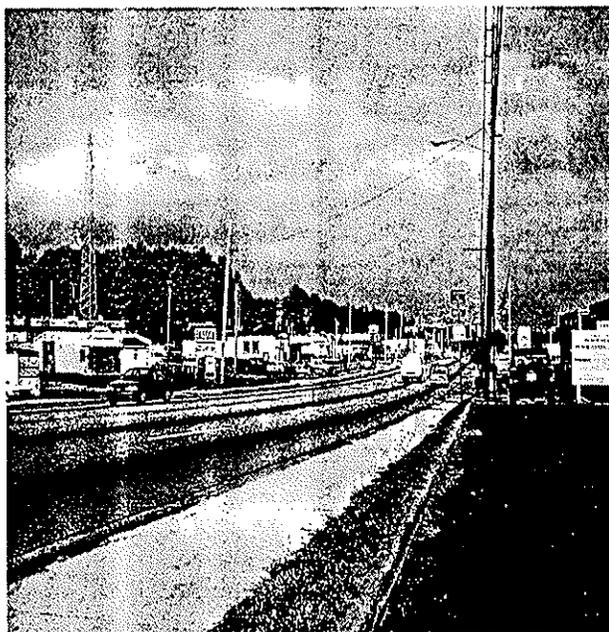
The 1992 Fantus Study commissioned by the Cobb Economic Coalition, made recommendations for the continued prosperity of the County. The strategic plan recommended by the Fantus study provided development strategies aimed at enhancing the economic development potential of Cobb County and identified strategic options to capitalize on near term opportunities for the County, while leading to long term growth and sustained competitive advantages.

One of the strategies recommended by the Fantus Study was to identify business and industry targets with locational fit for Cobb County, and those expected to grow in the near term. The Fantus Study reviewed geographic opportunities within Cobb County in order to match target industries to those parts of the County best suited for them. Five development zones were identified in the Fantus study. Each has developed in a particular way over the past twenty years, and each offers a different set of attributes to new businesses.

The particular strengths and attractions of the South Cobb area were found to be the "high finish" flex space availability, physical proximity to Atlanta, and access to the interstates which create opportunities for distribution operations and selected manufacturing.

The Fantus study targeted three manufacturing industries for the South Cobb area. They were surgical and medical instruments and supplies, telephone and telegraph apparatus, and electronic components. For manufacturing, the Fantus study recommended pursuing the following types of installations, headquarters, administrative centers, data centers, fulfillment center, customer service center and R & D laboratories.

Distribution industries recommended for the South Cobb area included home and office furniture, plumbing and heating supplies and industrial supplies. The Fantus study also pointed to distribution potential in the electronics components



and surgical appliances and supplies industries. For distribution, the following types of installations were recommended, headquarters, showrooms, customer service centers, catalog centers, data centers and distributions operations.

2. Cobb County Inventory of Redevelopment Sites

Section 2-167 of the Cobb County Code established the County's Office of Economic Development. Additionally, portions of this section allow for the office to offer development initiatives to eligible businesses and to maintain an inventory of prospective properties throughout the County and within development incentive districts. One of the strategies recommended by the Fantus Study was to develop an effective approach to input and revise property information on Cobb County sites and buildings. In 2000, a redevelopment site inventory was established to serve as a resource document to pinpoint areas in the county that are currently available, most suitable, and areas that have been targeted for redevelopment.

The purpose of the inventory is to contribute to better land-management. In order to minimize land consumption for new development, focus has to be on the redevelopment of already developed, but disturbed areas. Re-use of vacant buildings, in-fill development, the mixing of uses and cluster developments are ways to allow for growth without affecting areas that are pristine or rather rural. Rehabilitation is not only good environmental planning practice but also has a positive effect on property values. In addition, redevelopment of sites has the advantage that existing infrastructure such as roads and sewers can be used or expanded.



The inventory focuses primarily on commercial areas, primarily located in nodes of major intersections. Sites included in the inventory are larger tracts with vacant buildings or sites (approximately 5 acres or larger). Small vacancies, small tracts are not recorded in the inventory (e.g. vacant fast-food structure). The inventory concentrates on sites that are easily accessible from major thoroughfares, and on sites that are served by transit or which are in close proximity to existing transit lines. Most have existing possibility or potential for access by bicycles and pedestrians. Potential redevelopment sites are evaluated

for their ability to blend into the existing surrounding uses (e.g. existing mix of residential and commercial uses that would support a mixed-use style redevelopment). Potential constraints, such as proximity to sensitive environmental features that would not support a denser development in its proximity are also considered. There are two redevelopment sites identified in the Veterans Memorial Highway study area. All redevelopment sites may be found on the Cobb County Inventory of Redevelopment Sites map (Map 3).

Powell Drive/Wild Cherry Redevelopment Site

Redevelopment site #12, a 4.4 acre tract, is located at Veterans Memorial Highway at Powell Drive and Wild Cherry Drive. The Future Land Use Map designates this area for a Community Activity Center (CAC), the current zoning is General Commercial (GC) and Planned Shopping Center (PSC). There are actually two sites, diagonally across from each other on Veteran's Memorial Highway. Hilltop Center is a smaller commercial complex with a vacant cinema and small retail vacancies. There is a vacant building across the street on the northern side of Veteran's Memorial Highway. There are two vacancies as part of the commercial strip along Veteran's Memorial Highway. The condition of structures and property is marginal to poor. Buildings need renovation and the parking lots are in poor shape.

The surrounding uses are mainly of commercial nature along Veterans Memorial Highway, residential to the rear. A multitude of car-related businesses is adjacent or in close proximity, including car dealers, auto supply shops and auto repair shops.

Old Mableton Community

The other redevelopment site, #11, is the Old Mableton Community. Old Mableton is approximately 40 acres in size, located at Veteran's Memorial Highway and Old Floyd Road. The Future Land Use Map designates the area for CAC, PI, and LDR. Current zoning is a mixture of GC, NRC, NS, CF, LI, RM-12 and R-20. Mableton is the only community in Cobb County that is not incorporated and that shows a classic village arrangement. Recent recommendations for the revitalization of historic Mableton are included in this study as Appendix C.



3. Enterprise Zone

Just east of the study area, an enterprise zone was created in 1998 (Map 4). The enterprise zone is one of four in Cobb County. The Veteran's Memorial Highway enterprise zone is an 11.6 square mile tract of land. The boundaries of the enterprise zone are from Mableton Parkway and Veteran's Memorial Highway southwest along Mableton Parkway to the Chattahoochee River, then northeast along the Chattahoochee to the Southern Railroad right of way, then northwest to Cooper Lake Road, then following Cooper Lake Road southwesterly back to Veteran's Memorial Highway, then following Veteran's Memorial Highway west back to the intersection with Mableton Parkway.

In the enterprise zone, the County exempts qualifying businesses from state, county and municipal ad valorem property taxes, excluding property taxes imposed by school districts or property taxes imposed for general obligation debt, which would otherwise be levied on the qualifying business and service enterprises. One hundred percent of the property taxes are exempt for the first five years. Eighty percent of the property taxes are exempt for the next two years. Sixty percent of the property taxes are exempt for the next year. Forty percent of the property taxes are exempt for the next year and twenty percent of the property taxes are exempt for the last year.

Other applicable economic development incentives granted to qualifying projects throughout the County, subject to restrictions set forth in 2-170 of the Official Code of Cobb County, include development impact fees, plan review fees, water

system development fees, business license fees, financing of sewer system development fees, Freeport tax exemption, building permit fees and Georgia Job Tax Credit Program.

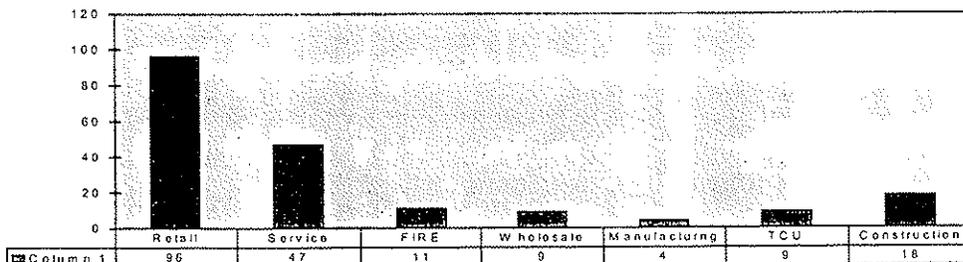
Qualifying businesses include any business engaged primarily in manufacturing, warehousing and distribution, processing, telecommunications, tourism, and research and development industries and finance, insurance, and real estate. Businesses must maintain at least five new jobs and are encouraged to hire low and moderate income workers whenever possible. Projects are eligible if they rehabilitate an existing structure and the value of the improvement exceeds the value of the land by a ratio of five to one.

4. Current Business Mix

Without including business licenses for apartments, mobile home parks or office/retail space leasing, there are currently 194 business licenses issued for the corridor study area. Most businesses in the study area are retail businesses, with 96 retail business licenses currently issued, and service businesses, with 47 service business licenses currently issued. The retail businesses in the area are primarily lower end stores and restaurants. Service businesses have two concentrations. There are eleven beauty shop business licenses issued. Other services are mainly auto oriented, with auto repair, body shops and car washes as the most common.

The construction industry is also well represented in the Veteran's Memorial Highway corridor. There are six building/remodeling contractors in the corridor. Other construction related businesses include, but are not limited to, grading, electrical, roofing and welding contractors. There are a total of eighteen construction related business licenses issued in the corridor.

Eleven business licenses result from the finance, insurance, and real estate business sector, including three accounting and two real estate. Nine business licenses are from the transportation, communications and utilities (TCU) sector. Most notably, there is a trucking company and a taxicab service located in the corridor. There are also nine wholesale businesses and only four manufacturers in the corridor. The study area does not include any government facilities.



E. Transportation

Veterans Memorial Highway is a five-lane facility classified by the Cobb County Major Thoroughfare Plan as an arterial roadway, running east/west from Douglas County through the City of Austell, continuing through Cobb County and into the City of Atlanta. The immediate corridor study area also includes minor collectors such as Gordon Road, Old Bankhead Highway and Old Powder Springs Road, all within a context of local residential streets. According to the Cobb County Department of Transportation, street classifications are defined as follows:

Arterial - provide for through traffic movement. While direct access to abutting properties is allowed, these roads do have restrictions relating to driveways and access roadways. The minimum right of way for an arterial in Cobb County is one hundred (100) feet.

Collector - provide for traffic movement between arterial and local streets. There is direct access to abutting properties. The distinction between major and minor collectors is based on the density of the land area the collector serves and its relationship to the overall arterial system. The minimum right-of-way for a major collector is eighty (80) feet; it is sixty (60) feet for a minor collector.

Local - provide for direct access to abutting land and for local traffic movement within residentially developed areas.

Upon review of the street network, it is apparent that the majority of development in the study area took place before the cul-de-sac community rose to the popularity and exclusivity it has reached today. Residential streets surrounding the commercial corridor are largely interconnected in a modified grid pattern. This pattern provides for increased mobility and accessibility to commercial development and services along the Veterans Memorial Corridor, without the necessity of utilizing Veterans Memorial in many cases.

The street network is also indicative of having developed around the once City of Mableton (incorporated from 1912 - 1916). Of the five cul-de-sac developments in the study area, only three are residential and they comprise communities of less than twenty homes. The remaining two consists of one (1) commercial district and one (1) undeveloped area.

In 1998, a consultant team consisting of Post, Buckley, Schuh, & Jernigan, Inc. and Barton-Aschman Associates, Inc. performed an assessment of existing

transportation conditions for Cobb County. For the purposes of the consultant study, the County was divided into eleven sub-areas. For each sub-area, a report was written to provide an analysis of existing transportation conditions. The Veterans Memorial Corridor study area falls within the Austell Sub-area and South Cobb Sub-area. Traffic data and planning data utilized in performing the existing conditions analysis of the sub-area traffic network were obtained from a number of sources including the following:

- Georgia Department of Transportation (GDOT) coverage count stations in Cobb County and surrounding areas;
- 24-hour counts from municipalities within Cobb County;
- Cobb DOT turning movement counts provided by Cobb County Signal Timing Project;
- Intersection geometry and signal phasing from the Cobb County Signal Project;
- Cobb County Transportation Improvement Program (TIP);
- The Atlanta Regional Transportation Improvement Program (TIP);
- Various traffic impact studies to identify near term development;
- Comprehensive Plans for local municipalities; and
- The Cobb County Comprehensive Plan, 1995-2015.

Information from the consultant reports, Cobb County DOT, as well as field reconnaissance was used to develop the following report of conditions for the Veterans Memorial Highway corridor.



1. Vehicular Circulation

Performance ratings were assigned major collectors and arterials in the 1998 study. Veterans Memorial Highway received an adequate performance rating, meaning that traffic volumes were not yet approaching capacity of the roadway. Old Powder Springs Road and Gordon Road were also given an adequate rating. Adequate performance ratings are based on a volume to capacity ratio.

The Veterans Memorial Highway - West corridor contains five (5) traffic signals. The signal intersection locations and their performance ratings are listed below:

| Signal Intersection | Performance Rating |
|-------------------------|--------------------|
| Austell Road | Marginal |
| Gordon Road | Adequate |
| Old Powder Springs Road | Adequate |
| Mableton Parkway | Failing |

Current traffic counts for the following roadways in the study are vicinity are as follows:

| Roadway | Daily Trips |
|---------------------------|------------------|
| Veterans Memorial Highway | 21,600/Section A |
| | 23,882/Section C |
| Austell Road | 28,443 |
| Mableton Parkway | 32,039 |

Typical of commercial corridor development in other parts of Cobb County and metro-Atlanta, there is limited interparcel access among individual businesses and shopping center developments. As a result, there is what may be considered an excessive number of curb cuts along the corridor. Curb cuts without deceleration lanes or adequate right of way for the construction of deceleration lanes can affect the performance of the corridor as an arterial roadway. Currently, during off-peak hours, this does not seem to be a problem, but as development and redevelopment take place along Veterans Memorial Highway, access points and coordination will need to be given consideration.

With regard to curb cuts and other elements of roadway performance, it has been noted that Cobb County Development Standards have been developed and improved since the majority of the commercial development along the corridor were approved. As such, any new development in the corridor will comply to

current standards, thereby providing the opportunity for sustained, adequate performance of the corridor.

2. Bicycle and Pedestrian Accessibility

Veterans Memorial Highway - West may not be considered a pedestrian or bicycle friendly roadway. While there are sidewalks along both sides of the street in most locations, they are less than standard. In many cases, sidewalks directly abut travel lanes and/or are situated below or above the grade of the adjoining parking lot, creating a dangerous situation for pedestrians. There are currently no bicycle lanes in the study area. However, accessibility to businesses along the corridor from surrounding neighborhoods may be such that the lack of safe pedestrian facilities along the roadway may be overcome.



Several neighborhoods and local streets surround the corridor as indicated in the above text. Low traffic volumes and speeds due to the design and interconnectedness of local streets, in combination with low-density residential development, provides safe, alternative access for adjoining residents/pedestrians in most situations.

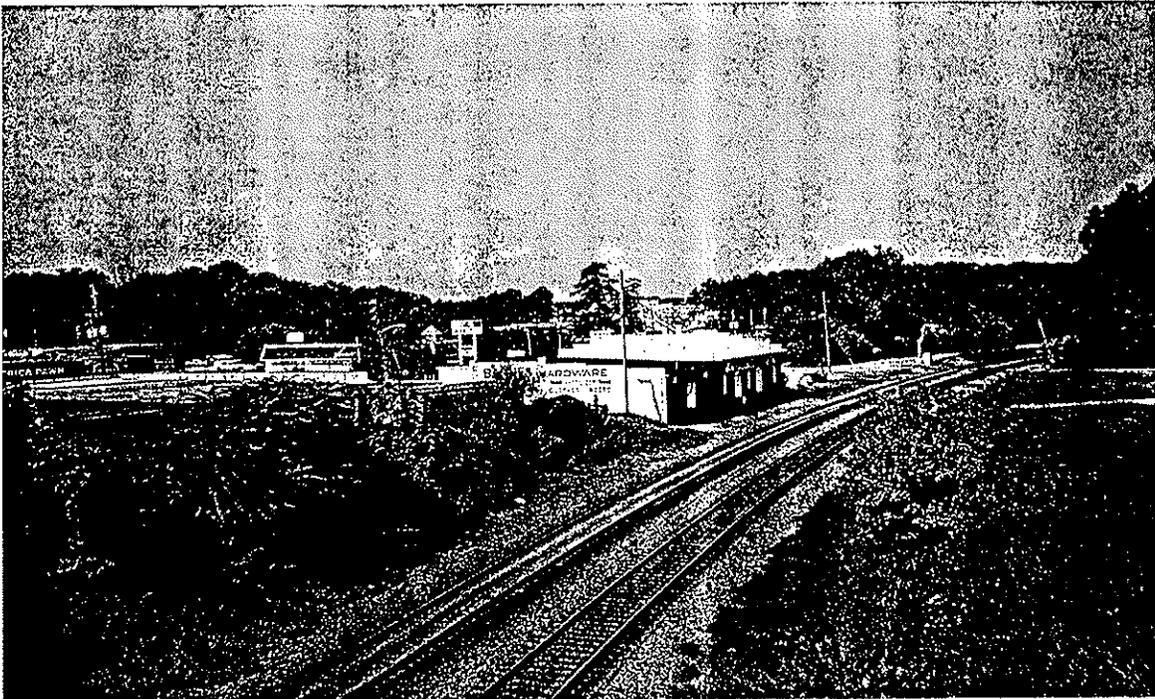
3. Transit

Currently, no public transit is available in the Veterans Memorial Highway study area. CCT route 70 previously served the area, but was combined with other

South Cobb routes to serve portions of that general area where ridership was greater.

A commuter rail line is planned for the area as part of the 2025 Regional Transportation Plan (RTP). The RTP was adopted in 2000 by the Atlanta Regional Commission and represents \$36 billion in transportation investments. The plan consists of a dramatic shift in the allocation of monies for the development of rail and bus systems, sidewalks and bike lanes, and maintenance and improvement of existing roadways.

The commuter rail introduced in the RTP represents a first for Metro-Atlanta. The proposed line will connect Bremen, Georgia to Atlanta with service through Fulton, Cobb, and Douglas counties. The proposal includes development of the rail line on the existing Southern Railway right-of-way, which parallels the Veteran Memorial Parkway corridor. Historically, Mableton began developing as a railroad town with a depot located in the historic Mableton district.



F. Land Use

For the purposes of this study, the study area was divided into three sections, A, B, and C. The sections are as follows:

- Section A - Austell Road to Lakeview Drive
- Section B - Lakeview Drive to eastern edge of Land Lot 1298
- Section C - Eastern edge of Land Lot 1298 to Mableton Parkway

Veterans Memorial Highway - West is a decidedly commercial corridor having developed as such over the last 40 years. The corridor, being one of the first suburbanized areas in Cobb County, was the center of commerce for the Mableton area in the 1960s and 1970s. Neighborhoods in the vicinity were established in the same time period with few subdivisions being developed in the last 20 years. As such, the community served by this portion of Veterans Memorial Highway is considered to be a very stable community that maintains its sense of identity as the Mableton community.

With regard to commercial development, there is a generally declining market share in the corridor. Over the past 10 years, commercial development has located along burgeoning roadways and in areas experiencing higher rates of population growth, such as the East-West Connector.

As indicated earlier, the study area includes parcels of land within the City of Austell city limits. Properties within the City are developed and have been included in the land use inventory. At this time, the City of Austell is not experiencing pressures for further annexation in this corridor, nor have they focused attention toward



encouraging further annexation in this part of their City. The following information is provided in order to assess current conditions and opportunities for improvement, enhancement, or sustenance.

1. Comprehensive Plan Recommendations

In 1997, the Board of Commissioners adopted the Veterans Memorial Highway Corridor Study, which includes properties along the corridor between Mableton Parkway and the Chattahoochee River. The study recommends several policy initiatives to achieve the objectives of the study as follows:

- Facilitating the development of initiatives listed in the economic development element of the study, such as eliminating antiquated and unsightly signage, creating visually appealing signage that establishes similar themes or architectural style, stimulating investment and reinvestment by creating consortium of community/land owners to discuss increasing property values through redevelopment, and taking advantage of growing wholesale distribution market which is developing within the corridor.
- Eliminating non-conforming uses and unsightly code violations.
- Demonstrating the local government's commitment to corridor redevelopment through incentives, cooperative funding opportunities and assistance to the real estate and development community.

While the western portion of Veterans Memorial Highway is more commercial in nature than the more industrial eastern side, the objectives of the 1997 study are given consideration, as they may be to some extent applicable or may complement recommendations to the current study area. For instance, the redevelopment sites noted in the Economic Development chapter of this study will require close coordination between the Community Development Agency, Office of Economic Development, Chamber of Commerce, local real estate personnel, and other stakeholders.

With the exception of Future Land Use Map recommendations, there are currently no other Comprehensive Plan recommendations specific to this study area of the Veterans Memorial Highway corridor. The FLUM recommendations are found on Map 5. Future Land Use Map (FLUM) recommendations for the study consist entirely of Community Activity Center (CAC) along the corridor frontage with Low Density Residential and some Medium Density Residential uses in the surround. The land use recommendations are generally consistent with the existing uses and zoning in the area. Cobb County FLUM categories include the following:

| | |
|--|------------------|
| Rural Residential | (RR, 0-1 upa) |
| Very Low Density Residential | (VDLR, 0-2 upa) |
| Low Density Residential | (LDR, 1-2.5 upa) |
| Medium Density Residential | (MDR, 2.5-5 upa) |
| High Density Residential | (HDR, 5-12 upa) |
| Regional Activity Center | (RAC) |
| Community Activity Center | (CAC) |
| Neighborhood Activity Center | (NAC) |
| Industrial Compatible | (IC) |
| Industrial | (IND) |
| Transportation Communications Utilities | (TCU) |
| Public Institutional | (PI) |
| Park Recreation Conservation | (PRC) |
| Conservation | (overlay to PRC) |

2. Existing Land Use Inventory

A detailed land use inventory was conducted via a windshield survey. Data collected includes land use, name of business, type of business, condition of structure, condition of parking, information regarding outside storage, curb cuts, and signage where appropriate or noteworthy. What follows is a general description of each section of the study area. The Land Use Inventory is found in Appendix B of this document, along with the Existing Land Use Map (Map 6).

Section A

Section A consists of unincorporated properties as well as some property within the City of Austell. Land uses in the Section include car repair, extended stay, retail, storage facilities, manufacturing, several used car sales, and other auto related businesses. In addition, there is some single-family residential development, most of which is not owner-occupied according to information collected from the Cobb County Tax Commissioner (Appendix E). There are some small vacant parcels throughout the Section, as indicated on Map 6.

In addition, sites 1, 4, and 6 comprise an approximate 20 acre site that remains vacant at the intersection of Veterans Memorial Highway and Austell/Maxham Road. A large portion of this site is encumbered by floodplain associated with Buttermilk Creek, making intense commercial or



industrial development on a large scale difficult. The Southern Railway enters the study area near this site, making it a possibility that development associated with the proposed commuter rail line would be appropriate in the future. At this time, no changes in Future Land Use recommendations are made to accommodate such a proposal.

Section B

Section B consists of properties from Lakeview Drive to Old Powder Springs Road. Land uses in the Section include various small businesses including, auto sales, repair and detailing, retail, two apartment complexes, two semi-vacant shopping centers (Hilltop Center and Hawthorne Plaza), and two abandoned restaurant buildings. In addition, there is some General Commercial (GC) zoned property that has not been developed, along with other vacant property to the rear of Hawthorne Plaza (shopping center with a vacant anchor store). There are other, smaller, vacant parcels throughout the Section as indicated on Map 6.

This section of the corridor contains the Powell Drive/Wild Cherry Redevelopment site referenced in the Economic Development chapter of this study. In addition, there is an opportunity to promote the densification of development on the Hawthorne Plaza site across the Veterans Memorial Highway to the southeast. There is an expanse of parking at



Hawthorne Plaza that could be utilized for outparcel development in the future. In general, there appears to be much more commercial/retail acreage in the corridor that may be used efficiently and may be absorbed in the future with changing markets.

Consideration should be given to reducing the amount of CAC designated properties on the Future Land Use Map to a more appropriate amount that serves the general area. Two apartment communities, Mableton Village Apartments and Beverly Forest Apartments, represent the only multi-family development in Section B. Both developments appear to be at least 20 years in age. Single-family neighborhoods in Section B are well maintained and have proven sustainable up to this point and since the 1960s and 1970s.

Section C

Section C includes properties east of Old Powder Springs Road to Mableton Parkway. This section of the study is that which overlaps the Historic Mableton Preservation and Improvement Plan area. In addition, what appears to be the most recent commercial development in the corridor is the Village of Mableton shopping center, which contains a Big Kmart, Cub Foods, CVS, and other smaller shops. There is also a vacant restaurant building on the site. The Village of Mableton was rebuilt after a fire destroyed the previous Kmart development on the site. It is evident the newer shopping center was developed according to Cobb County's more current development standards. There is landscaping, brick façade, attractive signage, and clearly delineated access points.



There is a limited amount of vacant property in this Section, however, site 17 may be considered an opportunity for development complimentary to the Hawthorne Plaza shopping center. The Southern Railroad intersects the corridor study boundaries in this area and enters the historic district of Mableton on the north side of Veterans Memorial Highway where the depot once stood. The opportunity to complement plans for historic Mableton and consider transit-oriented development is apparent in Section C. As in Section B, commercial properties along this corridor section are underdeveloped and the amount of CAC in the area could be considered excessive in the absence of allowances for densification of residential areas.

3. Zoning

Zoning maps for the study area are included as Map 7. Within the study area the following districts are found:

| | |
|---------------------------------|------------------------------|
| R-20, Single-Family Residential | LI, Light Industrial |
| R-15, Single-family residential | CF, Commercial Future |
| RM-12, Multi-Family Residential | PSC, Planned Shopping Center |
| RD, Residential Duplex | OI, Office and Institutional |
| NS, Neighborhood Shopping | GC, General Commercial |
| HI, Heavy Industrial | |

The dominate zoning district in the corridor is General Commercial (GC), with many of the GC parcels being assigned that zoning during the 1972 Countywide Zoning process. This assignment was largely due to the fact that several businesses existed prior to 1972. Per the Cobb County Zoning Ordinance, GC zoning is to be located in areas designated for Community Activity Center (CAC) or Regional Activity Center (RAC) on the FLUM. Any existing GC within an area designated Industrial Compatible (IC) or Industrial (IND) is deemed a grandfathered, non-conforming use after January 1, 1991.

The Zoning Ordinance further states that any existing GC zoning/use located outside a CAC or RAC shall be deemed a grandfathered/non-conforming use as well. Properties zoned GC that were not developed by 1996 and lie outside a CAC or RAC will require rezoning prior to any development of the property.

There have been six (6) rezonings in the study area within the past 10 years. This lends further support to the indications that the area has not experienced a great deal of growth or development pressures in the recent past.

4. Community Facilities

Within the Veterans Memorial Highway – West study area and vicinity, there is one Cobb County Fire Station, Station #1, and one elementary school, Skyview Elementary. Businesses and residents in the area are served by hospitals, community health centers, government service centers, senior centers, and parks nearby, but not within the immediate study area.

Cobb County has contracted with consultants to develop a Parks and Recreation Master Plan, which is currently underway. In addition, the South Cobb Regional Library (location to be determined) will serve the residents of this area when completed.

5. Applicability to the Regional Development Plan

The Regional Development Plan (RDP) is the land use complement to the Regional Transportation Plan (RTP) referenced in the Transportation section of this study. The Atlanta Regional Commission adopted the RDP in 1999 and is currently undergoing the process of updating the policies provided. The current RDP consists of fourteen (14) policies intended to serve as a guide for future growth in the ten (10) county Atlanta Region. While the RDP policies are elective for local governments, there are incentives to apply the policies as appropriate.

Each local government in the Atlanta Region is required to submit a yearly coordination report, outlining ways in which the jurisdiction's Comprehensive Plan complements or is "in compliance" with the RDP. The Atlanta Regional Commission (ARC) staff then makes suggestions as to how the subject Plan may better coordinate with the RDP. The coordination report status is taken into consideration as various applications for state funding are reviewed, specifically the Livable Centers Initiative (LCI) funds which are targeted for activity centers and town centers across the region.

In the Veterans Memorial Highway study area, with the Historic Mableton core, the following RDP policies may be considered appropriate for application now and in the near future:

- Encourage New Development to be More Clustered in Portions of the Region Where Such Opportunities Exist
- Strengthen and Enhance the Residential and Mixed-Use Character of Existing and Emerging Activity Centers
- Support the Preservation of Stable, Single-Family Neighborhoods
- Encourage Focused Infill and Redevelopment Where Acceptable to Communities

G. Historic Mableton Preservation and Improvement Plan

Mableton is a century-old railroad town with pre-Civil War origins. The community was laid out in the 1880s along the railroad tracks, subdivided into business and residential lots. Highway development in the area has since moved the retail and service activity away from the old town site leaving a largely intact, but underutilized small town. Mid 19th century and early 20th century residential structures line Mable and Center Streets, Church, Front, and Floyd Streets. Some early commercial buildings are on the north and south sides of the railroad tracks. The condition of the structures/properties vary from good to poor. There are many older structures that need renovation. The area contains both church and school facilities.

Earlier this year, and concurrent with this study, the Historic Mableton Preservation and Improvement Plan project was conducted under the oversight of Cobb County's Office of Economic Development. The firm of Robert and Company was contracted to develop the project, focusing on community input and preservation of the Mableton community. Map 8 provides the plan's study boundaries. The following Summary of Community Goals for that project is provided by Robert and Company:

Preservation Goals

- Stability of single-family residential areas;
- Community friendliness and small town character of Mableton;
- Historic homes, buildings, institutions, and properties;
- Trees and environmental features.

Improvement Goals

- Community identity must be organized and recognized
- Community beautification through enforcement of existing codes, establishment of appropriate new guidelines, and public improvements
- Community population and economic growth through appropriate development of vacant properties and redevelopment of underused properties
- Community connectivity through improvement of the local network for cars, bicycles, and pedestrians and linkages to the regional transportation system
- Local involvement in the community development process

A detailed list of plan recommendations for achieving the above-listed goals may be found in Appendix D.

IV. OPPORTUNITIES AND CONSTRAINTS

Upon review and analysis of existing conditions in the corridor, several opportunities and constraints associated with the study have been identified. Opportunities are derived from consideration of the positive aspects or assets of the corridor, as well as outside influences that may play a role in future development of the area. Constraints, similarly, have been derived from some of the corridor deficiencies and in particular, issues that may be difficult to resolve in a manner that is noticeable over a relatively short period of time.

Opportunities

Opportunities inherent in the Veterans Memorial Highway/Mableton area include location and an established development pattern. In addition, associated initiatives may be the catalyst for redevelopment or revitalization along the corridor. Finally, future transportation improvements may provide an opportunity to increase population in and near the corridor, bringing potential customers to area businesses.

Opportunities identified are as follows:

- Location - in proximity to the City of Atlanta, Hartsfield Airport, and I-20, providing a potentially attractive area for certain types of industrial compatible business development, as well as for residential development.
- Established Development Patterns - the modified grid street pattern is an asset that provides for maximum accessibility to retail and service-oriented businesses and dispersion of local traffic. Interconnectedness may also lend to a sense of community vs. as sense of subdivision.
- Historic Mableton - a recent Preservation and Improvement Plan, including funding for some implementation of recommendations, may provide a catalyst for the redevelopment of other identified sites along the Veterans Memorial Corridor.
- Enterprise Zone - while adjacent to the study area rather than located within, the existing enterprise zone may be considered an opportunity to build upon the mix of businesses and jobs provided in the area.
- Incentive for Redevelopment - the development of incentives specific to the sites identified in the 2000 Cobb County Inventory of Redevelopment Sites project will lend support for the redevelopment and rejuvenation of the Veterans Memorial corridor. Redevelopment will increase the County's tax

base and provide an opportunity to add variety to the types of development in the study area.

- Infrastructure - as noted in the Redevelopment Sites Inventory, infrastructure is in place along the corridor. In addition, land disturbance has occurred, therefore increasing impervious surface percentages, but will not be a concern upon redevelopment.
- Commuter Rail - as alluded to above, the proposed commuter rail line to connect Bremen, Georgia to Atlanta has the potential to incite new development around a transit stop in Mableton.
- General Commercial (GC) Zoning - while listed as a constraint, the abundance of GC zoning may be considered an opportunity. As property owners and applicants seek development or redevelopment of GC property, there will be opportunities to encourage zoning districts that are less open-ended and relate better to the surrounding neighborhoods.
- Neighborhood Preservation - as noted, the neighborhoods surrounding the corridor, while established primarily in the 1960s, are generally well maintained, affordable and stable communities. Land use and development decisions in the area can protect and sustain these neighborhoods into the future.

Constraints

Constraints associated with redevelopment or revitalization of the study area is associated with existing development conditions. It is much more difficult to retrofit existing development than to development and implement guidelines for greenfield development. While considered constraints, every negative or challenging aspect of the corridor carries with it some possibilities.

- Commercial Zoning - While GC may provide an opportunity to shape future development, there is an excessive amount of commercially zoned property in the study area, as evidenced by the amount of available commercial property for lease. Absorption in the future may prove to be difficult without the appropriate increases in residential development both in and around the study area.
- Condition of Aging Structures and Signage - As businesses in the corridor were developed prior to the adoption of the current County Tree Preservation and Protection Ordinance, Architectural Design Guidelines or Sign Ordinance, commercial development in the corridor is substandard

aesthetically. In many instances, aging signs and structures have not been repaired or replaced.

- Image - The corridor aesthetically projects a run-down image. Some evidence of redevelopment, interest, or improvement in the immediate area will be needed to send a message that the corridor is approaching an upswing rather than a downward spiral.
- Pedestrian Facility Deficiencies - As noted in the Transportation section of this study, sidewalks along Veterans Memorial Highway are substandard. Pedestrian access to retail and services along the corridor will need to be provided or encouraged from local and collector streets in the area rather than Veterans Memorial Highway. This may necessitate redevelopment oriented to the side streets rather than the arterial, therefore making it more difficult to improve aesthetics for the passerby.

V. RECOMMENDATIONS

Recommendations for the Veterans Memorial Highway – West corridor may be divided into four groups: Future Land Use Map Amendments, Comprehensive Plan Text Amendments, Ordinance amendments, and Future Action. Recommendations by category are as follows:

A. Future Land Use Map Amendments

In order to strengthen the nodal concept of commercial development within the study area, provide for industrial compatible uses that compliment some existing development and add to the diminishing stock of IC property. To provide for future development appropriate to serve neighborhoods within the immediate vicinity, the following FLUM amendments are recommended:

Table 4.

| Site | Existing FLUM | Proposed FLUM |
|-------------------------------|---------------------------------|---|
| A-35 | Community Activity Center (CAC) | Industrial Compatible (IC) w/required assemblage and buffer to LDR. |
| A-20, 42-45, 49, 51, 52 | Community Activity Center (CAC) | Industrial Compatible (IC) w/required assemblage and buffer to LDR. |
| A-40, 41, 62-64, 73-77, 78-81 | Community Activity Center (CAC) | Industrial Compatible (IC) w/required assemblage of parcels associated with Sites 81,79,77,80,74. |

B. Comprehensive Plan Text Amendments

Policies specific to the Veterans Memorial Highway corridor, proposed for inclusion in the Cobb County Comprehensive Plan are as follows:

- Consolidate curb cuts and require shared and interparcel access upon redevelopment of individual parcels not specified for assemblage.
- Encourage pedestrian access to commercial development from local side streets adjoining the development.
- Utilize oversized parking lots for infill development and/or landscaping and the provision of public space.

- Eliminate non-conforming uses and unsightly code violations.
- Strengthen the traditional street network by building upon established patterns as infill development and redevelopment occurs.
- Encourage neighborhood-scaled development and commercial development that will complement established neighborhoods rather than detract from them.



C. Future Action

With regard to the implementation of study recommendations and ongoing evaluation of the area, the following are recommended future actions that may be taken by Cobb County staff and officials:

- Develop strategies and incentives for redevelopment of sites along the corridor. Example of incentives include:
 - Waiver of fees for rezoning applications
 - Waiver of fees to obtain a building permit
 - Expedited permitting process
 - Tax incentives
 - Other measures, as considered appropriate and effective
- Coordinate with City of Austell on Future Land Use Map amendments, zoning applications, and development plans when appropriate.

- Reinststate the South Cobb Development Authority to actively recruit developers for redevelopment projects proposed.
- Monitor the implementation of the Historic Mableton Preservation and Improvement Plan and make amendments to the Comprehensive Plan as necessitated by changing conditions.
- Consider locating County facilities such as libraries, parks, or other services in the district to encourage neighborhood sustainability.
- Monitor the implementation and update of the Regional Transportation Plan and make adjustments to this study as appropriate.

VI. PLAN IMPLEMENTATION/SCHEDULE

The table below illustrates the timeframe in which major plan recommendations may be accomplished or implemented.

Table 5.

| ACTION | DATE |
|---|---------------|
| Adopt Future Land Use Map Amendments | December 2001 |
| Adopt Policy Recommendations with study to serve as Comprehensive Plan addendum. | December 2001 |
| Monitor existing and changing conditions and adjust study recommendations, as necessary. | Ongoing |
| Reinstitute the South Cobb Development Authority or similar entity to implement certain improvements and recruit redevelopment. | 2002 |

Appendices

- A. 2000 Census Data
- B. Land Use Inventory
- C. Historic Mableton Preservation and Improvement Plan
- D. Property Ownership Inventory

2000 Census Data

COBB COUNTY
Census Tract 313.06
Subject

Number Percent

| | | |
|--|-------|-------|
| Total population | 3,516 | 100.0 |
| SEX AND AGE | | |
| Male | 1,677 | 47.7 |
| Female | 1,839 | 52.3 |
| Under 5 years | 233 | 6.6 |
| 5 to 9 years | 236 | 6.7 |
| 10 to 14 years | 288 | 8.2 |
| 15 to 19 years | 255 | 7.3 |
| 20 to 24 years | 218 | 6.2 |
| 25 to 34 years | 479 | 13.6 |
| 35 to 44 years | 692 | 19.7 |
| 45 to 54 years | 480 | 13.7 |
| 55 to 59 years | 157 | 4.5 |
| 60 to 64 years | 137 | 3.9 |
| 65 to 74 years | 199 | 5.7 |
| 75 to 84 years | 123 | 3.5 |
| 85 years and over | 19 | 0.5 |
| Median age (years) | 35.8 | (X) |
| 18 years and over | 2,605 | 74.1 |
| Male | 1,221 | 34.7 |
| Female | 1,384 | 39.4 |
| 21 years and over | 2,457 | 69.9 |
| 62 years and over | 425 | 12.1 |
| 65 years and over | 341 | 9.7 |
| Male | 134 | 3.8 |
| Female | 207 | 5.9 |
| RACE | | |
| One race | 3,454 | 98.2 |
| White | 2,522 | 71.7 |
| Black or African American | 799 | 22.7 |
| American Indian and Alaska Native | 7 | 0.2 |
| Asian | 50 | 1.4 |
| Asian Indian | 18 | 0.5 |
| Chinese | 10 | 0.3 |
| Filipino | 6 | 0.2 |
| Japanese | 2 | 0.1 |
| Korean | 2 | 0.1 |
| Vietnamese | 3 | 0.1 |
| Other Asian ¹ | 9 | 0.3 |
| Native Hawaiian and Other Pacific Islander | 2 | 0.1 |
| Native Hawaiian | 0 | 0.0 |

| | | |
|--|-------|-------|
| Guamanian or Chamorro | 0 | 0.0 |
| Samoan | 0 | 0.0 |
| Other Pacific Islander ² | 2 | 0.1 |
| Some other race | 74 | 2.1 |
| Two or more races | 62 | 1.8 |
| | | |
| Race alone or in combination with one or more other races ³ | | |
| White | 2,565 | 73.0 |
| Black or African American | 837 | 23.8 |
| American Indian and Alaska Native | 23 | 0.7 |
| Asian | 58 | 1.6 |
| Native Hawaiian and Other Pacific Islander | 2 | 0.1 |
| Some other race | 95 | 2.7 |
| | | |
| HISPANIC OR LATINO AND RACE | | |
| Total population | 3,516 | 100.0 |
| Hispanic or Latino (of any race) | 215 | 6.1 |
| Mexican | 150 | 4.3 |
| Puerto Rican | 17 | 0.5 |
| Cuban | 11 | 0.3 |
| Other Hispanic or Latino | 37 | 1.1 |
| Not Hispanic or Latino | 3,301 | 93.9 |
| White alone | 2,396 | 68.1 |
| | | |
| RELATIONSHIP | | |
| Total population | 3,516 | 100.0 |
| In households | 3,502 | 99.6 |
| Householder | 1,290 | 36.7 |
| Spouse | 681 | 19.4 |
| Child | 1,079 | 30.7 |
| Own child under 18 years | 784 | 22.3 |
| Other relatives | 258 | 7.3 |
| Under 18 years | 110 | 3.1 |
| Nonrelatives | 194 | 5.5 |
| Unmarried partner | 69 | 2.0 |
| In group quarters | 14 | 0.4 |
| Institutionalized population | 0 | 0.0 |
| Noninstitutionalized population | 14 | 0.4 |
| | | |
| HOUSEHOLDS BY TYPE | | |
| Total households | 1,290 | 100.0 |
| Family households (families) | 955 | 74.0 |
| With own children under 18 years | 441 | 34.2 |
| Married-couple family | 681 | 52.8 |
| With own children under 18 years | 295 | 22.9 |
| Female householder, no husband present | 210 | 16.3 |
| With own children under 18 years | 112 | 8.7 |
| Nonfamily households | 335 | 26.0 |
| Householder living alone | 259 | 20.1 |
| Householder 65 years and over | 86 | 6.7 |

| | | |
|--|-------|-------|
| Households with individuals under 18 years | 503 | 39.0 |
| Households with individuals 65 years and over | 263 | 20.4 |
| Average household size | 2.71 | (X) |
| Average family size | 3.11 | (X) |
| HOUSING OCCUPANCY | | |
| Total housing units | 1,325 | 100.0 |
| Occupied housing units | 1,290 | 97.4 |
| Vacant housing units | 35 | 2.6 |
| For seasonal, recreational, or occasional use | 0 | 0.0 |
| Homeowner vacancy rate (percent) | 0.5 | (X) |
| Rental vacancy rate (percent) | 4.3 | (X) |
| HOUSING TENURE | | |
| Occupied housing units | 1,290 | 100.0 |
| Owner-occupied housing units | 931 | 72.2 |
| Renter-occupied housing units | 359 | 27.8 |
| Average household size of owner-occupied unit | 2.71 | (X) |
| Average household size of renter-occupied unit | 2.72 | (X) |

(X) Not applicable

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices P1, P3, P4, P8, P9, P12, P13, P17, P18, P19, P20, P23, P27, P28, P33, PCT5, PCT8, PCT11, PCT15, H1, H3, H4, H5, H11, and H12.

COBB COUNTY
 Census Tract 313.08
 Subject

Number Percent

| | | |
|--|-------|-------|
| Total population | 4,489 | 100.0 |
| SEX AND AGE | | |
| Male | 2,163 | 48.2 |
| Female | 2,326 | 51.8 |
| Under 5 years | 291 | 6.5 |
| 5 to 9 years | 356 | 7.9 |
| 10 to 14 years | 349 | 7.8 |
| 15 to 19 years | 274 | 6.1 |
| 20 to 24 years | 236 | 5.3 |
| 25 to 34 years | 625 | 13.9 |
| 35 to 44 years | 812 | 18.1 |
| 45 to 54 years | 583 | 13.0 |
| 55 to 59 years | 187 | 4.2 |
| 60 to 64 years | 164 | 3.7 |
| 65 to 74 years | 349 | 7.8 |
| 75 to 84 years | 209 | 4.7 |
| 85 years and over | 54 | 1.2 |
| Median age (years) | 36.5 | (X) |
| 18 years and over | 3,319 | 73.9 |
| Male | 1,570 | 35.0 |
| Female | 1,749 | 39.0 |
| 21 years and over | 3,160 | 70.4 |
| 62 years and over | 710 | 15.8 |
| 65 years and over | 612 | 13.6 |
| Male | 239 | 5.3 |
| Female | 373 | 8.3 |
| RACE | | |
| One race | 4,374 | 97.4 |
| White | 2,588 | 57.7 |
| Black or African American | 1,449 | 32.3 |
| American Indian and Alaska Native | 20 | 0.4 |
| Asian | 40 | 0.9 |
| Asian Indian | 14 | 0.3 |
| Chinese | 0 | 0.0 |
| Filipino | 0 | 0.0 |
| Japanese | 3 | 0.1 |
| Korean | 3 | 0.1 |
| Vietnamese | 15 | 0.3 |
| Other Asian ¹ | 5 | 0.1 |
| Native Hawaiian and Other Pacific Islander | 3 | 0.1 |
| Native Hawaiian | 0 | 0.0 |
| Guamanian or Chamorro | 3 | 0.1 |
| Samoan | 0 | 0.0 |
| Other Pacific Islander ² | 0 | 0.0 |

| | | |
|--|-------|-------|
| Some other race | 274 | 6.1 |
| Two or more races | 115 | 2.6 |
| | | |
| Race alone or in combination with one or more other races ³ | | |
| White | 2,677 | 59.6 |
| Black or African American | 1,490 | 33.2 |
| American Indian and Alaska Native | 50 | 1.1 |
| Asian | 64 | 1.4 |
| Native Hawaiian and Other Pacific Islander | 10 | 0.2 |
| Some other race | 316 | 7.0 |
| | | |
| HISPANIC OR LATINO AND RACE | | |
| Total population | 4,489 | 100.0 |
| Hispanic or Latino (of any race) | 439 | 9.8 |
| Mexican | 259 | 5.8 |
| Puerto Rican | 30 | 0.7 |
| Cuban | 7 | 0.2 |
| Other Hispanic or Latino | 143 | 3.2 |
| Not Hispanic or Latino | 4,050 | 90.2 |
| White alone | 2,448 | 54.5 |
| | | |
| RELATIONSHIP | | |
| Total population | 4,489 | 100.0 |
| In households | 4,483 | 99.9 |
| Householder | 1,668 | 37.2 |
| Spouse | 864 | 19.2 |
| Child | 1,341 | 29.9 |
| Own child under 18 years | 1,018 | 22.7 |
| Other relatives | 361 | 8.0 |
| Under 18 years | 116 | 2.6 |
| Nonrelatives | 249 | 5.5 |
| Unmarried partner | 85 | 1.9 |
| In group quarters | 6 | 0.1 |
| Institutionalized population | 0 | 0.0 |
| Noninstitutionalized population | 6 | 0.1 |
| | | |
| HOUSEHOLDS BY TYPE | | |
| Total households | 1,668 | 100.0 |
| Family households (families) | 1,182 | 70.9 |
| With own children under 18 years | 567 | 34.0 |
| Married-couple family | 864 | 51.8 |
| With own children under 18 years | 407 | 24.4 |
| Female householder, no husband present | 225 | 13.5 |
| With own children under 18 years | 118 | 7.1 |
| Nonfamily households | 486 | 29.1 |
| Householder living alone | 414 | 24.8 |
| Householder 65 years and over | 181 | 10.9 |
| | | |
| Households with individuals under 18 years | 635 | 38.1 |
| Households with individuals 65 years and over | 461 | 27.6 |

| | | |
|--|-------|-------|
| Average household size | 2.69 | (X) |
| Average family size | 3.17 | (X) |
| HOUSING OCCUPANCY | | |
| Total housing units | 1,709 | 100.0 |
| Occupied housing units | 1,668 | 97.6 |
| Vacant housing units | 41 | 2.4 |
| For seasonal, recreational, or occasional use | 0 | 0.0 |
| Homeowner vacancy rate (percent) | 0.2 | (X) |
| Rental vacancy rate (percent) | 2.8 | (X) |
| HOUSING TENURE | | |
| Occupied housing units | 1,668 | 100.0 |
| Owner-occupied housing units | 1,178 | 70.6 |
| Renter-occupied housing units | 490 | 29.4 |
| Average household size of owner-occupied unit | 2.80 | (X) |
| Average household size of renter-occupied unit | 2.42 | (X) |

| Subject | Number | Percent |
|---------|--------|---------|
|---------|--------|---------|

(X) Not applicable

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices P1, P3, P4, P8, P9, P12, P13, P17, P18, P19, P20, P23, P27, P28, P33, PCT5, PCT8, PCT11, PCT15, H1, H3, H4, H5, H11, and H12.

COBB COUNTY
 Census Tract 313.09
 Subject

| | Number | Percent |
|--|--------|---------|
| Total population | 6,429 | 100.0 |
| SEX AND AGE | | |
| Male | 2,994 | 46.6 |
| Female | 3,435 | 53.4 |
| Under 5 years | 455 | 7.1 |
| 5 to 9 years | 509 | 7.9 |
| 10 to 14 years | 510 | 7.9 |
| 15 to 19 years | 425 | 6.6 |
| 20 to 24 years | 322 | 5.0 |
| 25 to 34 years | 1,053 | 16.4 |
| 35 to 44 years | 1,314 | 20.4 |
| 45 to 54 years | 821 | 12.8 |
| 55 to 59 years | 299 | 4.7 |
| 60 to 64 years | 223 | 3.5 |
| 65 to 74 years | 271 | 4.2 |
| 75 to 84 years | 185 | 2.9 |
| 85 years and over | 42 | 0.7 |
| Median age (years) | 34.6 | (X) |
| 18 years and over | 4,677 | 72.7 |
| Male | 2,148 | 33.4 |
| Female | 2,529 | 39.3 |
| 21 years and over | 4,469 | 69.5 |
| 62 years and over | 627 | 9.8 |
| 65 years and over | 498 | 7.7 |
| Male | 190 | 3.0 |
| Female | 308 | 4.8 |
| RACE | | |
| One race | 6,303 | 98.0 |
| White | 2,902 | 45.1 |
| Black or African American | 3,177 | 49.4 |
| American Indian and Alaska Native | 12 | 0.2 |
| Asian | 53 | 0.8 |
| Asian Indian | 12 | 0.2 |
| Chinese | 0 | 0.0 |
| Filipino | 25 | 0.4 |
| Japanese | 0 | 0.0 |
| Korean | 5 | 0.1 |
| Vietnamese | 4 | 0.1 |
| Other Asian ¹ | 7 | 0.1 |
| Native Hawaiian and Other Pacific Islander | 0 | 0.0 |
| Native Hawaiian | 0 | 0.0 |
| Guamanian or Chamorro | 0 | 0.0 |
| Samoan | 0 | 0.0 |

| | | |
|--|-------|-------|
| Other Pacific Islander ² | 0 | 0.0 |
| Some other race | 159 | 2.5 |
| Two or more races | 126 | 2.0 |
| | | |
| Race alone or in combination with one or more other races ³ | | |
| White | 2,995 | 46.6 |
| Black or African American | 3,241 | 50.4 |
| American Indian and Alaska Native | 51 | 0.8 |
| Asian | 68 | 1.1 |
| Native Hawaiian and Other Pacific Islander | 3 | 0.0 |
| Some other race | 202 | 3.1 |
| | | |
| HISPANIC OR LATINO AND RACE | | |
| Total population | 6,429 | 100.0 |
| Hispanic or Latino (of any race) | 310 | 4.8 |
| Mexican | 207 | 3.2 |
| Puerto Rican | 43 | 0.7 |
| Cuban | 10 | 0.2 |
| Other Hispanic or Latino | 50 | 0.8 |
| Not Hispanic or Latino | 6,119 | 95.2 |
| White alone | 2,783 | 43.3 |
| | | |
| RELATIONSHIP | | |
| Total population | 6,429 | 100.0 |
| In households | 6,429 | 100.0 |
| Householder | 2,368 | 36.8 |
| Spouse | 1,238 | 19.3 |
| Child | 2,019 | 31.4 |
| Own child under 18 years | 1,539 | 23.9 |
| Other relatives | 467 | 7.3 |
| Under 18 years | 174 | 2.7 |
| Nonrelatives | 337 | 5.2 |
| Unmarried partner | 124 | 1.9 |
| In group quarters | 0 | 0.0 |
| Institutionalized population | 0 | 0.0 |
| Noninstitutionalized population | 0 | 0.0 |
| | | |
| HOUSEHOLDS BY TYPE | | |
| Total households | 2,368 | 100.0 |
| Family households (families) | 1,764 | 74.5 |
| With own children under 18 years | 891 | 37.6 |
| Married-couple family | 1,238 | 52.3 |
| With own children under 18 years | 592 | 25.0 |
| Female householder, no husband present | 420 | 17.7 |
| With own children under 18 years | 248 | 10.5 |
| Nonfamily households | 604 | 25.5 |
| Householder living alone | 494 | 20.9 |
| Householder 65 years and over | 136 | 5.7 |
| | | |
| Households with individuals under 18 years | 997 | 42.1 |

| | | |
|--|-------|-------|
| Households with individuals 65 years and over | 395 | 16.7 |
| Average household size | 2.71 | (X) |
| Average family size | 3.11 | (X) |
| HOUSING OCCUPANCY | | |
| Total housing units | 2,433 | 100.0 |
| Occupied housing units | 2,368 | 97.3 |
| Vacant housing units | 65 | 2.7 |
| For seasonal, recreational, or occasional use | 1 | 0.0 |
| Homeowner vacancy rate (percent) | 1.2 | (X) |
| Rental vacancy rate (percent) | 4.1 | (X) |
| HOUSING TENURE | | |
| Occupied housing units | 2,368 | 100.0 |
| Owner-occupied housing units | 2,087 | 88.1 |
| Renter-occupied housing units | 281 | 11.9 |
| Average household size of owner-occupied unit | 2.68 | (X) |
| Average household size of renter-occupied unit | 2.95 | (X) |

(X) Not applicable

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices P1, P3, P4, P8, P9, P12, P13, P17, P18, P19, P20, P23, P27, P28, P33, PCT5, PCT8, PCT11, PCT15, H1, H3, H4, H5, H11, and H12.

COBB COUNTY

Subject

Number Percent

| Subject | Number | Percent |
|--|---------|---------|
| Total population | 607,751 | 100.0 |
| SEX AND AGE | | |
| Male | 301,508 | 49.6 |
| Female | 306,243 | 50.4 |
| Under 5 years | 43,938 | 7.2 |
| 5 to 9 years | 44,858 | 7.4 |
| 10 to 14 years | 44,295 | 7.3 |
| 15 to 19 years | 39,535 | 6.5 |
| 20 to 24 years | 40,708 | 6.7 |
| 25 to 34 years | 110,283 | 18.1 |
| 35 to 44 years | 111,675 | 18.4 |
| 45 to 54 years | 86,185 | 14.2 |
| 55 to 59 years | 26,597 | 4.4 |
| 60 to 64 years | 17,641 | 2.9 |
| 65 to 74 years | 24,079 | 4.0 |
| 75 to 84 years | 13,801 | 2.3 |
| 85 years and over | 4,156 | 0.7 |
| Median age (years) | 33.2 | (X) |
| 18 years and over | 449,345 | 73.9 |
| Male | 219,929 | 36.2 |
| Female | 229,416 | 37.7 |
| 21 years and over | 428,082 | 70.4 |
| 62 years and over | 51,908 | 8.5 |
| 65 years and over | 42,036 | 6.9 |
| Male | 17,126 | 2.8 |
| Female | 24,910 | 4.1 |
| RACE | | |
| One race | 596,378 | 98.1 |
| White | 439,991 | 72.4 |
| Black or African American | 114,233 | 18.8 |
| American Indian and Alaska Native | 1,579 | 0.3 |
| Asian | 18,587 | 3.1 |
| Asian Indian | 5,599 | 0.9 |
| Chinese | 3,504 | 0.6 |
| Filipino | 1,195 | 0.2 |
| Japanese | 995 | 0.2 |
| Korean | 3,379 | 0.6 |
| Vietnamese | 1,715 | 0.3 |
| Other Asian ¹ | 2,200 | 0.4 |
| Native Hawaiian and Other Pacific Islander | 257 | 0.0 |
| Native Hawaiian | 53 | 0.0 |
| Guamanian or Chamorro | 84 | 0.0 |
| Samoan | 43 | 0.0 |
| Other Pacific Islander ² | 77 | 0.0 |

| | | |
|--|---------|-------|
| Some other race | 21,731 | 3.6 |
| Two or more races | 11,373 | 1.9 |
| | | |
| Race alone or in combination with one or more other races ³ | | |
| White | 448,636 | 73.8 |
| Black or African American | 118,229 | 19.5 |
| American Indian and Alaska Native | 4,036 | 0.7 |
| Asian | 21,306 | 3.5 |
| Native Hawaiian and Other Pacific Islander | 699 | 0.1 |
| Some other race | 27,015 | 4.4 |
| | | |
| HISPANIC OR LATINO AND RACE | | |
| Total population | 607,751 | 100.0 |
| Hispanic or Latino (of any race) | 46,964 | 7.7 |
| Mexican | 29,833 | 4.9 |
| Puerto Rican | 3,684 | 0.6 |
| Cuban | 1,436 | 0.2 |
| Other Hispanic or Latino | 12,011 | 2.0 |
| Not Hispanic or Latino | 560,787 | 92.3 |
| White alone | 417,947 | 68.8 |
| | | |
| RELATIONSHIP | | |
| Total population | 607,751 | 100.0 |
| In households | 600,457 | 98.8 |
| Householder | 227,487 | 37.4 |
| Spouse | 123,587 | 20.3 |
| Child | 179,828 | 29.6 |
| Own child under 18 years | 145,498 | 23.9 |
| Other relatives | 31,905 | 5.2 |
| Under 18 years | 9,845 | 1.6 |
| Nonrelatives | 37,650 | 6.2 |
| Unmarried partner | 10,551 | 1.7 |
| In group quarters | 7,294 | 1.2 |
| Institutionalized population | 4,098 | 0.7 |
| Noninstitutionalized population | 3,196 | 0.5 |
| | | |
| HOUSEHOLDS BY TYPE | | |
| Total households | 227,487 | 100.0 |
| Family households (families) | 156,579 | 68.8 |
| With own children under 18 years | 81,519 | 35.8 |
| Married-couple family | 123,587 | 54.3 |
| With own children under 18 years | 62,713 | 27.6 |
| Female householder, no husband present | 24,447 | 10.7 |
| With own children under 18 years | 14,888 | 6.5 |
| Nonfamily households | 70,908 | 31.2 |
| Householder living alone | 52,791 | 23.2 |
| Householder 65 years and over | 9,415 | 4.1 |
| | | |
| Households with individuals under 18 years | 87,383 | 38.4 |
| Households with individuals 65 years and over | 29,651 | 13.0 |

| | | |
|--|---------|-------|
| Average household size | 2.64 | (X) |
| Average family size | 3.14 | (X) |
| HOUSING OCCUPANCY | | |
| Total housing units | 237,522 | 100.0 |
| Occupied housing units | 227,487 | 95.8 |
| Vacant housing units | 10,035 | 4.2 |
| For seasonal, recreational, or occasional use | 585 | 0.2 |
| Homeowner vacancy rate (percent) | 1.4 | (X) |
| Rental vacancy rate (percent) | 5.8 | (X) |
| HOUSING TENURE | | |
| Occupied housing units | 227,487 | 100.0 |
| Owner-occupied housing units | 155,055 | 68.2 |
| Renter-occupied housing units | 72,432 | 31.8 |
| Average household size of owner-occupied unit | 2.76 | (X) |
| Average household size of renter-occupied unit | 2.39 | (X) |

(X) Not applicable

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices P1, P3, P4, P8, P9, P12, P13, P17, P18, P19, P20, P23, P27, P28, P33, PCT5, PCT8, PCT11, PCT15, H1, H3, H4, H5, H11, and H12.

Appendix B

Land Use Inventory

| <i>Site No.</i> | <i>District – Land Lot - Parcel</i> | <i>Property Owner Address</i> |
|-----------------|-------------------------------------|---|
| <i>A-37</i> | 18-0031-024 | Brown Winnie Ruth Helms 5734 Dogwood Cir. Austell, GA 30168 |
| <i>A-37</i> | 18-0031-025 | Brown Winnie Ruth Helms 5734 Dogwood Cir. Austell, GA 30168 |
| <i>A-38</i> | 18-0030-084 | Crowe Donald W 2215 Venesa Cir. Austell, GA 30168 |
| <i>A-38</i> | 18-0030-082 | Brown Cleveland 2235 Venesa Cir. Austell, GA 30168 |
| <i>A-38</i> | 18-0030-085 | Camor Properties Inc. P.O. Box 1308 Smyrna, GA 30081 |
| <i>A-38</i> | 18-0030-081 | Holmes Joyce 2245 Venesa Cir. Austell, GA 30168 |
| <i>A-39</i> | 18-0030-089 | Willson Gregory Hoyt 2060 Sanders Dr. Austell, GA 30168 |
| <i>A-39</i> | 18-0030-088 | Daniel James Robert 2050 Sanders Dr. Austell, GA 30168 |
| <i>A-39</i> | 18-0030-087 | Reddy N N 3341 Trails End Rd. Roswell, GA 30075 |
| <i>A-39</i> | 18-0030-086 | Dobbs Jerry Leon 2030 Sanders Dr. Austell, GA 30168 |

| <i>Site No.</i> | <i>District – Land Lot - Parcel</i> | <i>Property Owner Address</i> |
|-----------------|-------------------------------------|---|
| <i>A-39</i> | 18-0030-085 | Damor Properties Inc. P.O. Box 1306 Smyrna, GA 30081 |
| <i>A-39</i> | 18-0030-090 | McCreery Paul K 2070 Sanders Dr. Austell, GA 30168 |
| <i>A-40</i> | 19-1302-063 | Friedrich Stephen M 1831 Bankhead Hwy. Austell, GA 30168 |
| <i>A-41</i> | 19-1302-057 | Sulzer Escher Wyss Inc. P.O. Box 217 Austell, GA 30168 |
| <i>A-41</i> | 19-1302-046 | Sulzer Escher Wyss Inc. P.O. Box 217 Austell, GA 30168 |
| <i>A-41</i> | 19-1302-032 | Sulzer Escher Wyss Inc. P.O. Box 217 Austell, GA 30168 |
| <i>A-42</i> | 19-1302-012 | Kangaroo Inc. 1175 Airport Pkwy. Gainesville, GA 30168 |
| <i>A-42</i> | 19-1302-013 | Wang Cheng Chi 1955 Brookhaven Ave. Placentia, CA 92870 |
| <i>A-43</i> | 19-1302-061 | Border Helen Diane 1213 Wynford Colony Marietta, GA 30064 |
| <i>A-43</i> | 19-1302-037 | Border Helen Diane 1213 Wynford Colony Marietta, GA 30064 |

| <i>Site No.</i> | <i>District – Land Lot - Parcel</i> | <i>Property Owner Address</i> |
|-----------------|-------------------------------------|--|
| <i>A-44</i> | 19-1302-012 | Kangaroo Inc. 1175 Airport Pkwy. Gainesville, GA 30501 |
| <i>A-44</i> | 19-1302-013 | Wang Cheng Chih 1955 Brookhaven Ave. Placentia, CA 92870 |
| <i>A-44</i> | 19-1302-037 | Border Helen Diane 1213 Wynford Colony Marietta, GA 30064 |
| <i>A-44</i> | 19-1302-061 | Border Helen Diane 1213 Wynford Colony Marietta, GA 30064 |
| <i>A-44</i> | 19-1302-015 | People Loan & Finance 1870 Veterans Memorial Austell, GA 30168 |
| <i>A-44</i> | 19-1302-017 | Hayes Gladys H Miss 5045 Flint Rd. Austell, GA 30106 |
| <i>A-44</i> | 19-1302-050 | Gibbs H Barry P.O. Box 744 Austell, GA 30168 |
| <i>A-44</i> | 19-1302-019 | Gibbs Joel L P.O. Box 486 Austell, GA 30168 |
| <i>A-44</i> | 19-1302-011 | Stansel James L 5590 Harris St. Austell, GA 30106 |
| <i>A-44</i> | 19-1302-010 | Alexander Willard A. 456 Riverhill Dr. Atlanta, GA 30328 |

| <i>Site No.</i> | <i>District – Land Lot - Parcel</i> | <i>Property Owner Address</i> |
|-----------------|-------------------------------------|---|
| <i>A-45</i> | 19-1302-050 | Gibbs H Barry P.O. Box 744 Austell, GA 30168 |
| <i>A-45</i> | 19-1302-017 | Hayes Gladys H Miss 5045 Flint Hill Rd. Austell, GA 30106 |
| <i>A-46</i> | 19-1289-022 | Midway Christian Church 5526 Harris St. Suite 300 Austell, GA 30106 |
| <i>A-46</i> | 19-1289-023 | Turney T.L. 1788 Sylvia St. Austell, GA 30106 |
| <i>A-47</i> | 19-1289-024 | Conner Elizabeth Ann 1842 First St. Austell, GA 30106 |
| <i>A-47</i> | 19-1289-025 | Conner Elizabeth Ann 1842 First St. Austell, GA 30106 |
| <i>A-47</i> | 19-1289-026 | No Information Available. |
| <i>A-47</i> | 19-1289-027 | Cox George T Sr. 1881 Sylvia St. Austell, GA 30106 |
| <i>A-47</i> | 19-1289-043 | Turney John Nuey 1840 First St. Austell, GA 30106 |
| <i>A-47</i> | 19-1289-042 | Conner Bobby E 1828 First St. Austell, GA 30106 |

| <i>Site No.</i> | <i>District – Land Lot - Parcel</i> | <i>Property Owner Address</i> |
|-----------------|-------------------------------------|---|
| <i>A-47</i> | 19-1289-047 | Warren Robert W 1852 First St. Austell, GA 30106 |
| <i>A-47</i> | 19-1289-046 | Bobb Byron A 1854 First St. Austell, GA 30106 |
| <i>A-47</i> | 19-1289-045 | Thibeaux Mark Anthony 1876 First St. Austell, GA 30106 |
| <i>A-47</i> | 19-1289-044 | Vogel Eddie Dean 1888 First St. Austell, GA 30106 |
| <i>A-48</i> | 19-1289-018 | E. E. Beavers Family Prt. 1193 Bankhead Hwy. Mableton, GA 30126 |
| <i>A-48</i> | 19-1289-019 | E. E. Beavers Family Prt. 1193 Bankhead Hwy. Mableton, GA 30126 |
| <i>A-48</i> | 19-1289-053 | Long Edgar C 1193 Bankhead Hwy. Mableton, GA 30126 |
| <i>A-48</i> | 19-1289-054 | E. E. Beavers Family Prt. 1193 Bankhead Hwy. Mableton, GA 30126 |
| <i>A-48</i> | 19-1289-055 | E. E. Beavers Family Prt. 1193 Bankhead Hwy. Mableton, GA 30126 |
| <i>A-48</i> | 19-1289-056 | E. E. Beavers Family Prt. 1193 Bankhead Hwy. Mableton, GA 30126 |

| <i>Site No.</i> | <i>District – Land Lot - Parcel</i> | <i>Property Owner Address</i> |
|-----------------|-------------------------------------|--|
| <i>A-49</i> | 19-1302-050 | Gibbs H Barry P.O. Box 744 Austell, GA 30168 |
| <i>A-49</i> | 19-1302-017 | Hayes Gladys H Miss 5045 Flint Hill Rd. Austell, GA 30106 |
| <i>A-49</i> | 19-1302-016 | Ball Edna H Mrs. 5045 Flint Hill Rd. Austell, GA 30106 |
| <i>A-49</i> | 19-1302-015 | People Loan & Finance 1870 Veterans Memorial Austell, GA 30168 |
| <i>A-50</i> | 19-1302-014 | Thomas Julian L 4653 Glenleigh Dr. Mableton, GA 30126 |
| <i>A-50</i> | 19-1302-055 | Thomas Julian L 4653 Glenleigh Dr. Mableton, GA 30126 |
| <i>A-51/52</i> | 19-1302-054 | Thomas Julian L 4653 Glenleigh Dr. Mableton, GA 30126 |
| <i>A-51/52</i> | 19-1302-008 | Black K E 3178 Old 41 Hwy. Kennesaw, GA 30106 |
| <i>A-51/52</i> | 19-1302-013 | Wang Cheng Chih 1955 Brookhaven Ave. Placentia, CA 92870 |
| <i>A-51/52</i> | 19-1302-012 | Kangaroo Inc. 1175 Airport Pkwy Gainsville, GA 30501 |

| <i>Site No.</i> | <i>District – Land Lot - Parcel</i> | <i>Property Owner Address</i> |
|-----------------|-------------------------------------|--|
| <i>A-51/52</i> | 19-1302-011 | Stansel James L. 5590 Harris St. Austell, GA 30106 |
| <i>A-51/52</i> | 19-1302-010 | Alexander Willard A. 456 Riverhill Dr. Atlanta, GA 30328 |
| <i>A-51/52</i> | 19-1302-006 | Aurund Gary Lee 5570 Harris St. Austell, GA 30106 |
| <i>A-53</i> | 19-1290-011 | Harris William C 5556 Davis Dr. Austell, GA 30106 |
| <i>A-54</i> | 19-1302-001 | Gray Harold O 1205 Angelia Dr. Mableton, GA 30126 |
| <i>A-54</i> | 19-1302-003 | Ferguson Ruby S 5585 Harris St. Austell, GA 30106 |
| <i>A-54</i> | 19-1302-004 | Lodge William A 6163 Pine Ln. Douglasville, GA 30135 |
| <i>A-54</i> | 19-1302-005 | Ramsay Peggy Sue 5561 Harris St. Austell, GA 30106 |
| <i>A-55</i> | 19-1290-010 | Harris William C Mrs. 5546 Davis Dr. Austell, GA 30106 |
| <i>A-55</i> | 19-1290-013 | Harris Elsie Dewberry 5556 Davis Dr. Austell, GA 30106 |

| <i>Site No.</i> | <i>District – Land Lot - Parcel</i> | <i>Property Owner Address</i> |
|-----------------|-------------------------------------|---|
| <i>A-56</i> | 19-1301-010 | Harris William C 5556 Davis Dr. Austell, GA 30106 |
| <i>A-57</i> | 19-1301-011 | Harris Elsie Mae 5578 Davis Dr. Austell, GA 30106 |
| <i>A-58</i> | 19-1301-009 | Turley James T R 3974 Lithia Way Lithia Springs, GA 30122 |
| <i>A-59</i> | 19-1301-006 | Wilson Dora Lee 1728 Spring Rd. Austell, GA 30106 |
| <i>A-59</i> | 19-1301-005 | Price Phyllis D. 5590 Lakeview Dr. Austell, GA 30106 |
| <i>A-59</i> | 19-1301-004 | Price Phyllis D. 5590 Lakeview Dr. Austell, GA 30106 |
| <i>A-59</i> | 19-1301-003 | Price Phyllis D. 5590 Lakeview Dr. Austell, GA 30106 |
| <i>A-59</i> | 19-1301-001 | Yeomans Richard David 5568 Lakeview Dr. Austell, GA 30106 |
| <i>A-60</i> | 19-1301-012 | West Adrian 5581 Davis Dr. Austell, GA 30168 |
| <i>A-61</i> | 19-1301-013 | Adams Moreland Jr. P.O. Box 2364 Carrollton, GA 30117 |

| <i>Site No.</i> | <i>District – Land Lot - Parcel</i> | <i>Property Owner Address</i> |
|-----------------|-------------------------------------|---|
| <i>A-62</i> | 19-1301-016 | Kelley Donald Hugh 4112 Wells Circle Douglasville, GA 30135 |
| <i>A-63</i> | 19-1301-016 | Kelley Donald Hugh 4112 Wells Circle Douglasville, GA 30135 |
| <i>A-64</i> | 19-1301-035 | Harris Thomas A MD 1731 SW Bankhead Hwy Mableton, GA 30126 |
| <i>A-64</i> | 19-1301-045 | No Information Available. |
| <i>A-65</i> | 19-1301-015 | Miles Maurice 1793 Belcher Cir. Austell, GA 30126 |
| <i>A-66</i> | 19-1301-016 | Kelley Donald Hugh 4112 Wells Circle Douglasville, GA 30135 |
| <i>A-67</i> | 19-1301-018 | Tzimblakis Tony 1732 Veterans Memorial Austell, GA 30168 |
| <i>A-68</i> | 19-1301-020 | Tzimblakis Tony 1732 Veterans Memorial Austell, GA 30168 |
| <i>A-69</i> | 19-1301-021 | Kirk Anthony A 1722 Veterans Memorial Austell, GA 30168 |
| <i>A-70</i> | 19-1301-022 | Pcal Patricia Ann 5362 Peak St. Mableton, GA 30126 |

| <i>Site No.</i> | <i>District – Land Lot - Parcel</i> | <i>Property Owner Address</i> |
|-----------------|-------------------------------------|---|
| <i>A-70</i> | 19-1301-023 | Peal Patricia Ann 5362 Peak St. Mableton, GA 30126 |
| <i>A-71</i> | 19-1301-024 | Carty Ina E 1690 Bankhead Hwy Austell, GA 30168 |
| <i>A-72</i> | 19-1301-025 | Dillingham Pearl C. P.O. Box 365 Austell, GA 30168 |
| <i>A-73</i> | 19-1301-033 | Poole C. Freeman 1736 Belcher Cir. Austell, GA 30168 |
| <i>A-74</i> | 19-1301-032 | Poole C. Freeman 1736 Belcher Cir. Austell, GA 30168 |
| <i>A-75</i> | 19-1301-030 | Poole Jerry D. 1671 Bankhead Hwy. Austell, GA 30168 |
| <i>A-76</i> | 19-1301-028 | Poole C. Freeman 1736 Belcher Cir. Austell, GA 30168 |
| <i>A-76</i> | 19-1301-029 | Poole C. Freeman 1736 Belcher Cir. Austell, GA 30168 |
| <i>A-77</i> | 19-1300-028 | Dowling Juliet Miss P.O. Box 56988 Sherman Oaks, CA 91413 |
| <i>A-77</i> | 19-1300-029 | Dowling Juliet Miss P.O. Box 56988 Sherman Oaks, CA 91413 |

| <i>Site No.</i> | <i>District – Land Lot – Parcel</i> | <i>Property Owner Address</i> |
|-----------------|-------------------------------------|---|
| <i>A-77</i> | 19-1300-030 | Dowling Juliet Miss P.O. Box 56988 Sherman Oaks, CA 91413 |
| <i>A-77</i> | 19-1300-032 | Dowling Juliet Miss P.O. Box 56988 Sherman Oaks, CA 91413 |
| <i>A-78</i> | 18-0033-036 | Travis Truman P.O. Box 419627 Kansas City, MO 64141 |
| <i>A-79</i> | 18-0033-006 | Floyd W H 5768 James Rd. Austell, GA 30168 |
| <i>A-79</i> | 18-0033-017 | Kilpatrick Virgil L 1564 Brannon Cir. Austell, GA 30106 |
| <i>A-79</i> | 18-0033-018 | Moreland Eilian C 5714 South Gordon Rd. Austell, GA 30168 |
| <i>A-79</i> | 18-0033-019 | Newson Amelia Launa 5724 South Gordon Rd. Austell, GA 30168 |
| <i>A-80</i> | 18-0032-001 | Poole Jerry D & Freeman 1736 Belcher Cir. Austell, GA 30168 |
| <i>A-80</i> | 18-0032-002 | Poole Jerry D & Freeman 1736 Belcher Cir. Austell, GA 30168 |
| <i>A-80</i> | 18-0032-003 | Poole Jerry D & Freeman 1736 Belcher Cir. Austell, GA 30168 |

| <i>Site No.</i> | <i>District – Land Lot – Parcel</i> | <i>Property Owner Address</i> |
|-----------------|-------------------------------------|---|
| <i>A-81</i> | 18-0032-015 | Raines Elsie Drucill 1788 Belcher Cir. Austell, GA 30168 |
| <i>A-81</i> | 18-0032-014 | Harris Thomas A MD 5684 Red Coat Run Stone Mountain, GA 30087 |
| <i>A-81</i> | 18-0032-051 | Howard Margie Syble 1780 Belcher Cir. Austell, GA 30001 |
| <i>A-81</i> | 18-0032-013 | Long Crystal M 1769 Belcher Cir. Austell, GA 30168 |
| <i>A-81</i> | 18-0032-033 | Poole C Freeman 1736 Belcher Cir. Austell, GA 30168 |
| <i>A-81</i> | 18-0032-010 | Poole Carolyn Meredith 4498 Kinvarra Cir. Mableton, GA 30126 |
| <i>A-81</i> | 18-0032-008 | Abshire Ami J 1704 Belcher Cir. Austell, GA 30168 |
| <i>A-81</i> | 18-0032-007 | Peal GL 5760 South Gordon Rd. Austell, GA 30168 |
| <i>A-81</i> | 18-0032-036 | Beryman Harold W 532 Curtis Brown Rd. Tallapoosa, GA 30176 |
| <i>A-81</i> | 18-0032-006 | Beavers E E 1193 Veterans Memorial Mableton, GA 30126 |

| Site No. | District – Land Lot - Parcel | Property Owner Address |
|-----------------|-------------------------------------|--|
| A-81 | 18-0032-005 | Rodgers Lasandra 5740 South Gordon Rd. Austell, GA 30168 |
| A-82 | 18-0032-050 | Wallace Carol P 1731 Belcher Cir. Austell, GA 30168 |
| A-82 | 18-0032-029 | Wallace Carol P 1731 Belcher Cir. Austell, GA 30168 |
| A-82 | 18-0032-049 | Wallace Carol P 1731 Belcher Cir. Austell, GA 30168 |
| A-82 | 18-0032-028 | Bell Larry E 1743 Belcher Cir. Austell, GA 30168 |
| A-82 | 18-0032-027 | Rakestraw Richard L 1755 Belcher Cir. Austell, GA 30168 |
| A-82 | 18-0032-025 | Carr Jerry L 1787 Belcher Cir. Austell, GA 30168 |
| A-82 | 18-0032-026 | Vaughan Eleanor A 1785 Belcher Cir. Austell, GA 30168 |
| B-1 | 18-0033-008 | Davis Chapel Bap. Church 5723 South Gordon St. Austell, GA 30168 |
| B-2 | 18-0033-008 | Davis Chapel Bap. Church 5723 South Gordon St. Austell, GA 30168 |

| Site No. | District – Land Lot - Parcel | Property Owner Address |
|-----------------|-------------------------------------|--|
| B-3 | 18-0033-010 | Floyd Fannie Mrs. Seays Rd. Mableton, GA 30059 |
| B-3 | 18-0033-012 | Davis Chapel Bap. Church 5723 South Gordon St. Austell, GA 30168 |
| B-3 | 18-0033-013 | No Information Available. |
| B-3 | 18-0033-014 | No Information Available. |
| B-3 | 18-0033-050 | No Information Available. |
| B-3 | 18-0033-051 | No Information Available. |
| B-3 | 18-0032-040 | Gaspar Jeannie E 5761 South Gordon Rd. Austell, GA 30168 |
| B-3 | 18-0032-043 | Hillerby Clifford 1620 Virginia Pl. Austell, GA 30168 |
| B-4 | 19-1300-020 | Gibson Grover P.O. Box 315 Austell, GA 30168 |
| B-4 | 19-1300-026 | Roberts Audrey 5641 Lakeview Dr. Austell, GA 30168 |

| Site No. | District – Land Lot - Parcel | Property Owner Address |
|-----------------|-------------------------------------|--|
| B-4 | 19-1300-027 | Gibson Grover P.O. Box 315 Austell, GA 30168 |
| B-4 | 19-1300-025 | Gibson Grover P.O. Box 315 Austell, GA 30168 |
| B-5 | 19-1300-024 | Travis Truman 329 Concord Bridge Pl. Smyrna, GA 30082 |
| B-5 | 19-1300-021 | Ferguson M Lane 116 Magazine St. Dallas, GA 30157 |
| B-6 | 19-1300-033 | Alexander Virginia 4781 South Atlanta Rd. Smyrna, GA 30080 |
| B-7 | 19-1300-031 | Alexander Virginia 4781 South Atlanta Rd. Smyrna, GA 30080 |
| B-8 | 19-1300-022 | Alexander Virginia 4781 South Atlanta Rd. Smyrna, GA 30080 |
| B-9 | 19-1300-023 | Brown Joyce Ann 1605 Spring Rd. Austell, GA 30106 |
| B-10 | 19-1300-019 | Brown Richard C 5589 Lakeview Dr. Austell, GA 30106 |
| B-10 | 19-1300-015 | Brown Richard C. 1604 Spring Rd. Austell, GA 30106 |

| Site No. | District – Land Lot - Parcel | Property Owner Address |
|-----------------|-------------------------------------|--|
| B-11 | 19-1300-004 | Cobb County 100 Cherokee St. Ste. 300 Marietta, GA 30090 |
| B-12 | 19-1300-004 | Cobb County 100 Cherokee St. Ste. 300 Marietta, GA 30090 |
| B-13 | 19-1300-003 | Aiken L D 1558 Bankhead Hwy. Austell, GA 30168 |
| B-14 | 19-1300-003 | Aiken L D 1558 Bankhead Hwy. Austell, GA 30168 |
| B-15 | 19-1300-037 | Flanagan Michael Todd 5647 Burrus Rd. Austell, GA 30106 |
| B-16 | 18-0033-001 | Hyde A.L. 3718 Lake Vista Douglasville, GA 30135 |
| B-17 | 19-1299-048 | Glores James P. 5586 Glore Dr. Mableton, GA 30126 |
| B-17 | 19-1299-074 | Glores James R. 1670 Scayes Rd. Mableton, GA 30126 |
| B-18 | 18-0033-004 | Floyd Wayne Hansel 5758 James Rd. Austell, GA 30168 |
| B-18 | 18-0033-006 | Floyd Wayne Hansel 5758 James Rd. Austell, GA 30168 |

| Site No. | District – Land Lot - Parcel | Property Owner Address |
|-----------------|-------------------------------------|--|
| B-19 | 18-0033-006 | Davis Chapel Bap. Church 5768 South Gordon Rd. Austell, GA 30168 |
| B-19 | 18-0033-007 | Davis Chapel Bap. Church 5709 South Gordon Rd. Austell, GA 30168 |
| B-20 | 18-0033-055 | Davis Chapel Bap. Church 5717 South Gordon Rd. Austell, GA 30168 |
| B-21 | 18-0033-039 | Richardson Amos F 1511 Virginia Pl. Austell, GA 30168 |
| B-21 | 18-0033-040 | Daum Rick A 1521 Virginia Pl. Austell, GA 30001 |
| B-21 | 18-0033-041 | Lynch Peggy R 1533 Virginia Pl. Austell, GA 30001 |
| B-21 | 18-0033-042 | Holt Michael L 1545 Virginia Pl. Austell, GA 30168 |
| B-21 | 18-0033-043 | McGill Peggy 1557 Virginia Pl. Austell, GA 30168 |
| B-21 | 18-0033-044 | Allan Owen M 1569 Virginia Pl. Austell, GA 30168 |
| B-21 | 18-0033-045 | Ray Lewis E. 1581 Virginia Pl. Austell, GA 30168 |

| Site No. | District – Land Lot - Parcel | Property Owner Address |
|-----------------|-------------------------------------|--|
| B-21 | 18-0033-046 | Daugherty Harold G. 1593 Virginia Pl. Austell, GA 30168 |
| B-21 | 18-0033-047 | Sears Karen L 1605 Virginia Pl. Austell, GA 30168 |
| B-21 | 18-0033-048 | Winn Charles E 1629 Virginia Pl. Austell, GA 30001 |
| B-22 | 18-0034-004 | Hyde A L 3718 Lake Vista Douglasville, GA 30135 |
| B-22 | 18-0034-025 | Hyde A L 3718 Lake Vista Douglasville, GA 30135 |
| B-23 | 19-1299-049 | Turner Linda Ann H 5660 Zanola Dr. Mableton, GA 30126 |
| B-23 | 19-1299-047 | Bohanon Richard J 208 Hartfield Ln. Dallas, GA 30132 |
| B-23 | 19-1299-034 | Massey Robert Stanley 5648 Sanola Dr. Mableton, GA 30126 |
| B-23 | 19-1299-046 | Perry Idus Carl 5671 Burrus Rd. Austell, GA 30106 |
| B-23 | 19-1299-035 | James Franklin James 5634 Zanola Dr. Mableton, GA 30126 |

| Site No. | District – Land Lot - Parcel | Property Owner Address |
|-----------------|-------------------------------------|---|
| B-23 | 19-1299-045 | King James L 2716 Mt. Vernon Rd. Lithia Springs, GA 30122 |
| B-23 | 19-1299-056 | Thomas Julian L 4653 Glenleigh Dr. Mableton, GA 30126 |
| B-23 | 19-1299-044 | Willoughby Lidge V 5624 Burrus Rd. Austell, GA 30106 |
| B-23 | 19-1299-036 | Smith Sylvia P 5610 Zanola Dr. Mableton, GA 30126 |
| B-24 | 19-1299-019 | Plata Nestor Jr. 5652 Wild Cherry Dr. Mableton, GA 30126 |
| B-24 | 19-1299-056 | Thomas Julian L 4653 Glenleigh Dr. Mableton, GA 30126 |
| B-24 | 19-1299-020 | Graffriad Khris C P.O. Box 595 Mableton, GA 30126 |
| B-24 | 19-1299-052 | Williams Bryce 7452 Mount Vernon Rd. Lithia Springs, GA 30122 |
| B-24 | 19-1299-030 | Abraham Gloria L 5615 Zanola Dr. Mableton, GA 30126 |
| B-24 | 19-1299-073 | McEntire Roger N 26 Wembley Dr. Dallas, GA 30132 |

| Site No. | District – Land Lot - Parcel | Property Owner Address |
|-----------------|-------------------------------------|---|
| B-24 | 19-1299-050 | Butler Willie C 5633 Zanola Dr. Mableton, GA 30126 |
| B-25 | 19-1299-069 | Ryan's Steak House Inc. 1777 Loop 410 Ste. 1250 San Antonio, TX 78217 |
| B-26 | 18-0034-005 | Black Rollin E Jr. 1415 Bankhead Hwy. Mableton, GA 30059 |
| B-27 | 18-0034-002 | Long John Silvers Inc. P.O. Box 14512 Lexington, KY 40512 |
| B-28 | 18-0034-001 | Hill Top Land Co. LLC 5684 Redcoat Run Stone Mountain, GA 30087 |
| B-29 | 18-0034-047 | Black Rollin E Jr. 1415 Bankhead Hwy. Mableton, GA 30059 |
| B-29 | 18-0034-048 | Carroll Brian G 1494 Sydney Ann Blvd. Mableton, GA 30126 |
| B-29 | 18-0034-024 | Delgado Nestor J 1790 Killamey Dr. Marietta, GA 30008 |
| B-29 | 18-0034-034 | Moon Kenneth Lamar 5710 Powell Rd. Mableton, GA 30126 |
| B-29 | 18-0034-022 | Travis Robert Truman P.O. Box 217 Mableton, GA 30126 |

| <i>Site No.</i> | <i>District – Land Lot - Parcel</i> | <i>Property Owner Address</i> |
|-----------------|-------------------------------------|---|
| <i>B-29</i> | 18-0034-011 | Weese, James A. 1156 Huey Road Douglasville, GA 30134 |
| <i>B-29</i> | 18-0034-007 | Putnam, Steven Turner 9429 W. Union Hill Rd. Villa Rica, GA 30180 |
| <i>B-29</i> | 18-0034-010 | Brown, David L. 5751 Powell Dr. Mableton, GA 30126 |
| <i>B-29</i> | 18-0034-012 | Scoggins, Evie H. 5751 Powell Dr. Mableton, GA 30126 |
| <i>B-29</i> | 18-0034-013 | Johnson, James S. 5767 Powell Dr. Mableton, GA 30126 |
| <i>B-29</i> | 18-0034-021 | Hall, Boggy Gene 5777 Powell Dr. Mableton, GA 30126 |
| <i>B-29</i> | 18-0034-014 | Hall, Boggy Gene 5777 Powell Dr. Mableton, GA 30126 |
| <i>B-30</i> | 18-0034-035 | Putnam, Steve 9429 W. Union Hill Rd. Villa Rica, GA 30180 |
| <i>B-30</i> | 18-0034-036 | |
| <i>B-30</i> | 18-0034-037 | Rhone, Terry L. 1659 Seays Rd. Mableton, GA 30126 |

| <i>Site No.</i> | <i>District – Land Lot - Parcel</i> | <i>Property Owner Address</i> |
|-----------------|-------------------------------------|--|
| <i>B-30</i> | 18-0034-038 | Weatherford, Clark 6803 Hembree Dr. Austell, GA 30168 |
| <i>B-30</i> | 18-0034-039 | Atlanta Safety Brake Sv. 1077 Brady Avenue Atlanta, GA 30318 |
| <i>B-30</i> | 18-0034-040 | |
| <i>B-30</i> | 18-0034-041 | Atlanta Safety Brake Sv. 1077 Brady Avenue Atlanta, GA 30318 |
| <i>B-30</i> | 18-0034-042 | Atlanta Safety Brake Sv. 1077 Brady Avenue Atlanta, GA 30318 |
| <i>B-30</i> | 18-0034-043 | Atlanta Safety Brake Sv. 1077 Brady Avenue Atlanta, GA 30318 |
| <i>B-30</i> | 18-0034-044 | Atlanta Safety Brake Sv. 1077 Brady Avenue Atlanta, GA 30318 |
| <i>B-30</i> | 18-0034-045 | Atlanta Safety Brake Sv. 1077 Brady Avenue Atlanta, GA 30318 |
| <i>B-30</i> | 18-0034-046 | Atlanta Safety Brake Sv. 1077 Brady Avenue Atlanta, GA 30318 |
| <i>B-30</i> | 18-0034-033 | Wilson, Audrey 5773 James Rd. Austell, GA 30106 |

| Site No. | District – Land Lot - Parcel | Property Owner Address |
|-----------------|-------------------------------------|---|
| B-31 | 19-1298-022 | LRM Leasing Inc. 1337 Bankhead Hwy Mableton, GA 30126 |
| B-32 | 19-1298-038 | Head John E Sr. 1230 Angelina Dr. Mableton, GA 30126 |
| B-33 | 19-1298-048 | Mimms Malon D 85 Mill #A Suite 100 Roswell, GA 30075 |
| B-34 | 19-1298-049 | Mimms Malon D 85 Mill #A Suite 100 Roswell, GA 30075 |
| B-35 | 18-0035-001 | Murray Darrell W 1211 Old Powder Springs Mableton, GA 30126 |
| B-36 | 18-0035-003 | Huntley Albert III 391 Creekside Ln. Mableton, GA 30126 |
| B-37 | 18-0035-038 | Hardin James R 3615 Stonewall Ct. Atlanta, GA 30339 |
| B-38 | 18-0035-005 | Reece Dennis 1291 Old Powder Springs Mableton, GA 30126 |
| B-38 | 18-0035-041 | Murray Christiane J 765 Old Powder Springs Mableton, GA 30126 |
| B-38 | 18-0035-004 | Henry Glen E 1271 Old Powder Springs Mableton, GA 30059 |

| Site No. | District – Land Lot - Parcel | Property Owner Address |
|-----------------|-------------------------------------|---|
| B-39 | 18-0035-039 | Rose Irwin R Four Exec. Park East 100 Atlanta, GA 30329 |
| B-39 | 18-0035-007 | Rose Irwin R Four Exec. Park East 100 Atlanta, GA 30329 |
| B-40 | 18-0034-023 | Harris Thomas 5684 Red Coat Run Stone Mountain, GA30126 |
| B-40 | 18-0034-009 | Harris Thomas 5684 Red Coat Run Stone Mountain, GA30126 |
| B-41 | 19-1299-053 | Hsiao Tsung Jung 4615 Hicks Rd. Mableton, GA 30126 |
| B-42 | 19-1299-017 | Selig Ent. Inc. 1100 Spring St. Ste 550 Atlanta, GA 30309 |
| B-42 | 19-1298-039 | Shirley Investments LP 2016 Atlanta Hwy Cumming, GA 30040 |
| B-43 | 19-1299-054 | Wickes Lumber Co. 706 North Deerpath Dr. Vernon Hills, IL 60061 |
| B-43 | 19-1299-017 | Selig Ent. Inc. 1100 Spring St. Ste 550 Atlanta, GA 30309 |
| B-44 | 19-1298-023 | Clifford B Doyle 5471 Ledford Dr. Austell, GA 30106 |

| Site No. | District – Land Lot - Parcel | Property Owner Address |
|-----------------|-------------------------------------|--|
| B-44 | 19-1298-025 | Wilson Earlene Redd 5614 Andrew Dr. Mableton, GA 30126 |
| B-44 | 19-1298-040 | Shirley Bernice L 2016 Atlanta Hwy Cumming, GA 30040 |
| B-44 | 19-1298-042 | Southern Bell Co. 1150 Peachtree St. Ste1730 Atlanta, GA 30367 |
| B-45 | 19-1298-007 | Graffed, Khris P.O. Box 595 Mableton, GA 30126 |
| B-45 | 19-1298-008 | Weaver, Willie 5601 Andrew Dr. Mableton, GA 30126 |
| B-45 | 19-1298-009 | Byars, Hattie A. 5617 Andrew Dr. Mableton, GA 30126 |
| B-45 | 19-1298-029 | Van Leeuwen, Gerris 1348 Palmer Pl Mableton, GA 30126 |
| B-45 | 19-1298-030 | Amos, Tanya E. 1336 Palmer Pl. Mableton, GA 30126 |
| B-45 | 19-1298-031 | Rochelle, Judy B. 1326 Palmer Pl Mableton, GA 30126 |
| B-45 | 19-1298-032 | Poole, Barry L. 5588 Andrew Dr. Mableton, GA 30126 |

| Site No. | District – Land Lot - Parcel | Property Owner Address |
|-----------------|-------------------------------------|---|
| B-45 | 19-1299-006 | Reynolds, LP 1416 Palmer Pl. Mableton, GA 30126 |
| B-45 | 19-1299-007 | Sells, WE 1402 Palmer Pl Mableton, GA 30126 |
| B-45 | 19-1299-008 | Thompson, Bridgette 1384 Palmer Pl. Mableton, GA 30126 |
| B-45 | 19-1299-009 | Quinn, Bennie R. 1372 Palmer Pl Mableton, GA 30126 |
| B-45 | 19-1299-010 | Roody, Dora Ruth 1362 Palmer Pl Mableton, GA 30126 |
| B-46 | 19-1298-041 | Withers Tool Die & Manu 1238 Veterans Memorial Mableton, GA 30126 |
| B-47 | 19-1298-010 | Pandix LLC 1824 Hillandale Rd. Durham, NC 27705 |
| B-47 | 19-1298-045 | Cobb Kinney Shoe Corp. 66 Field Point Rd. Greenwich, CT 06830 |
| B-48 | 19-1298-012 | Withers Richard H 1238 Veterans Memorial Mableton, GA 30126 |
| B-49 | 19-1298-015 | Stahlman, Julie 1220 Veterans Memorial Mableton, GA 30126 |

| Site No. | District – Land Lot - Parcel | Property Owner Address |
|-----------------|-------------------------------------|---|
| B-49 | 19-1298-016 | Cook, Edward A. 555 Picketts Xing Acworth, GA 30101 |
| B-49 | 19-1298-017 | Culpepper, Virginia R. 4120 Chapel Hill Farms Dr Douglasville, GA 30135 |
| B-49 | 19-1298-018 | Smith, Chester 1192 Veterans Memorial Mableton, GA 30126 |
| B-50 | 19-1298-014 | 1204 Associates LP 2221 Peachtree Rd Ste. 642 Atlanta, GA 30309 |
| C-1 | 19-1297-017 | G&R Corporation 1193 Bankhead Hwy Mableton, GA 30126 |
| C-1 | 19-1297-018 | |
| C-1 | 19-1297-019 | EE Beavers Family Part. 1193 Bankhead Hwy Mableton, GA 30126 |
| C-2 | 19-1297-020 | Beavers E. E. 4485 Brookwood Dr. Mableton, GA 30126 |
| C-3 | 19-1297-021 | Beavers E. E. 4485 Brookwood Dr. Mableton, GA 30126 |
| C-4 | 19-1297-025 | Adams Eloise 4860 Timberland Dr. Mableton, GA 30126 |

| Site No. | District – Land Lot - Parcel | Property Owner Address |
|-----------------|-------------------------------------|---|
| C-4 | 19-1297-030 | Bankhead Corp. Inc. 1067 Bankhead Hwy Mableton, GA 30059 |
| C-5 | 19-1297-026 | Bankhead Corp. Inc. 1067 Bankhead Hwy Mableton, GA 30059 |
| C-5 | 19-1297-030 | Bankhead Corp. Inc. 1067 Bankhead Hwy Mableton, GA 30059 |
| C-6 | 19-1297-028 | Ashcraft Wilma 1065 Bankhead Hwy Mableton, GA 30126 |
| C-7 | 19-1297-009 | Griffith J A 1055 Bankhead Hwy Mableton, GA 30126 |
| C-8 | 19-1295-071 | Smith J David 181 White Oak Ct. Carrollton, GA 30116 |
| C-8 | 19-1295-072 | Shaikh Jamaluddin 2674 Lancaster Dr. Easy Point, GA 30344 |
| C-8 | 19-1295-073 | Graham Thomas R. 181 White Oak Ct. Carrollton, GA 30116 |
| C-9 | 19-1295-074 | Beck Theron G P.O. Box 644 Mableton, GA 30126 |
| C-10 | 19-1297-050 | Desai Usha P 1664 Mulkey Rd. Austell, GA 30106 |

| <i>Site No.</i> | <i>District – Land Lot - Parcel</i> | <i>Property Owner Address</i> |
|-----------------|-------------------------------------|--|
| C-10 | 19-1297-003 | Midway & Associates 1058 Bankhead Hwy Mableton, GA 30126 |
| C-11 | 19-1297-047 | Barnes W C 928 Bankhead Hwy Mableton, GA 30126 |
| C-12 | 19-1297-055 | Mathis Roy E 1190 Vonda Ln. Mableton, GA 30126 |
| C-12 | 19-1297-058 | Wallens Susan T P.O. Box 8895 Atlanta, GA 31106 |
| C-12 | 19-1297-004 | Hightower Louise 8960 Etching Overlook Duluth, GA 30097 |
| C-13 | 19-1297-013 | Rogers Kerry L 1130 Bankhead Hwy Mableton, GA 30126 |
| C-13 | 19-1297-012 | Rogers Kerry L 1130 Bankhead Hwy Mableton, GA 30126 |
| C-14 | 19-1297-015 | Freeman Merlin J 6060 Freeman Pl. Mableton, GA 30126 |
| C-14 | 19-1297-014 | Doctors & Lawyers Realty P.O. Box 35370 Louisville, KY 40232 |
| C-15 | 19-1297-016 | Freeman Merlin J 6060 Freeman Pl. Mableton, GA 30126 |

| <i>Site No.</i> | <i>District – Land Lot - Parcel</i> | <i>Property Owner Address</i> |
|-----------------|-------------------------------------|---|
| C-16 | 19-1297-032 | Jenkins James R 1080 Old 78 Hwy Mableton, GA 30059 |
| C-16 | 19-1237-033 | Smith Evelyn Jeannie 1090 Old Bankhead Hwy Mableton, GA 30126 |
| C-16 | 19-1297-034 | Schaeffer Melissa 1120 Old Bankhead Hwy. Mableton, GA 30126 |
| C-17 | 19-1297-035 | Beavers Edward E 1193 Bankhead Hwy. Mableton, GA 30126 |
| C-18 | 18-0036-066 | Power Dist. Serv. Inc. 1165 Old Bankhead Hwy Mableton, GA 30126 |
| C-18 | 18-0036-010 | Hunt, Gordon C 1100 Cliff Dr. Mableton, GA 30126 |
| C-18 | 180036-012 | Wilson, Lewis H. 350 Carl Creek Tr. Kennesaw, GA 30152 |
| C-18 | 18-0036-016 | Farmer, WL 1196 Old Powder Springs Mableton, GA 30126 |
| C-18 | 18-0036-017 | Privado, A Miguel 480 Jane Dr. Mableton, GA 30126 |
| C-19 | 18-0036-063 | Elrod James Melvin 4589 Karron Dr. Powder Springs, GA 30127 |

| Site No. | District – Land Lot - Parcel | Property Owner Address |
|-----------------|-------------------------------------|---|
| C-19 | 18-0036-065 | Adair Ben L 1155 Old Bankhead Hwy. Mableton, GA 30126 |
| C-20 | 19-1297-046 | E.E. Beavers 1193 Bankhead Hwy. Mableton, GA 30126 |
| C-20 | 19-1296-039 | E.E. Beavers 1193 Bankhead Hwy. Mableton, GA 30126 |
| C-20 | 19-1296-040 | Baumann, Michael J. 6521 Lovely Creek Ct. San Jose, CA 95123 |
| C-20 | 19-1296-044 | Haggard, Willie 5624 Whispering Pines Mableton, GA 30126 |
| C-20 | 19-1296-012 | Woodall, Cheryl Hall 5655 Haggard Dr. Mableton, GA 30126 |
| C-21 | 19-1296-043 | E.E. Beavers 1193 Bankhead Hwy. Mableton, GA 30126 |
| C-22 | 19-1296-042 | Ramsey, Willie E. 5634 Whispering Pines Rd Mableton, GA 30126 |
| C-22 | 19-1296-030 | Haggard, Willie 5624 Whispering Pines Mableton, GA 30126 |
| C-22 | 19-1296-048 | Jennings, Allen W 5600 Whispering Pine Rd Mableton, GA 30126 |

| Site No. | District – Land Lot - Parcel | Property Owner Address |
|-----------------|-------------------------------------|---|
| C-22 | 19-1296-032 | Jennings, Allen W 5600 Whispering Pine Rd Mableton, GA 30126 |
| C-23 | 19-1296-036 | Horton Hugh A P.O. Box 487 Mableton, GA 30126 |
| C-24 | 19-1296-007 | Winners Corp. P.O. Box 35370 Louisville, KY 40232 |
| C-25 | 19-1296-045 | Kirby Ralph P 4221 Old Douglasville Rd. Douglasville, GA 30134 |
| C-26 A | 19-1296-031 | Vaughn, Gussie K. P.O. Box 716 Powder Springs, GA |
| C-26 | 19-1296-001 | KR Mableton Inc 580 W. Germantown Pike Plymouth Meeting, PA |
| C-27 | 19-1295-064 | Barnes, Benson 910 Veterans Memorial Mableton, GA 30126 |
| C-27 | 19-1295-065 | Cobb County 100 Cherokee Street Marietta, GA 30090 |
| C-27 | 19-1295-066 | Barnes, WC 928 Bankhead Hwy. Mableton, GA 30126 |
| C-28 | 17-0035-060 | Wendy's International Inc 4288 W. Dublin Granville Dublin, OH 43017 |

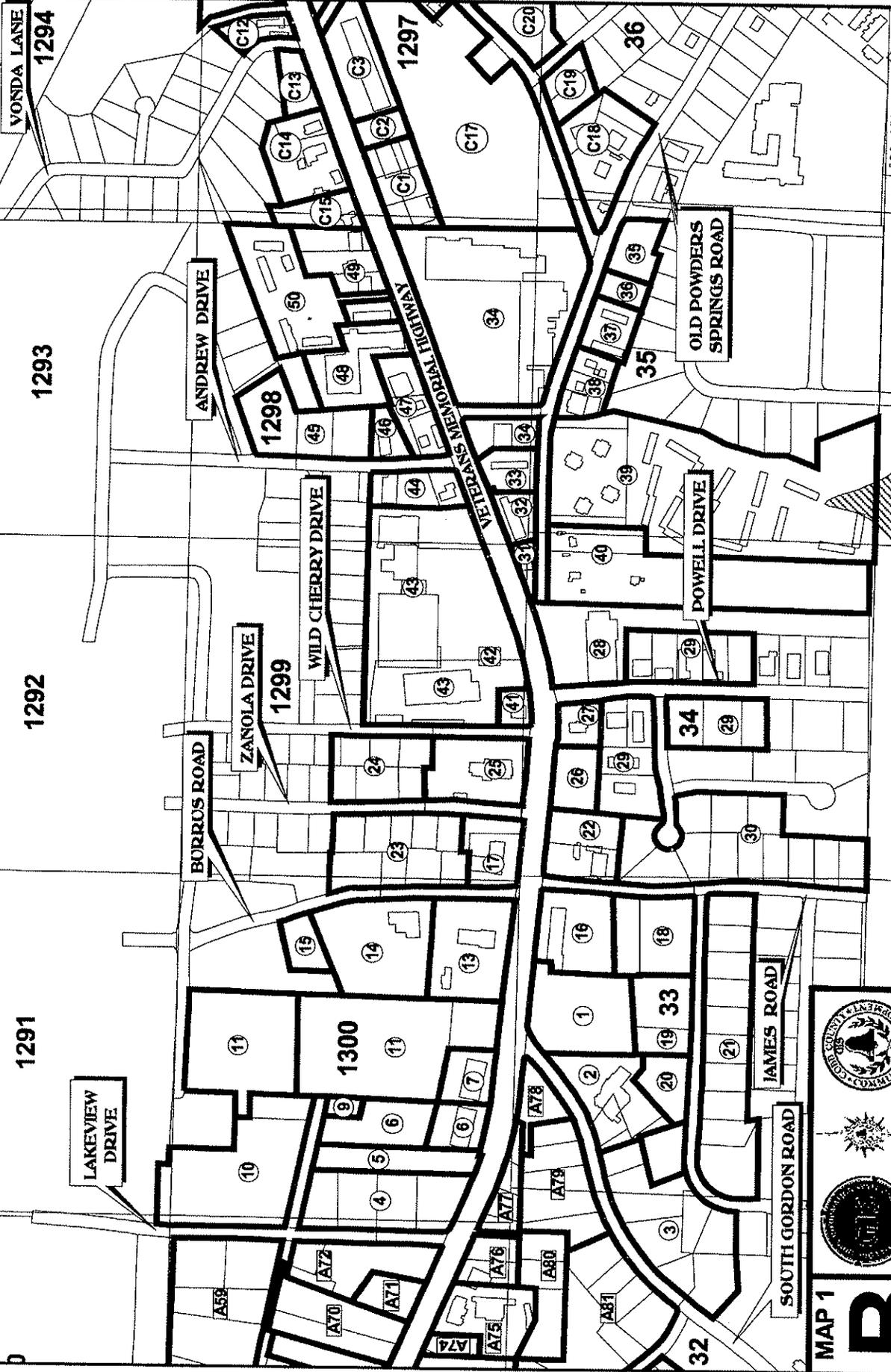
| <i>Site No.</i> | <i>District – Land Lot - Parcel</i> | <i>Property Owner Address</i> |
|-----------------|-------------------------------------|--|
| C-28 | 17-0035-032 | Mexico, Lindo III, Inc. 848 Bankhead Hwy. Mableton, GA 30126 |
| C-29 | 17-0035-028 | Barber, GE P.O. Box 133 Mableton, GA 30126 |
| C-29 | 17-0035-029 | Lee, Lewis E. 510 Bankhead Hwy Mableton, GA 30126 |
| C-29 | 17-0035-030 | Lee, Lewis E. 510 Bankhead Hwy Mableton, GA 30126 |
| C-29 | 17-0035-031 | Lee, Joe T. 4670 Windsor Dr. Smyrna, GA 30082 |
| C-30 | 17-0035-047 | E.E. Beavers 1193 Bankhead Hwy Mableton, GA 30126 |
| C-31 | 17-0035-037 | Ragan Sibyl M 5960 Milam Dr. Mableton, GA 30126 |
| C-32 | 17-0035-038 | Ragan Sibyl M 5960 Milam Dr. Mableton, GA 30126 |
| C-33 | 17-0036-010 | Hunter, Gloria 757 Bankhead Hwy Mableton, GA 30126 |
| C-33 | 17-0036-011 | Sailors, Tone 5584 Mableton Pkwy Mableton, GA 30126 |

| <i>Site No.</i> | <i>District – Land Lot - Parcel</i> | <i>Property Owner Address</i> |
|-----------------|-------------------------------------|---|
| C-33 | 17-0036-060 | KR Mableton, Inc 580 W. Germantown Pike Plymouth Meeting, PA |
| C-34 | 17-0036-009 | Burger King Corp 17777 Old Cutler Rd Miami, FL 33157 |
| C-34 | 17-0036-072 | Burger King Corp 17777 Old Cutler Rd Miami, FL 33157 |
| C-35 | 17-0036-016 | Prefco V Limited Part. 1420 Two First Union Charlotte, NC 28288 |
| C-36 | 17-0036-070 | Mableton Village Assoc. P.O. Box 724765 Atlanta, GA 31339 |
| C-36 | 17-0036-042 | Hammock, Wanda A 792 Woodvalley Rd. Mableton, GA 30310 |
| C-36 | 17-0036-041 | VO NHIIT 806 Brentwood Dr. Mableton, GA 30310 |
| C-36 | 17-0036-040 | Ruff, Hattie Mae P.O. Box 591 Mableton, GA 30126 |
| C-36 | 17-0036-039 | Bailey, William A 828 Brentwood Dr. Mableton, GA 30126 |
| C-36 | 17-0036-038 | McWaters, William 838 Brentwood Dr. Mableton, GA 30126 |

Maps

1. Study Area Map with Floodplain
2. 2000 Census Tract Map
3. Cobb County Redevelopment Sites
4. Enterprise Zone
5. Future Land Use Map
6. Existing Land Use Map
7. Zoning
8. Historic Mableton Revitalization Study Area
9. Recommendations

VETERANS MEMORIAL HWY-WEST CORRIDOR STUDY



Study Area with FloodPlain

1291

1292

1293

1294

1297

1300

36

33

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49

50

C12

C13

C14

C15

C16

C17

C18

C19

C20

LAKEVIEW DRIVE

BORRUS ROAD

ZANOLTA DRIVE

WILD CHERRY DRIVE

ANDREW DRIVE

JAMES ROAD

SOUTH GORDON ROAD

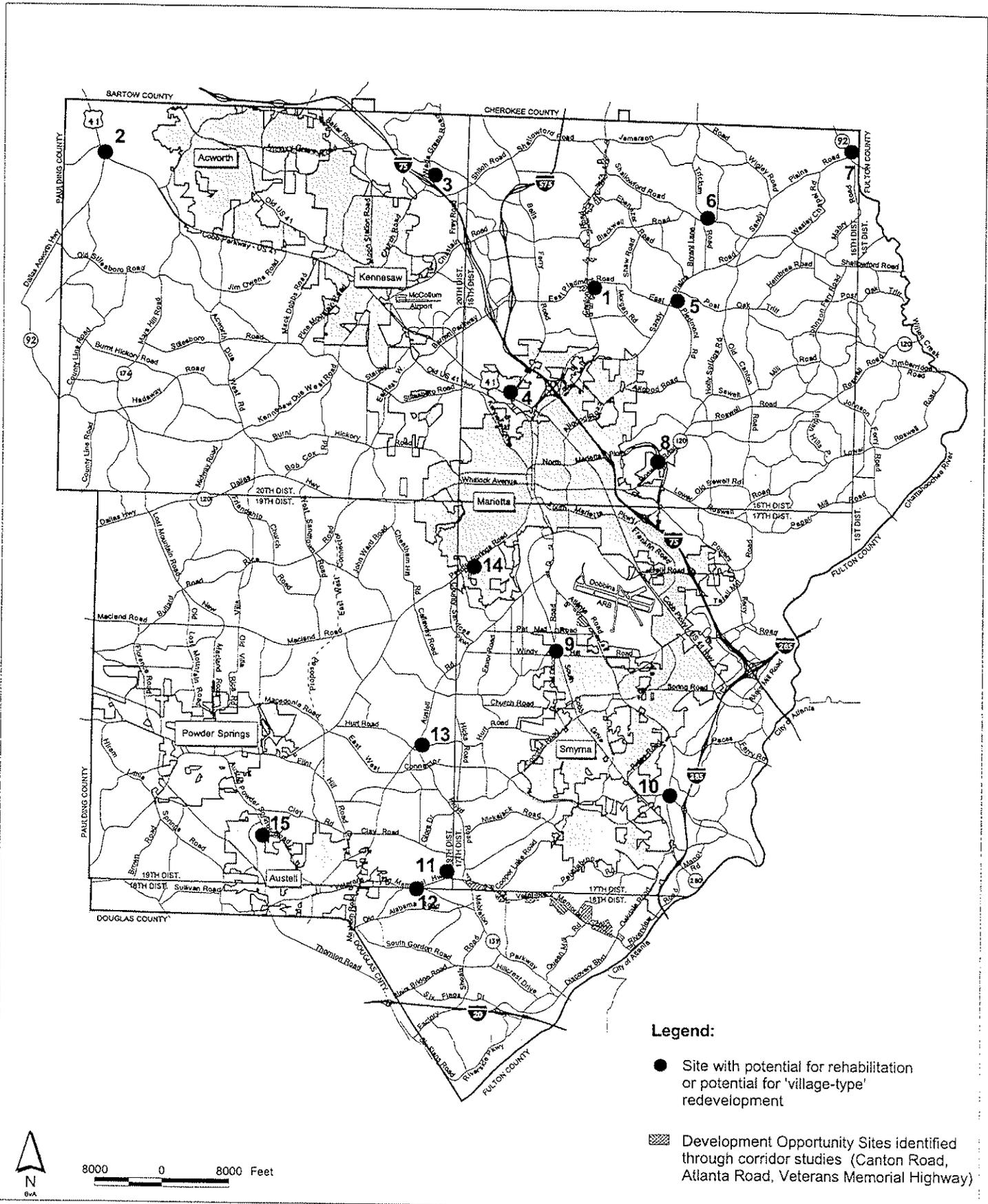
OLD POWDERS SPRINGS ROAD



MAP 1

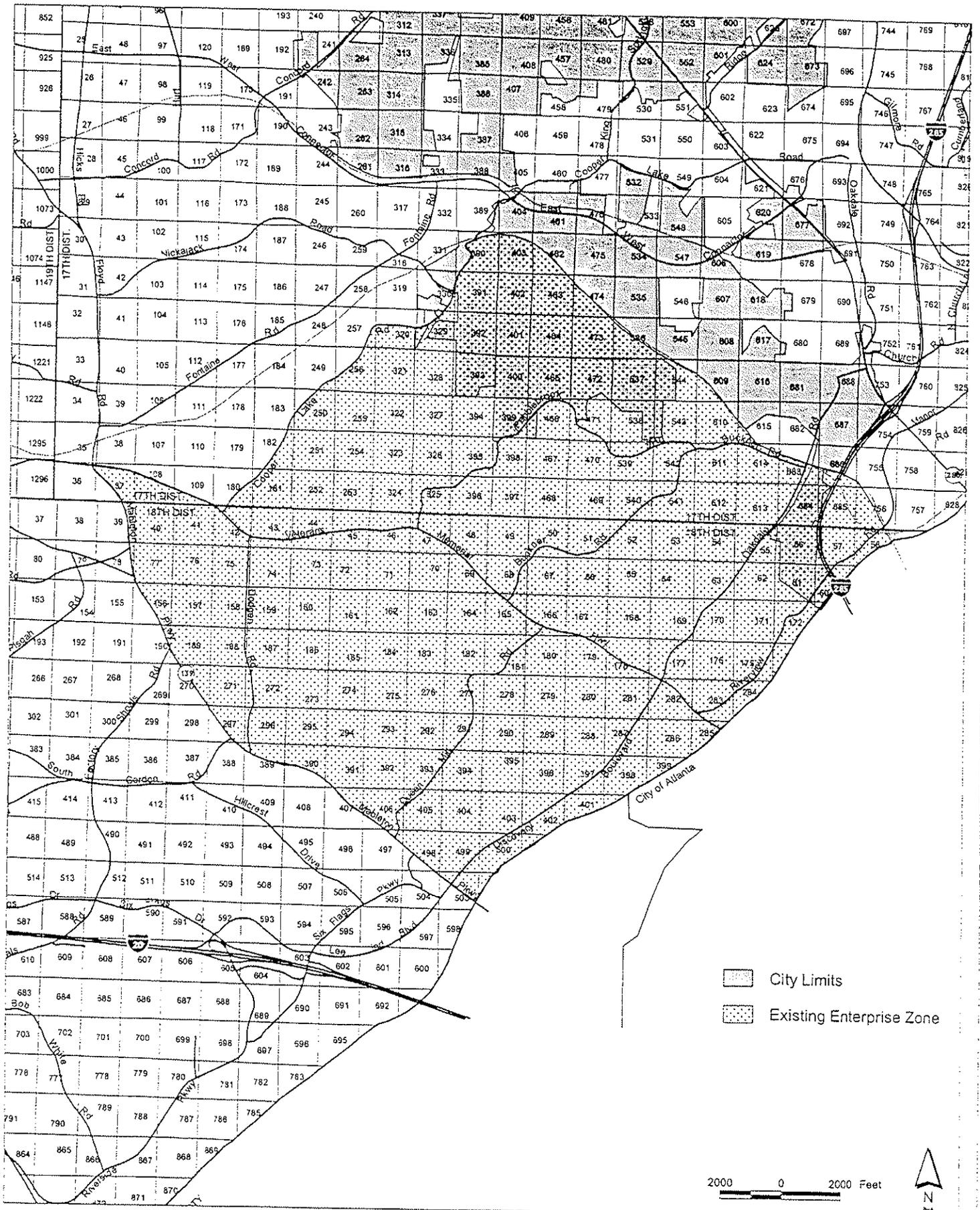
B

Redevelopment Sites



Existing Enterprise Zone Census Tract 313.02

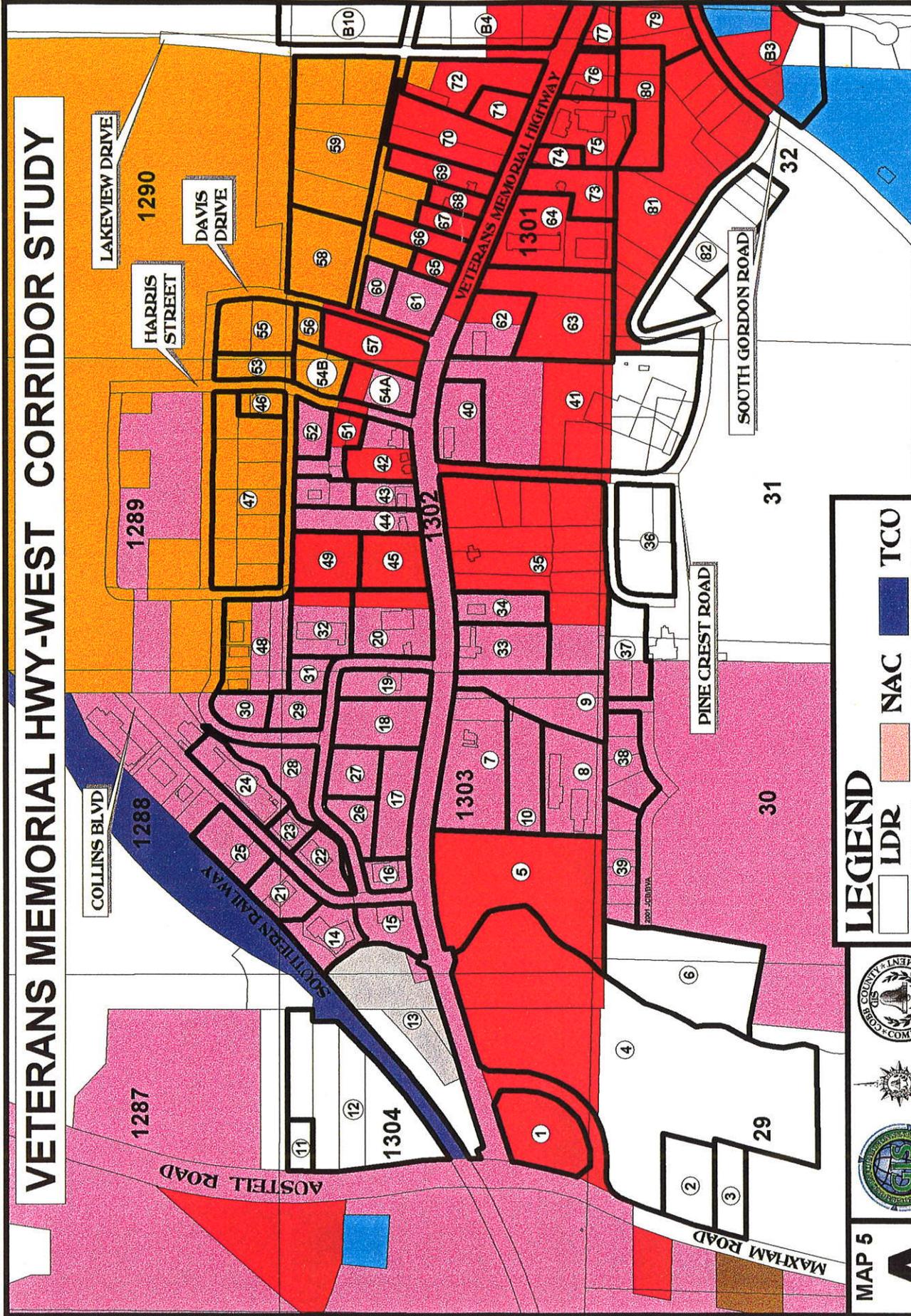
Map 4



Cobb County, Georgia

Cobb County Community Development Agency
Planning Division 01/2000

VETERANS MEMORIAL HWY-WEST CORRIDOR STUDY



Future Land Use Map

LEGEND

| | | | | | |
|--|-----|--|-----|--|-----|
| | LDR | | NAC | | TCO |
| | MDR | | CAC | | PI |
| | HDR | | IC | | CTY |

200 0 200 400 600 Feet

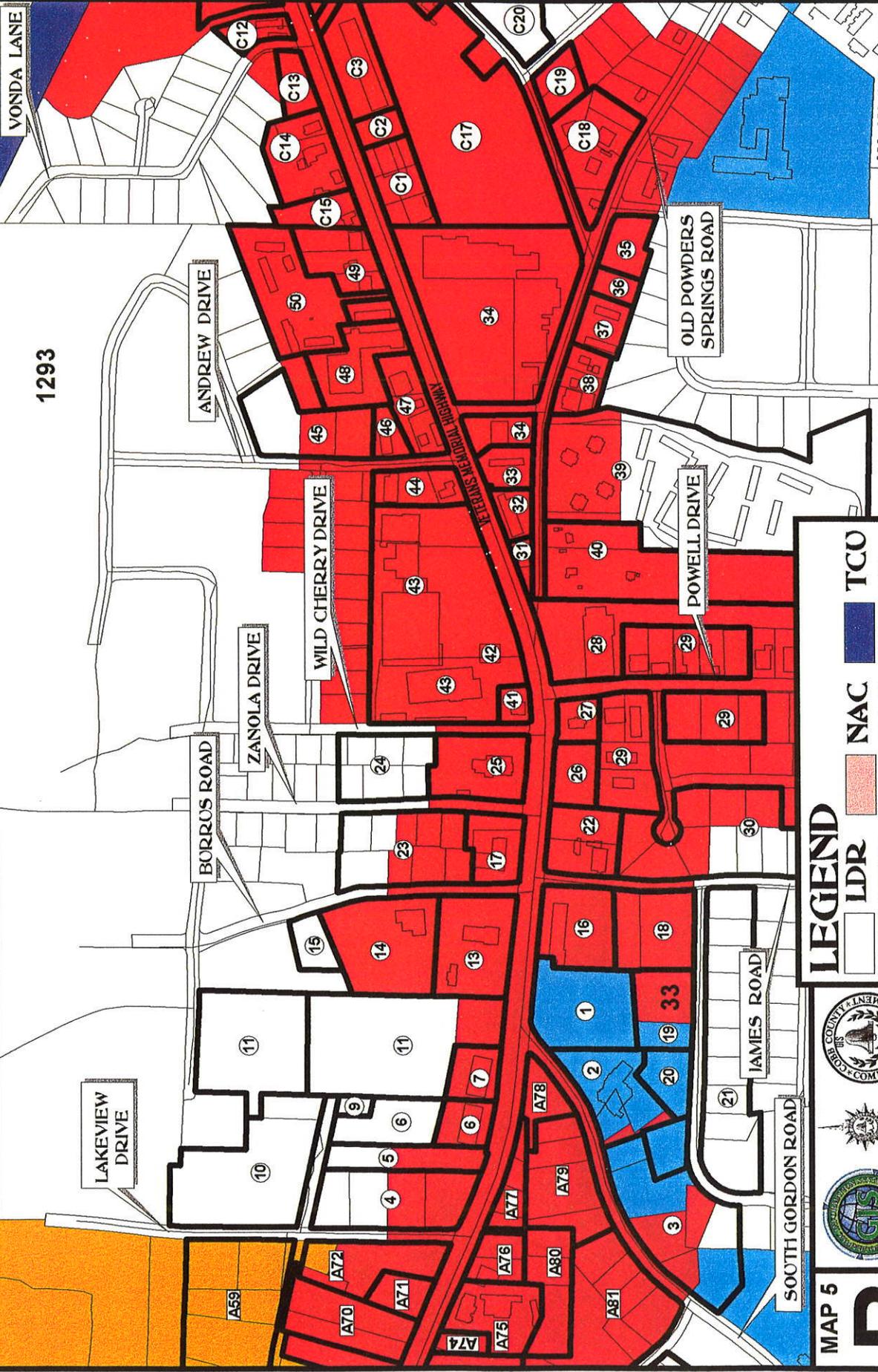
Seal of the City of Lincoln, Nebraska

Seal of the County of Lincoln, Nebraska

MAP 5

A

VETERANS MEMORIAL HWY-WEST CORRIDOR STUDY



1293

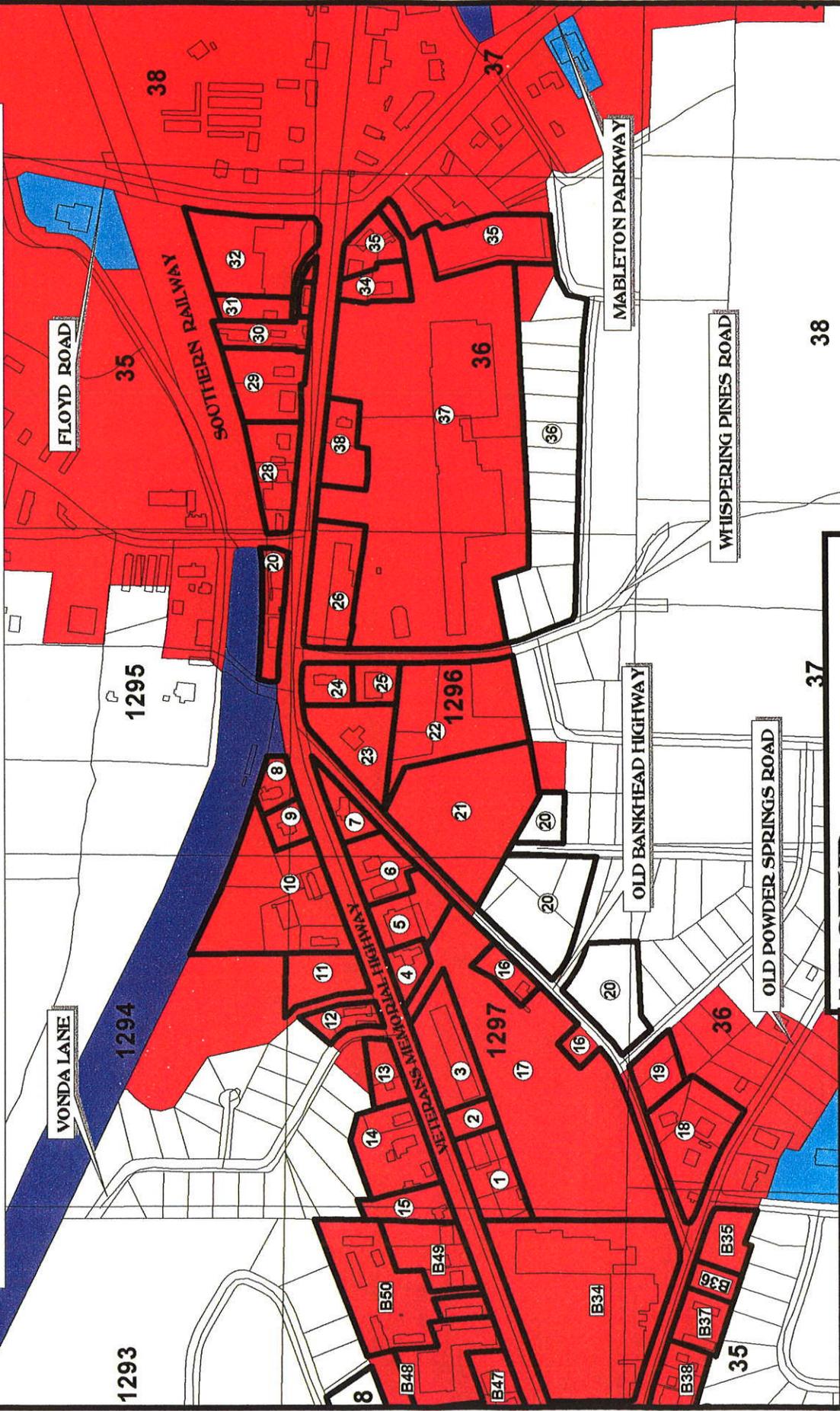
LEGEND

- LDR
- MDR
- HDR
- NAC
- CAC
- IC
- TCO
- PI
- CTY

MAP 5
B

Future Land Use Map

VETERANS MEMORIAL HWY-WEST CORRIDOR STUDY



Future Land Use Map

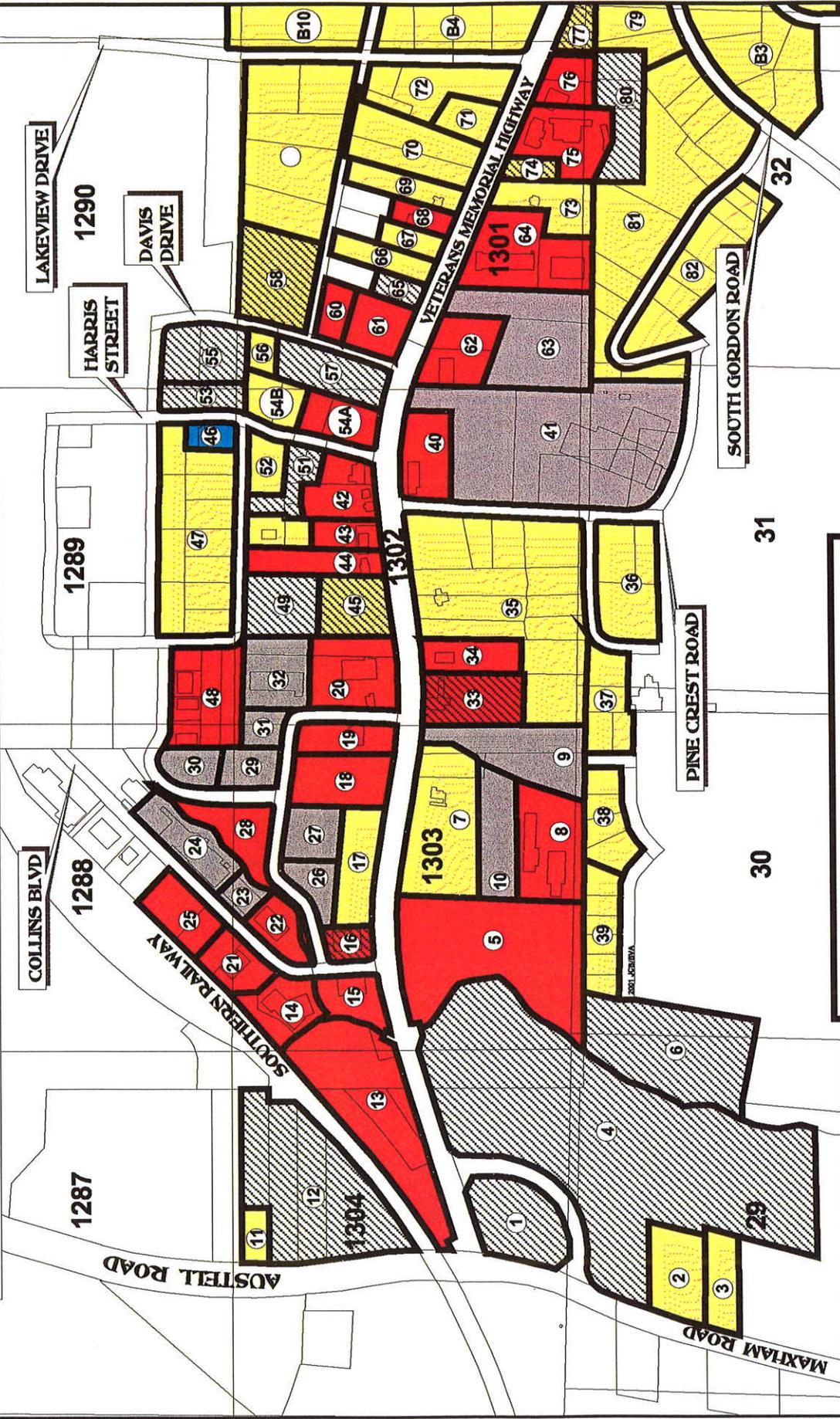
LEGEND

| | | | | | |
|--|-----|--|-----|--|-----|
| | LDR | | NAC | | TCO |
| | MDR | | CAC | | PI |
| | HDR | | IC | | CTY |

200 0 200 400 600 Feet

MAP 5
C

VETERANS MEMORIAL HWY-WEST CORRIDOR STUDY



LEGEND

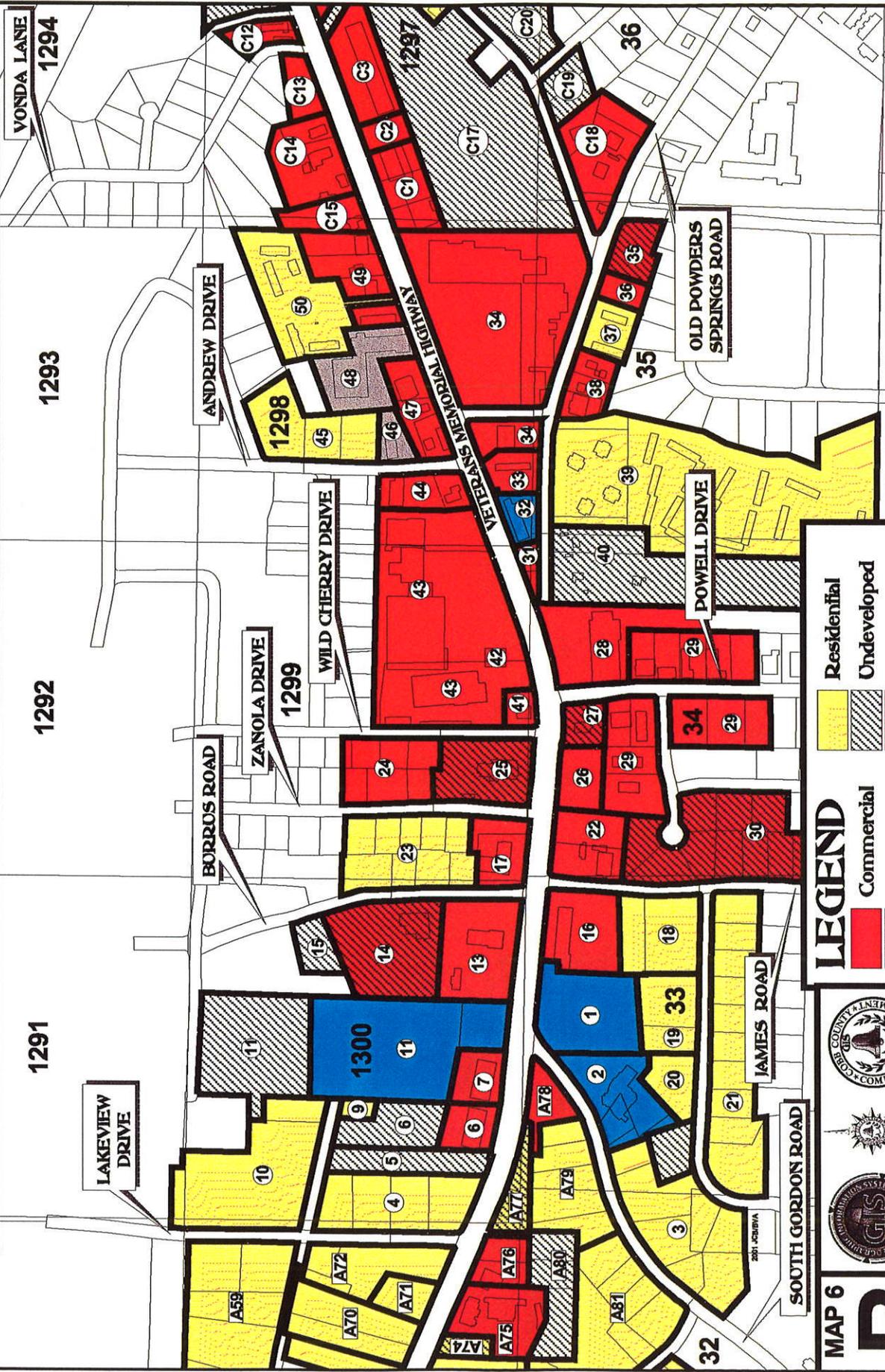
| | | | |
|--|------------|--|--------------|
| | Commercial | | Residential |
| | Industrial | | Undeveloped |
| | Pub/Inst. | | Vacant/Comm. |
| | | | Vacant/Res. |

MAP 6

A

Existing Land Use Map

VETERANS MEMORIAL HWY-WEST CORRIDOR STUDY



VONDA LANE
1294

1293

1292

1291

ANDREW DRIVE

ZANOLA DRIVE
1299

WILD CHERRY DRIVE

OLD POWDERS
SPRINGS ROAD

POWELL DRIVE

BURRUS ROAD

LAKEVIEW
DRIVE

JAMES ROAD

SOUTH GORDON ROAD



LEGEND

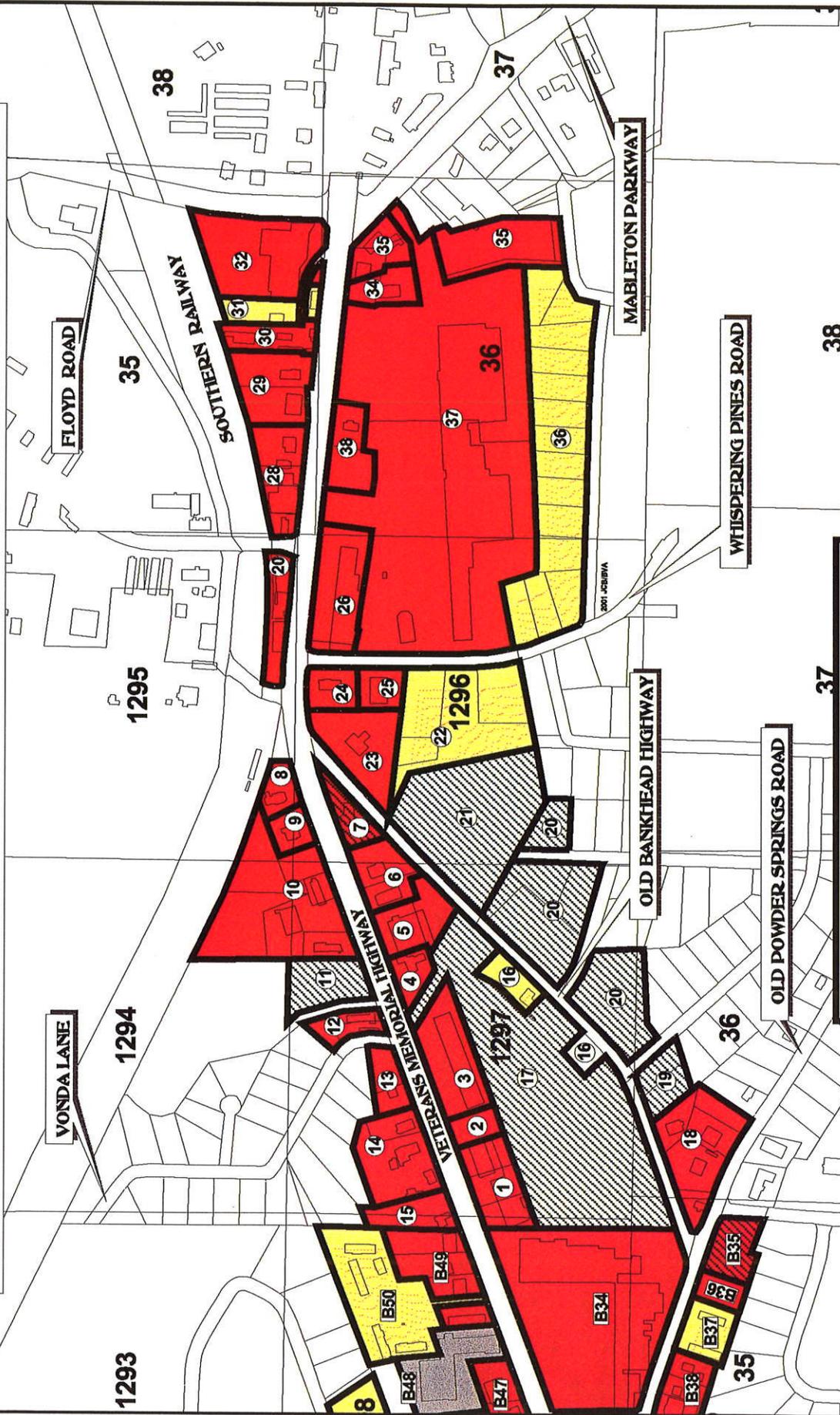
- Commercial
- Industrial
- Pub/Inst.
- Residential
- Undeveloped
- Vacant/Comm.
- Vacant/Res.

MAP 6

B

Existing Land Use Map

VETERANS MEMORIAL HWY-WEST CORRIDOR STUDY



LEGEND

| | | | |
|--|------------|--|-------------------------|
| | Commercial | | Residential Undeveloped |
| | Industrial | | Vacant/Comm. |
| | Pub./Inst. | | Vacant/Res. |

MAP 6
C

Existing Land Use Map

VETERANS MEMORIAL HIGHWAY - WEST: LAND USE INVENTORY

11/26/2001

| Site No | Name Business | Type of Structure | Condition of Structure | Condition of Site and Parking | Outside Storage | Curb Cuts | Signs | Possible Code Violations | Remarks |
|---------|------------------------------|-------------------------------|------------------------|-------------------------------|-----------------|-----------------|-----------------------|--------------------------|--|
| Block A | | | | | | | | | |
| 1 | N/A undeveloped land | undeveloped | | | | | | | undeveloped, wooded |
| 2 | N/A SFH | residential | good | | | | | | |
| 3 | N/A SFH | residential | good | | | | | | |
| 4 | N/A undeveloped land | undeveloped | | | | | | | undeveloped, wooded |
| 5 | unknown | unknown | good | adequate | yes | 1 | | | large unpaved parking lot used as storage, trucks for rent, bricks, etc. undeveloped, wooded |
| 6 | N/A undeveloped land | undeveloped | | | yes | 2 Vet. Memorial | | yes | old cars, old front-end loader stored in yard; for sale |
| 7 | N/A SFH | residential | adequate | | | 1 | 1, ground based, good | | 2 buildings, 1 brick, 1 metal (under construction). |
| 8 | Henson's Body Shop | car repair | good | adequate | no | 1 | | | |
| 9 | unknown | construction material storage | | adequate | yes | 1 | | Yes | partially paved site, in bad condition, uneven; trailers and construction machinery stored on site |
| 10 | unknown | construction material storage | | adequate | yes | 1 | | | unpaved parking lot; cars, construction material, septic tanks, cable rolls stored on property; several trucks |
| 11 | N/A SFH | residential | good | | | | | | |
| 12 | N/A undeveloped land | undeveloped | | | | | | | |
| 13 | Metro Storage Buildings | Storage Bldg. Sale | adequate | adequate | yes | unlimited | | no | sales building with several storage buildings (for sale); business will move to Vet. Mem and Thornton Road |
| 14 | D.C. Power Products | | good | good | no | 1 Collins Blvd. | | no | brick/metal building |
| 15 | Glover A. Smith Distributors | Oil, Gas & Lubricants | good | good | yes | 1 Vet. Mem. | | no | brick building; paved and fenced front yard; 3 gas tanks stored in yard; bldg. For lease. |
| 16 | vacant Pawn Shop | vacant bldg. | adequate | adequate | | | | | vacant building, for rent; parking partially paved, potholes |
| 17 | N/A SFH | residential | poor | | yes | 1 Vet. Mem. | | Yes | wooden bldg. in poor condition; cars and metal parts in yard; wooded property with mature trees. |

VETERANS MEMORIAL HIGHWAY - WEST: LAND USE INVENTORY

11/26/2001

| Site No | Name Business | Type of Structure | Condition of Structure | Condition of Site and Parking | Outside Storage | Curb Cuts | Signs | Possible Code Violations | Remarks |
|---------|---|----------------------------------|------------------------|-------------------------------|-----------------|-------------------------------|---------------------------|-----------------------------|---|
| 18 | Efficiency Lodge | Extended Stay | good | good | no | 1 Vet. Mem. | 1, pole, good | no | |
| 19 | Unknown (commercial plaza) | Dentist, Coffee Shop, Nail Salon | good | good | no | | 1, pole, good | no | |
| 20 | Gann Motor Company | Used car sales | good | | yes | | 1, pole, 1 on bldg., good | | one large metal building, small wooden sales office; cars for sale in fenced-in yard |
| 21 | Southeastern Appliance & Lighting Co. | | 2good | good | no | 2, Collins Blvd. | | 2 metal and brick buildings | |
| 22 | The Furniture Clinic | Stripping & Refinishing | good | good | | unlimited Collins Blvd. | | | |
| 23 | EMGD | unknown | good | good | no | 1 Collins Blvd. | | no | storage/distribution facility (?), paved parking |
| 24 | Best Wholesale Co., Old Fashioned Foods | Food Distributor | good | good | no | 1 Collins Blvd. | | no | metal/brick building |
| 25 | vacant | | | adequate | no | 1 Collins Blvd. | | no | partially paved site; site of former building; potholes, weed growing. |
| 26 | C-sil | unknown | good | adequate | yes | 2 Royal Ind. Blvd. | | | metal building, paved and gravel parking lot with some debris and metal stored. |
| 27 | Redbeau Mannequin | mannequin manufacturing | good | adequate | no | 1 Royal Ind. Blvd. | | | |
| 28 | Pacer Fuels | Retail, Wholesale, Transport | good | good | yes | 1 Harrison Ave., 1 Royal Ind. | | | 1 story brick building, paved parking; cars parked in fenced yard. |
| 29 | Tri Tech Inc. | Manufacturing ? | good | good | yes | 1 Harrison Ave., 1 Royal Ind. | | | parking paved and striped; 1 story metal building; some rusty barrels stored on property. |
| 30 | Warehouse #5690 | storage bldg. | adequate | adequate | no | 1 Harrison Ave. | | | 1-story metal bldg. In marginal to poor condition; paved/gravel parking |
| 31 | CE Champion Elevators | Elevator manufacturing | good | good | no | 1 Royal Ind. Blvd. | | | paved, fenced yard; 1 story metal building. |

| Site No | Name Business | Type of Structure | Condition of Structure | Condition of Site and Parking | Outside Storage | Curb Cuts | Signs | Possible Code Violations | Remarks |
|---------|--|-------------------------------------|------------------------|-------------------------------|-----------------|--------------------------------|----------------------------------|--------------------------|--|
| 32 | METCO | fabrication/distribution | good | adequate | no | 1 Royal Ind. Blvd. | | | 1 story metal building, paved parking |
| 32b | undeveloped | undeveloped | | | | | | | |
| 33 | Car repair & vacant office building | Car repair & vacant office building | 1 adequate, 1 good | 1 adequate, 1 good | yes | 1 Royal Ind., 1 Vet. Mem. Hwy. | | | 2 buildings on property: 1 stoy brick bldg, vacant office building is for lease/sale; SFH with addition, converted to commercial use, serves as office for car repair. Old cars stored in fenced yard. |
| 33 | vacant office building | | good | good | no | 1 Vet.mem. Hwy. | | | 1 story brick building, looks like old bank building |
| 34 | Café Hot Wing | Restaurant | good | good | | | | | |
| 35 | SFH neighborhood | residential | 1 adequate, 1 good | | | | | | few sites have old, rusty cars parked in yard |
| 36 | SFH neighborhood | residential | 1 adequate, 1 good | | | | | | |
| 37 | SFH neighborhood | residential | 1 adequate, 1 good | | | | | | |
| 38 | SFH neighborhood | residential | good | | | | | | approx. 4 SFH |
| 39 | SFH neighborhood | residential | good | | | | | | approx. 6 SFH |
| 40 | AAA Tax/Finance | Office | good | good | no | 1 Pinecrest Dr. | 1, mobile | no | 1 story brick building, shared by several businesses |
| 41 | Voit Paper | Paper distribution | good | good | no | 1 Vet. Mem. Hwy. | | no | 2 metal/brick buildings in good condition |
| 42 | Al's Package Store, Work Clothes, Hobby Cars | Liquor Store, car repair | 1 poor, 1 adequate | poor | yes | 3 Vet. Mem. Hwy. | 1 pole, good cond.; 1 pole, poor | Yes | "Work Clothes" building is abandoned and in marginal condition; "Al's Package Store", brick bldg. In marginal condition; "Hobby Cars", building in poor condition. Cars parked in yard. |

VETERANS MEMORIAL HIGHWAY - WEST: LAND USE INVENTORY

11/26/2001

| Site No | Name Business | Type of Structure | Condition of Structure | Condition of Site and Parking | Outside Storage | Curb Cuts | Signs | Possible Code Violations | Remarks |
|---------|--|-----------------------|------------------------|-------------------------------|-----------------|------------------|--------|--------------------------|--|
| 43 | Austell Mableton Storage | Self Storage | good | good | no | 1 Vet. Mem. Hwy. | 1 pole | no | 1 story brick building, good condition. |
| 44 | People's Financial | Loans & Financing Co. | | good | no | 1 Vet. Mem. Hwy. | 1 pole | | SFH in good condition, converted to office |
| 45 | vacant SFH | residential | poor | | | | | | abandoned SFH, for sale, older home - potentially historic ?? |
| 46 | Midway Christian Church | Church | good | good | | 2, Harris St. | | | |
| 47 | SFH | residential | good | good | | | | | SFH in good condition, wood/brick |
| 48 | Cremation Soc of South, Prestige Strucco, Quality Steel Erectors | Commercial Complex | good | good | no | 2 Harris St. | 1 | no | Several buildings form this commercial complex; 2 buildings for lease, buildings in good condition, brick/metal bldgs. |
| 49 | undeveloped | undeveloped | | | | | | | undeveloped, wooded property |
| 50 | SFH/Duplexes | residential | good | good | no | | | | 3 log duplexes, good condition |
| 51 | undeveloped | undeveloped | | | | | | | undeveloped, wooded property |
| 52 | SFH | residential | good | | | | | | |
| 53 | undeveloped | undeveloped | | | | | | | undeveloped, wooded property |
| 54a | American Auto Mart | car sales | adequate | adequate | yes | 1 Harris St. | 1 pole | | undeveloped, wooded property fenced yard , cars for sale |
| 54b | SFH | residential | | | | | | | 2 SFH |
| 55 | undeveloped | undeveloped | | | | | | | undeveloped, wooded property |
| 56 | SFH | residential | good | | | | | | |
| 57 | undeveloped | undeveloped | | | | | | | undeveloped, wooded property |
| 58 | undeveloped land with vacant SFH | vacant residential | | | | | | | vacant land, abandoned SFH |
| 59 | SFH with large pasture | residential | good | good | | | | | SFH, with large horse pasture, meadow |
| 60 | SAW Contracting | | good | good | no | 1 Davis Dr. | | | SFH converted to office bldg., wooden bldg. In good condition. |
| 61 | Atlanta West, Cuts and Such, Aker & Siveals | Misc. office uses | good | good | no | | | | SFH converted to commercial bldg., for sale sign. |

VETERANS MEMORIAL HIGHWAY - WEST: LAND USE INVENTORY

11/26/2001

| Site No | Name Business | Type of Structure | Condition of Structure | Condition of Site and Parking | Outside Storage | Curb Cuts | Signs | Possible Code Violations | Remarks |
|---------|---|--|------------------------|-------------------------------|-----------------|------------------|----------------------------|--------------------------|---|
| 62 | Attorney Office, Tax Preparation, Chiropractor, insurance | Misc. office uses | good | adequate | no | 2 Vet. Mem. Hwy. | 1 pole | | brick building, good condition, parking with some potholes |
| 63 | Rett Samples Trucking | Hauling, Trucking, Construction Material | adequate | adequate | | 1 Vet. Mem. Hwy. | | | office is located in trailer, partially paved site, trucks, cars and construction material stored on site; property for sale. |
| 64 | Impart Foreign Cars, Agape Auto Service | Car sales/repair | good | adequate | | 2 Vet. Mem. Hwy. | 1 pole, marginal condition | | |
| 65 | undeveloped | undeveloped | | | | | | | undeveloped, wooded land |
| 66 | SFH | residential | good | | | 1 Vet. Mem. Hwy. | | | Brick SFH, vacant and for sale |
| 67 | SFH | residential | adequate | | | shared with #66 | | | brick/wood SFH |
| 68 | Sam's Auto Repair | Machine shop, car repair | good | good | yes | 1 Vet. Mem. Hwy. | 1 pole, poor/rusty | | brick building, some cars for sale, to be repaired in yard. |
| 69 | SFH | residential | adequate | adequate | | 1 Vet. Mem. Hwy. | | | vinyl siding SFH, gravel driveway |
| 70 | SFH | residential | good | adequate | no | 1 Vet. Mem. Hwy. | | | siding & brick SFH |
| 71 | SFH | residential | adequate | | no | 2 Vet. Mem. Hwy. | | | vinyl siding SFH; 2 driveways, one on each side of house |
| 72 | SFH | residential | good | good | no | 1 Vet. Mem. Hwy. | | | vinyl siding SFH |
| 73 | SFH | residential | adequate | | yes | 1 Vet. Mem. Hwy. | | | 2 story wooden house, some old cars parked on lawn |

VETERANS MEMORIAL HIGHWAY - WEST: LAND USE INVENTORY

11/26/2001

| Site No | Name Business | Type of Structure | Condition of Structure | Condition of Site and Parking | Outside Storage | Curb Cuts | Signs | Possible Code Violations | Remarks |
|---------|---|----------------------|------------------------|-------------------------------|-----------------|---------------------------------|--------------|--------------------------|--|
| 74 | vacant land | undeveloped | | | | | | | vacant, wooded land; former SFH-site, chimney remains |
| 75 | A&W Sign Company | sign fabrication | adequate | adequate | yes | 2, Vet. Mem. Hwy. | 1 pole, good | | 1.5 story bldg. in marginal condition, paved parking w/ some potholes; cars, wood stored in fenced backyard. |
| 76 | "Environmental Forces", Attorney Office | Misc. office uses | good | good | no | 1 Vet.Mem. Hwy. | | | 1.5 story stucco/brick building; office space for rent. |
| 77 | SFH and vacant land | residential | good | | | | | | |
| 78 | Wonder Hostess | Bakery, Thrift Store | good | poor | | 2 Vet.Mem. Hwy, 1 Gordon Rd. | | | 1.5 story cynder block bldg., paved parking in poor condition, potholes |
| 79 | SFH neighborhood | residential | good | | | all on Gordon Rd. | | | Brick Ranch SFH Neighborhood, good condition |
| 80 | vacant land | undeveloped | | | | | | | undeveloped, wooded property |
| 81 | SFH neighborhood | residential | good | | | | | | SFH neighborhood in good condition |
| 82 | SFH neighborhood | residential | good | | | | | | approx. 7 SFH, brick or wood, in good condition |
| Block B | | | | | | | | | |
| 1 | Cemetery | Cemetery | | | | 1 Vet.Mem. Hwy, 1 S. Gordon Rd. | | | |
| 2 | Davis Chapel Baptist Church | Church | good | good | | 3 S. Gordon Rd. | | | |
| 3 | SFH neighborhood | residential | good | | | | | | |
| 4 | SFH neighborhood | residential | good | | | | | | |

VETERANS MEMORIAL HIGHWAY - WEST: LAND USE INVENTORY

11/26/2001

| Site No | Name Business | Type of Structure | Condition of Structure | Condition of Site and Parking | Outside Storage | Curb Cuts | Signs | Possible Code Violations | Remarks |
|---------|---|----------------------|------------------------|-------------------------------|-----------------|------------------------------------|-------------------------------------|--------------------------|--|
| 5 | vacant land | undeveloped | | | | | | | |
| 6,7 | Hopes Plaza | Shopping Plaza | adequate | adequate | no | 3 Vet.Mem.Hwy. | | | undeveloped, wooded property, for sale Contains computer store, pizza restaurant, hair salon, sign manufacturer, karate school, automotive supply; brick/metal buildings, marginal condition; parking paved, some potholes, weed growing. |
| 8 | vacant land | undeveloped | | | | | | | undeveloped, wooded property |
| 9 | SFH | residential | good | | | | | | |
| 10 | SFH on large property | residential | good | | | | | | |
| 11 | undeveloped land | undeveloped | | | | | | | |
| 12 | Chattahoochee Technical College | College | good | good | | 1 Vet.Mem.Hwy. | | | Technology Center of Chattahoochee Technical College |
| 13 | Travis Insurance, Enterprise Auto | car dealer/insurance | adequate | good | yes | 1 Vet.Mem., 1 Burruss Circle | 2, pole, marginal | | SFH used as storage, metal office bldg., both in marginal condition; paved parking in poor condition, potholes and weeds; office space for rent. |
| 14 | vacant lot | | | | | | | | paved lot, looks like concrete foundation of torn down building; barrels |
| 15 | undeveloped land | undeveloped | | | | | | | vacant land, undeveloped, wooded |
| 16 | Action Aut-o Care, 5 Star Muffler, Tom's Auto Detailing | Auto care services | adequate | adequate | yes | 1 Vet.Mem., 1 James Rd. | 1 pole, 2 roof, 1 in front of bldg. | yes | long metal building with bays; large junk car lot behind bldg. Cars without tags, old cars parked outside. |
| 17 | Maxham Motors Inc. | Car sales/ repair | good | adequate | yes | 1 Vet.Mem., 1 Burruss Rd. | 1 pole, good | | brick/metal building; paved parking with potholes, grass; cars for sale and junk cars, metal poles stored in yard. |
| 18 | SFH neighborhood | residential | good | | | | | | mostly brick ranches, few wooden houses |
| 19 | SFH neighborhood | residential | good | | | | | | mostly brick ranches, few wooden houses |
| 20 | SFH neighborhood | residential | good | | | | | | mostly brick ranches, few wooden houses |
| 21 | SFH neighborhood | residential | good | | | | | | mostly brick ranches, few wooden houses |

VETERANS MEMORIAL HIGHWAY - WEST: LAND USE INVENTORY

11/26/2001

| Site No | Name Business | Type of Structure | Condition of Structure | Condition of Site and Parking | Outside Storage | Curb Cuts | Signs | Possible Code Violations | Remarks |
|---------|--|---|------------------------|-------------------------------|-----------------|-------------------------------|-------|--------------------------|--|
| 22 | National Auto Brokers | Auto sales + parts | adequate | poor | | 1 James Rd. | | | metal building w/3 bays, 1 mobile home used as office, parking in poor condition; storage attachment on building, poor condition |
| 23 | SFH neighborhood | residential | | | | | | | brick ranches |
| 24 | SFH neighborhood, Frank's Radiator Shop | residential | good | | | | | | brick ranches; one small business attached to SFH, shop in very good condition, very clean. |
| 25 | vacant commercial bldg. | abandoned restaurant | adequate | poor | no | 1 Vet.Mem., 1 Zanola Dr. | | | brick building, looks like a former buffet restaurant; large parking, in poor condition; listed in Inventory of Redevelopment Sites. |
| 26 | Wildcat | used cars | adequate | adequate | | 1 Vet.Mem. Hwy. | | | |
| 27 | vacant commercial bldg. | abandoned restaurant | poor | poor | | 1 Vet.Mem. Hwy. | | | previously Long John Silver's |
| 28 | Hilltop Center | see remarks | adequate | adequate | | 2 Vet. Mem., 1 Powell | | | Mexican rest., Sherman Wms., pool room, abandoned cinema, & misc., no landscaping. Condition typically for 20+ yrs. |
| 29 | | Automotive repair & recovery businesses | poor | poor | yes | Powell Dr. | | | "automotive district", grandfathered |
| 30 | vacant commercial bldg. Sites | misc | | | | | | | for sale |
| 31 | Peach St. & Pentecostal Temple | Auto Sales & Limo Sv/Church | adequate | poor | | 1, access to rear | | | older brick, setback 25-30' off sidewalk, inadequate parking. |
| 32 | Bible Institute & Mableton Worship & Praise Ctr. | | adequate | poor | | 2, Vet Mem., 1 access to rear | | | brick, 1970's old post office or bank, setback 25-30 ft off sidewalk. |

VETERANS MEMORIAL HIGHWAY - WEST: LAND USE INVENTORY

11/26/2001

| Site No | Name Business | Type of Structure | Condition of Structure | Condition of Site and Parking | Outside Storage | Curb Cuts | Signs | Possible Code Violations | Remarks |
|---------|--|----------------------------|------------------------|-------------------------------|-----------------|----------------------------|-------|--------------------------|--|
| 33 | Carwash | Carwash | adequate | | | 1 | | | self service/coin |
| 34 | Hawthorne Plaza | Shopping Plaza | adequate | adequate | | 2 Vet Mem., 1 Old P. Spgs. | | | anchor store (H. Meyers) vacant, variety shops - mex. Rest., sm businesses, Family \$, 15-20 yrs old, no landscaping, room for out parcels. |
| 35 | Vacant Bldg | Dr. Office | adequate | adequate | | | | | begin school zone |
| 36 | Hugable Tots | Daycare | good | poor | | | | | parking inadequate, setback close to street. |
| 37 | Dunhill Apts. | Multi-family | poor | | | 1 | | | condition; fair to poor (1970's) wooden balcony. |
| 38 | Glen Henry Fence Reece Automotive | Fence Co., Automotive | adequate | poor | | 2, one for each business | | | |
| 39 | Mableton Village Apts. | Multi-family | poor | adequate | | | | | condition of site: wooden |
| 40 | Vacant | vacant | | | | | | | |
| 41 | House of China | Restaurant | adequate | adequate | yes | 2 | | | originally a BBQ restaurant |
| 42 | Wherehouse Music | Retail | good | poor | | | | | |
| 43 | Shopping Center | Retail | adequate | poor | | 3 | | | vacant anchor, originally built for Sears with an Auto Center |
| 44 | Strip Center/Used Cars | Retail | adequate | poor | | | | | vintage lighting |
| 45 | S.F. Homes | residential | good | good | | | | | Established, well maintained neighborhood |
| 46 | Withers Tool, Die, and Manufacturing Co. | Lt. Industrial | adequate | adequate | | 1 | | | Building is very close to the street/ROW |
| 47 | Vacant bldg., title co., Chevron | Service, Convenience store | adequate | adequate | | 3, one for each building | | | older building, recently painted |
| 48 | Withers Tool, Die, and Manufacturing Co. | Lt. Industrial | | | | | | | see # 46 |
| 49 | Mableton Muffler Shop, Auto Repair and Service, Chiropractic | Service, Convenience store | | adequate | no | | | | uncoordinated signage, parking, and architecture. Aging structures (1960+/- |
| 50 | Beverly Forest Apartments | Multi-family | adequate | | | | | | Aging complex in fair condition |

VETERANS MEMORIAL HIGHWAY - WEST: LAND USE INVENTORY

11/26/2001

| Site No | Name Business | Type of Structure | Condition of Structure | Condition of Site and Parking | Outside Storage | Curb Cuts | Signs | Possible Code Violations | Remarks |
|---------|---|---|------------------------|-------------------------------|-----------------|-----------------------|-------|--------------------------|---|
| Block C | | | | | | | | | |
| 1 | Beavers Plaza | sm. Commercial | | | | | | | shopping strip, sm. Sq. footage, property aging. |
| 2 | Jolly Joe's Rest/Pub | Rest/Pub | adequate | adequate | | 2, Vet. Mem. | | | structure aging, signs in poor condition |
| 3 | White Columns Shopping Center | Variety Shops | poor | poor | | 2 | | | no landscaping, aging, poor |
| 4 | Dixie Gun Pawn Bankhead Lanes | Pawn Shop Bowling Lns | | | | | | | |
| 5 | Mother's Finest | Catering | good | adequate | yes | 2, one is closed off. | | | billboard on site, outside storage; parking of catering trucks, fenced w/ chain link & barbed wire. |
| 6 | Conoco | Gas station | adequate | adequate | | 1, Vet. Mem, 1 Bkhead | | | wood in need of repair w/new shiney signage |
| 7 | Vacant Bldg. | former Bankhead Clinic | adequate | poor | | 1, Vet., 1 Bankhead | | | lawn area is being maintained |
| 8 | used car sales | Auto Sales | adequate | adequate | | 1 | | | some vacant property to the east may be development potential |
| 9 | Dairy Queen | Restaurant | good | good | no | 2 | | | older, original DQ style structure, well kept |
| 10 | 3 commercial bldg.s | Dry cleaner, liquor store, laundry, check cashing, office | | poor | yes | 4 | | | aging buildings, chain link fencing, redevelopment opportunity |
| 11 | Vacant | vacant | | | | | | | |
| 12 | Commerical Bldgs | commercial | adequate | | | | | | |
| 13 | Bankhead Auto Sales | Auto Sales | adequate | adequate | | 2 | | | |
| 14 | Pizza Hut, Freeman Realty, Mini Max Supermarket | Various | poor | poor | | 1, each | | | |

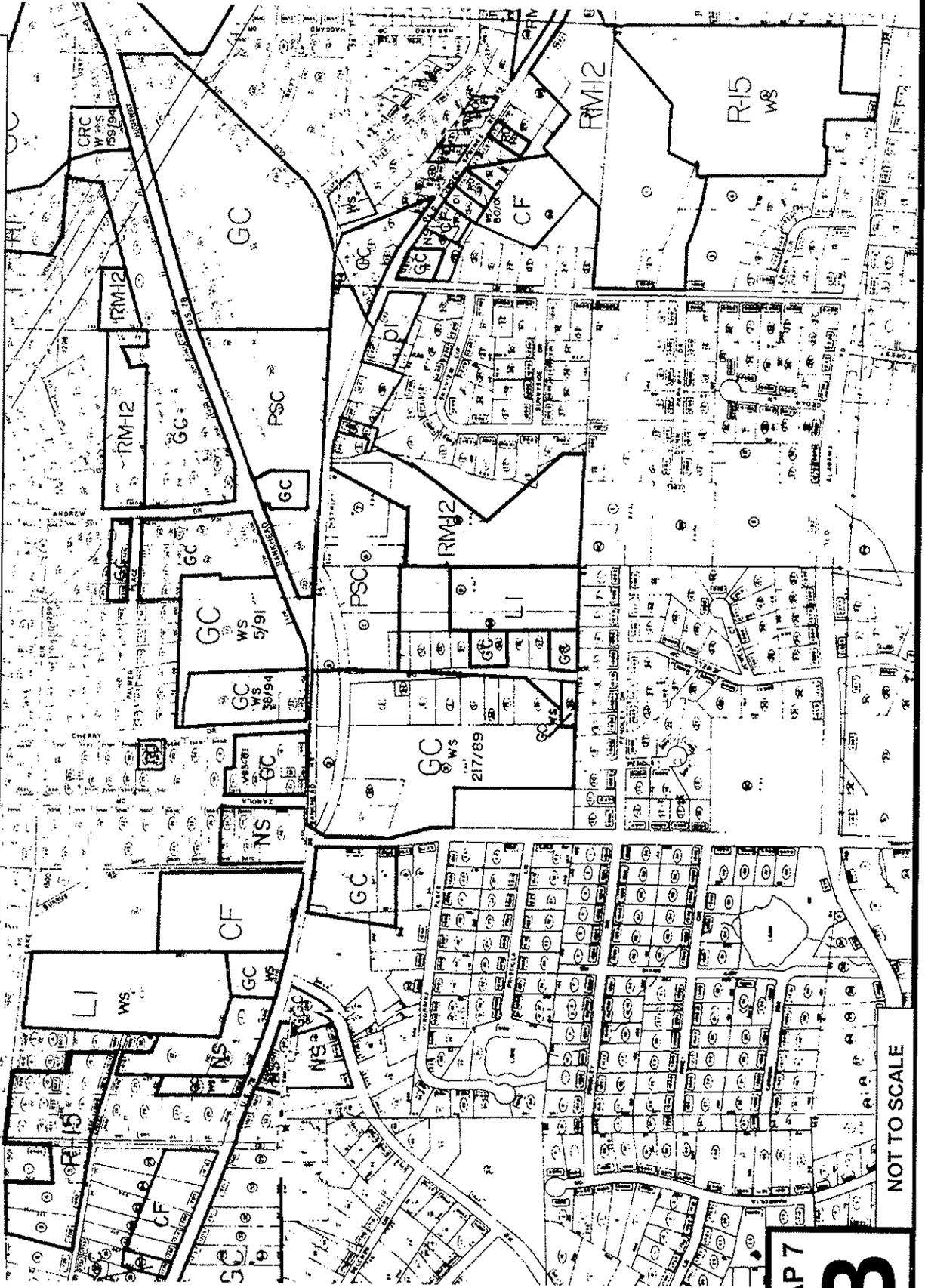
VETERANS MEMORIAL HIGHWAY - WEST: LAND USE INVENTORY

11/26/2001

| Site No | Name Business | Type of Structure | Condition of Structure | Condition of Site and Parking | Outside Storage | Curb Cuts | Signs | Possible Code Violations | Remarks |
|---------|--|----------------------------------|------------------------|-------------------------------|-----------------|-------------------------------|---------------------|--------------------------|---|
| 15 | Cruzin Tunes, Ken's Transmission | car stereos, auto repair | poor | poor | | 1 | | | |
| 16 | S.F. Homes | S.F. Homes | poor | poor | | | | | setback 20-25' from pavement |
| 17 | Vacant | vacant | | | | | | | |
| 18 | 4 commercial bldgs. | machine shop, maintenance, i.i. | adequate | adequate | no | 3 | | | |
| 19 | vacant | vacant | | | | | | | |
| 20 | Vacant | vacant | | | | | | | |
| 21 | Vacant | vacant | | | | | | | |
| 22 | S.F. Homes | residential | good | good | | | | | brick ranches, well kept. |
| 23 | Wilkes Finance | Loan Company | adequate | adequate | | 2, | | | |
| 24 | K.F.C. | Restaurant | good | good | | 1 | | | new building |
| 25 | Commercial | Kirby's vac & | adequate | adequate | | | | | structure: brick w/ metal. Parking: visibility is poor. |
| 26 | Strip Center | pager, pawn, auto parts | good | adequate | | | | | site below grate of W. Vet., setback 60' from pavement |
| 27 | Barnes Hardware | hardwarestore | adequate | adequate | | 2 | | | Landmarks - Historic Mableton |
| 28 | Commercial strip and outparcels | glass co., barbershop, vacancies | poor | poor | | 2 | | | redevelop as village streetscape; buildings are set close to street with inadequate parking |
| 29 | Wendy's, Mexico Lindo | restuarants | good | adequate | | 2 | | | new signage |
| 30 | 800 Bankhead Plaza | variety shops | poor | poor | | | | | redevelopment encouraged |
| 31 | S.F. Homes | S.F. Homes | adequate | adequate | | | | | no access to Vet. Mem. Except through # 30 |
| 32 | Ragan Plaza | retail, service | adequate | poor | | 2 | | | vacant portions of bldg., set close to street with inadequate property for parking. Key location at Floyd Rd. intersection. |
| 33 | Mableton Bottle Shop Mattress Liquidators | Package Store Retail | adequate | poor | | 2 Vet. Mem., 1 Mableton Pkwy. | 1 billboard on site | | sidewalks pick back up. |
| 34 | Burger King | Food | good | good | | | | | appears to be new blding. |

| Site No | Name Business | Type of Structure | Condition of Structure | Condition of Site and Parking | Outside Storage | Curb Cuts | Signs | Possible Code Violations | Remarks |
|---------|---------------------------------|-------------------|------------------------|-------------------------------|-----------------|-----------|-------|--------------------------|--|
| 35 | First Union Bank | Banking | good | good | | | | | opportunity to subdivide, lots of unutilized parking. |
| 36 | SF homes | residential | good | good | | | | | mostly owner occ./ low precent rental property. |
| 37 | Village of Mableton | Retail, Food | good | good | | | | | Cub Foods, anchor store. Big K, CVS, includes empty resturant bldg., |
| 38 | Blockbuster & Papa John's Pizza | Retail, Food | good | good | | 1 each | | | updated or newer structures, looks good signs aren't as high. |

VETERANS MEMORIAL HIGHWAY - WEST CORRIDOR STUDY

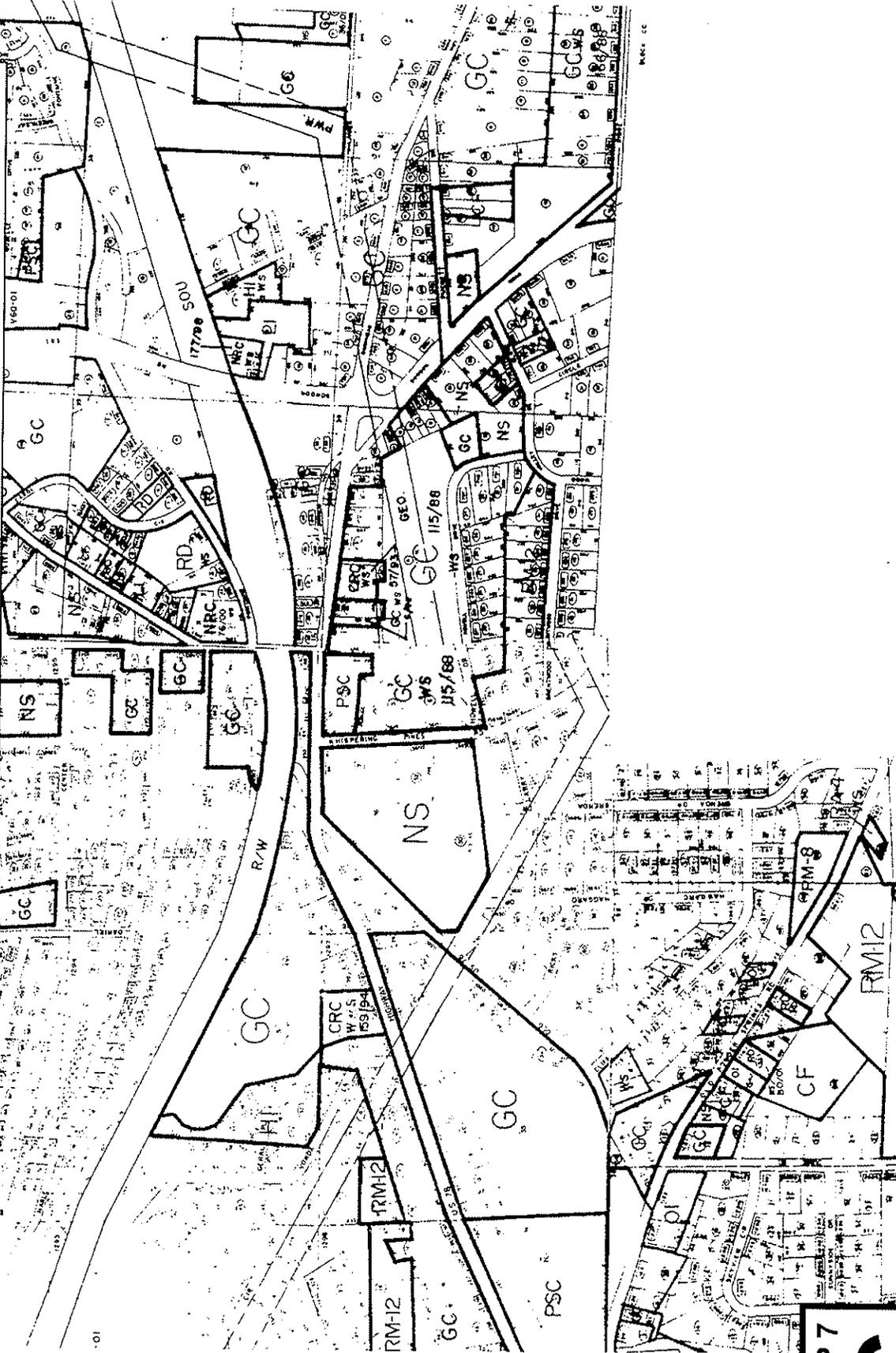


MAP 7

B

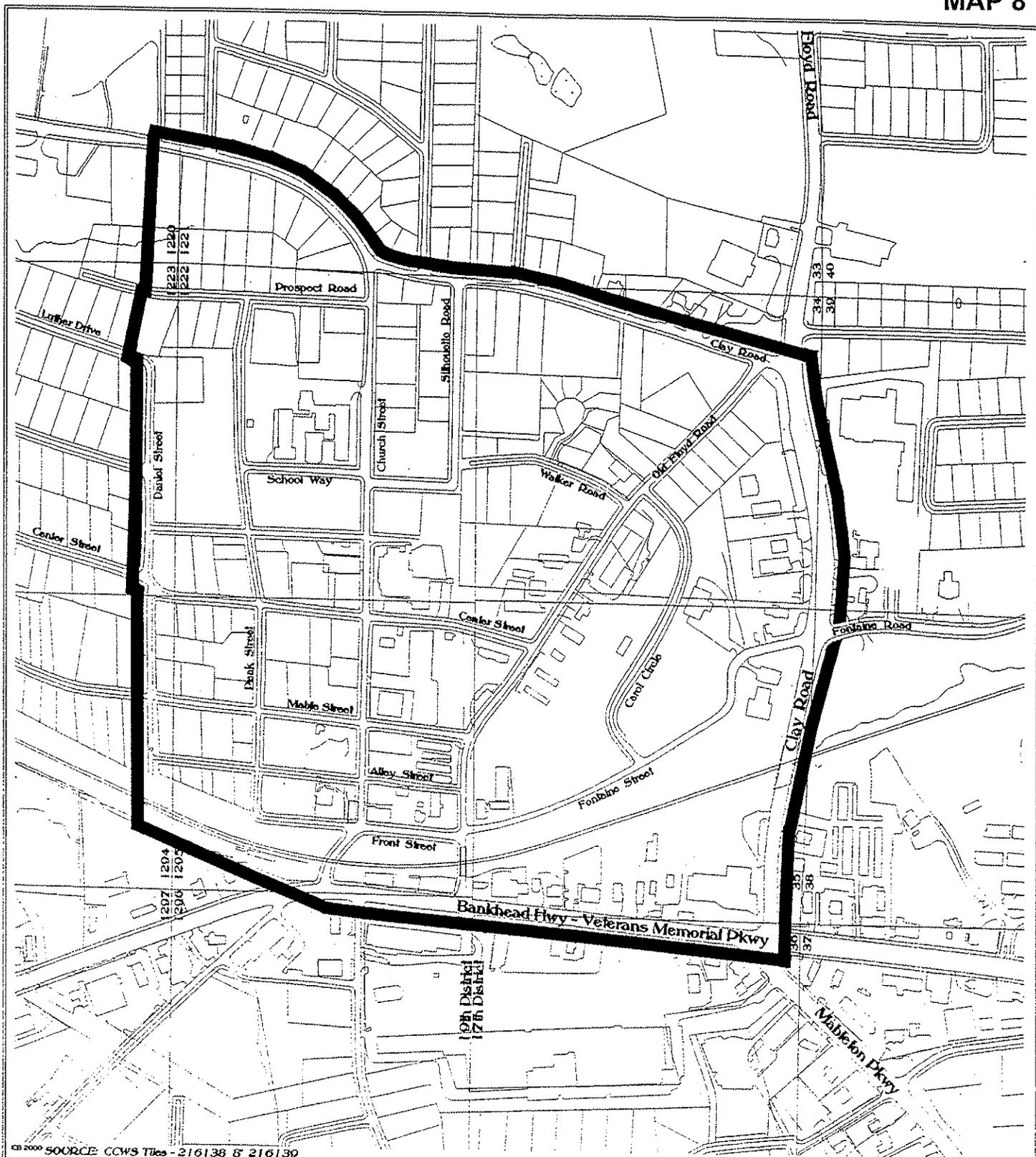
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VETERANS MEMORIAL HIGHWAY - WEST CORRIDOR STUDY



MAP 7
C

NOT TO SCALE



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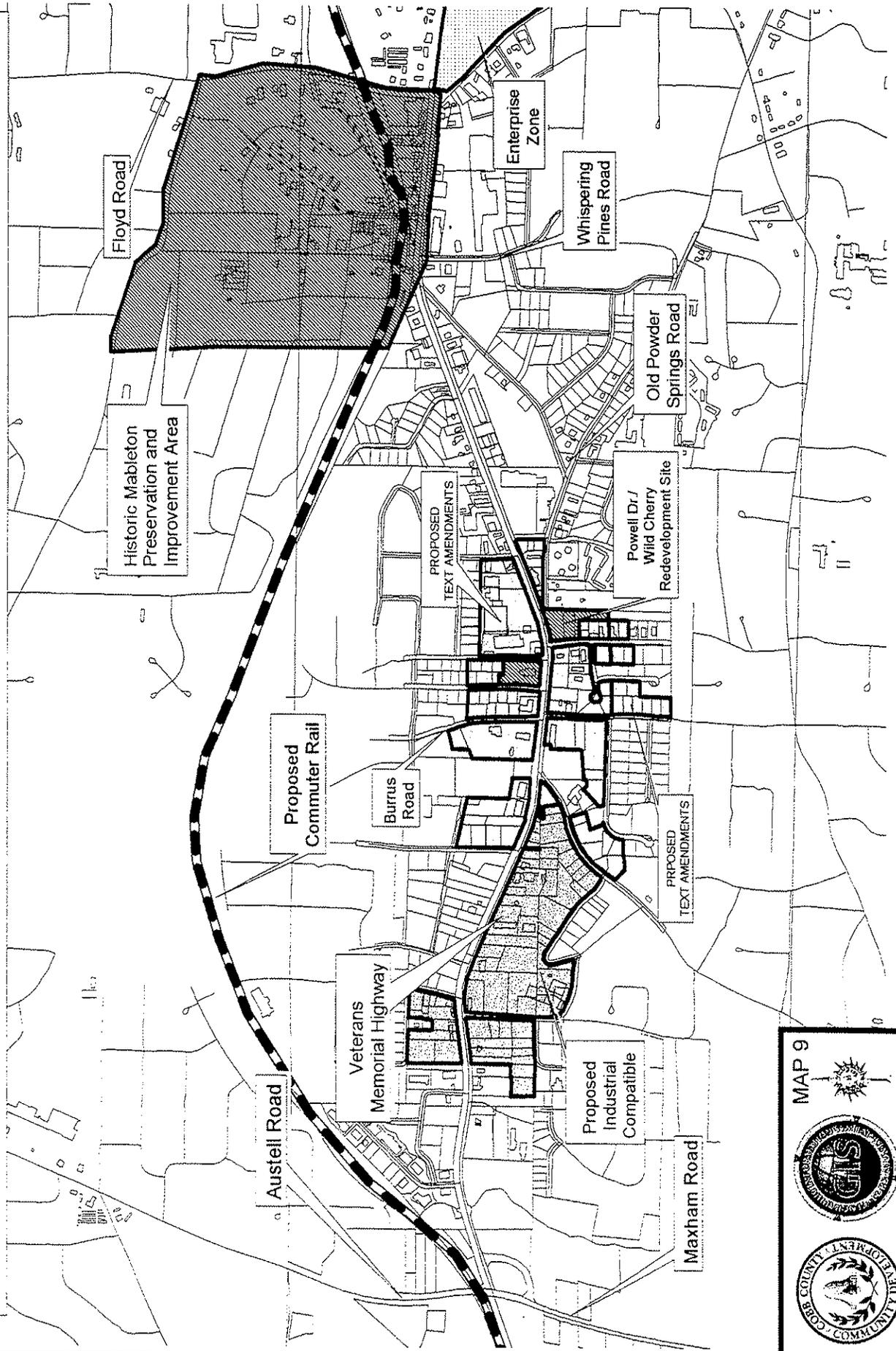


300 0 300 600 900 Feet

HISTORIC MABLETON PRESERVATION AND IMPROVEMENT PLAN



VETERANS MEMORIAL HIGHWAY - CORRIDOR STUDY



MAP 9

NTS

Seal of the City of Marietta, Georgia, featuring a central figure and the text "CITY OF MARIETTA, GEORGIA".

Seal of the Cobb County Board of Commissioners, featuring a central figure and the text "COBB COUNTY BOARD OF COMMISSIONERS".

Appendix C

Historic Mableton Preservation and Improvement Plan

Robert and Company

Engineers, Architects, Planners, Landscape Architects
96 Poplar Street, N. W.
Atlanta, Georgia 30303
(404) 577-4000 FAX: (404) 577-7119
Email: l.walton@robertco.com
www.robertandcompany.com

Historic Mableton Preservation and Improvement Plan

Summary of Recommendations

November 5, 2001

The following is a summary of draft plan recommendations. This document will be revised and formatted as an executive summary for the final Historic Mableton Preservation and Improvement Plan.

Summary of Community Goals

Preservation Goals

- Stability of single-family residential areas;
- Community friendliness and small town character of Mableton;
- Historic homes, buildings, institutions, and properties;
- Trees and environmental features.

Improvement Goals

- Community identity must be organized and recognized
- Community beautification through enforcement of existing codes, establishment of appropriate new guidelines, and public improvements
- Community population and economic growth through appropriate development of vacant properties and redevelopment of underused properties
- Community connectivity through improvement of the local network for cars, bicycles, and pedestrians and linkages to the regional transportation system
- Local involvement in the community development process

Historic Mableton Land Use and Redevelopment Recommendations

Future land use and development/redevelopment recommendations for the Historic Mableton area are based on ideas that emerged from analysis of the public participation process. For descriptive purposes, the Historic Mableton Area has been subdivided into the following districts: Historic Core Area, Mableton Elementary Area, Old Floyd Road Corridor, Walker Drive Redevelopment Area, Carol Circle Redevelopment Area, and Veterans Memorial/Floyd Road Commercial Corridors.

Historic Core Area

A key organizing feature in the concept plan is the original (1882) platting of a nine block area for public auction. The visage of these nine blocks is still evident in the community, forming the historic core of Mableton. Recommendations to extend Daniel Street to meet Front Street at the southwest corner of this core area and to develop a pedestrian-oriented path along the Avery Street right of way complete the restoration of the nine block area.

At the southern end of the Historic Core Area, Front Street and the two blocks north of Front Street become a community focal point with park space, transit connections and commercial activity. South of Front Street, a civic plaza and park area complements the future commuter rail station by providing gathering space and opportunities for traditional vendor retail services.

The First Baptist of Mableton occupies the northeast block of the core area. To the south, the block between Center and Mable Streets includes a mixture of residential and commercial uses. West of Church Street, the recommended land use is single family-residential. Infill development on vacant or subdivided parcels and rehabilitation of older homes should be encouraged in this area.

Mableton Elementary Area

Residential land should surround Mableton Elementary School. To facilitate infill development in the school area, Peak Street should be extended to Prospect Street, formalizing the school and Prater Park as a block. The intersection of Church Street and School Way becomes a focal point due to the extension of Wilson Drive to Church Street and the development of a community center or park at the northeast corner. The proximity of Mableton Elementary, the First Baptist Church, the cemetery and new a park or community facility establishes an institutional use zone.

Old Floyd Road Corridor

From Mable Street to Clay Road, the Old Floyd Road corridor should be redeveloped as a mixed-use commercial/office/residential corridor. New and renovated buildings should conform to a traditional architectural style and be situated near the street with Parking should be relegated to areas behind buildings. This corridor is anchored on the southern end by the commercial block between Mable Street and Front Street and on the northern end by a gateway park and community center/library facility.

Walker Drive Redevelopment Area

With the extension of Walker Drive to Church Street, a significant amount of land may be opened up for development/redevelopment. The land use in this area should be mixed use with an emphasis on higher density residential. Public open space should be included as a central focal point of the residential development. The Mitchell Street pedestrian corridor connects this area to the Front Street commercial and transit area, and Walker Drive connects to the Church Street institutional area.

Carol Circle Redevelopment Area

The intersection of Carol Circle and Old Floyd Road should be improved to align with Walker Drive and the extension of Center Street to Carol Circle. The land use focus of Carol Circle should be higher density residential, perhaps including multi-story townhouse units. This residential area has easy access to the Old Floyd Road mixed use corridor, Floyd Road and Veterans Memorial Highway.

Veterans Memorial and Floyd Road Commercial Corridors

Parcels fronting the portions of Veterans Memorial Highway and Floyd Road that are in the Historic Mableton Study Area should remain highway commercial. Significant improvements should be made to this area such as coordination of signage, landscape and sidewalk enhancements, building façade updates, and redevelopment of obsolete or blighted properties.

Historic Mableton Public Improvements Recommendations

Improvements to public infrastructure and community facilities are needed throughout the Historic Mableton area. In some circumstances, these can be privately funded in conjunction with new development or redevelopment, but many will need to be completed with public funds. Public improvement projects are divided into three general categories: Road Network Improvements, Bike/Pedestrian/Streetscape Improvements, and Public Land/Parks/Buildings.

Road Network Improvements

Extending from the Front Street area, the two primary north-south corridors of Church Street and Old Floyd Road lead into an improved community street network that should be pedestrian-friendly and aesthetically reminiscent of traditional small southern towns.

This network must support redevelopment at densities greater than currently exist, a scenario necessary for a true transit-oriented community. Recommended projects to enhance the road network include the following:

- Peak Street Railroad Overpass (to replace the at-grade Church Street railroad crossing)
- Walker Drive – School Way Connection (to establish an east to west route in the street network)
- Center Street – Carol Circle Connection (to establish another east to west route in the street network)
- Peak Street – Prospect Street Connection (to encircle the school with public streets and improve the street network)
- Daniel Street Extension (to reintroduce the boundary of the original nine block area and improve the street network)
- Walker Drive – Carol Circle Realignment (to improve an uneven intersection area on Old Floyd Road)
- Old Floyd Road Bridge Improvements (to upgrade the Old Floyd Road railroad bridge for traffic and pedestrian movements)
- Walker Circle Paving (to pave a gravel/dirt surfaced cul-de-sac in the community)
- Front Street Paving (to pave a dirt road in the community)

Bike/Pedestrian/Streetscape Improvements

Along with improvements to the road network for vehicular circulation improvements for pedestrian and bicycle circulation are needed. Any new road connection project should involve streetscaping, a catch-all category that includes sidewalks, bicycle lanes, street trees, pedestrian lighting, benches, trash receptacles, etc. Existing corridors that should receive streetscape upgrades include the following:

- Church Street Corridor Streetscape
- Front Street Streetscape
- Old Floyd Road Corridor Streetscape
- Floyd Road Streetscape
- Mitchell Street Bike/Pedestrian Corridor
- Avery Street Bike/Pedestrian Corridor
- General Sidewalk and Drainage Improvements (throughout the community)

Public Lands/Parks/Buildings

Public funding will be required for the recommended new public facilities as well as for improvements to existing public facilities. These projects will involve land acquisition, landscape development, new buildings, and ongoing maintenance and upgrades. For Historic Mableton to function as a mixed-use, transit-oriented community of moderate density, parks and public facilities will be vital. The following is a list of major projects:

- Commuter Rail Plaza and Transit Station (between Front Street and Veterans Memorial Hwy)
- Railroad Greenway Trail/Linear Park (between Fontaine Road and the railroad – build connection to Silver Comet Trail)
- Church Street Community Property (a park or community center on vacant property across Church Street from Mableton Elementary)
- Clay Road and Old Floyd Road Community Property (a park, community center or library on Clay Road west of Old Floyd Road)
- Mableton Elementary School/Prater Park upgrades and improvements (enhancement of the block containing Mableton Elementary and Prater Park)

Historic Mableton Organization and Implementation Recommendations

Recommendations for land use, development/redevelopment and public improvements represent a significant scope of work for implementation. It is vital that the right kinds of organizations be in place to facilitate a long-term implementation process. Throughout the planning process, the Mableton Community has shown overwhelming interest and support for community preservation and improvement. Above all, this community involvement and leadership must be extended through the implementation process. Following are general recommendations for achieving the goals set forth in this plan:

- Establish a position for a Historic Mableton liaison to the Cobb County Government. This new staff position should be commissioned with the task of ensuring that Mableton interests and concerns are continually communicated to the County staff and Commissioners and assisting Mableton community organizations in their work. The Mableton liaison will be particularly important in the process of leveraging public funding for community improvements.
- Revise Cobb County plans and regulations to be consistent with the Historic Mableton Preservation and Improvement Plan. Cobb County's Comprehensive Land Use Plan, Zoning Ordinance and Development Regulations should be revised to reflect the recommendations of the plan.
- Encourage the creation of a Historic Mableton Community Development Corporation (CDC). The energy of community involvement that has been displayed during the planning process can be channeled into a community-led organization with staff and financial resources that are necessary to realize redevelopment projects. The CDC should include a local board of directors with representation from the community and major institutions. It is possible that First Baptist Mableton could take the lead role in the formation of the CDC as a faith-based initiative. The CDC will work with the Mableton liaison to attract private development funding to Historic Mableton.
- Pursue access to redevelopment powers made available to local governments through the Georgia Redevelopment Powers Act. At this time, there is not a redevelopment agency in Cobb County that could use redevelopment powers (such as the establishment of a tax increment finance district) on Mableton's behalf. Local and State level lobbying should be undertaken to make it possible for redevelopment powers to be used in Mableton. It should also be determined whether the South Cobb Development Authority or another similar Cobb entity should function as a redevelopment authority.

Appendix D

Property Ownership Inventory

| <i>Site No.</i> | <i>District – Land Lot – Parcel</i> | <i>Property Owner Address</i> |
|-----------------|-------------------------------------|---|
| <i>A-1</i> | 19-1304-008 | Cousins Margaret G. 360 Manning Rd. Marietta, GA 30064 |
| <i>A-2</i> | 18-0029-003 | Sanders Marvin 5745 Maxham Rd. Austell, GA 30168 |
| <i>A-3</i> | 18-0029-004 | Sanders Marvin 5745 Maxham Rd. Austell, GA 30168 |
| <i>A-4</i> | 18-0029-001 | Sanders Marvin Edward 5681 Maxham Rd. Austell, GA 30168 |
| <i>A-5</i> | 19-1303-010 | Cousins Robert C Mrs. 111 Tower Apt. 611 Rd. Marietta, GA 30060 |
| <i>A-6</i> | 18-0029-001 | Sanders Marvin Edward 5681 Maxham Rd. Austell, GA 30064 |
| <i>A-7</i> | 19-1303-011 | Morris Tabatha B 700 Veterans Memorial Mableton, GA 30126 |
| <i>A-8</i> | 19-1303-011 | Morris Tabatha B 700 Veterans Memorial Mableton, GA 30126 |
| <i>A-9</i> | 19-1303-011 | Morris Tabatha B 700 Veterans Memorial Mableton, GA 30126 |
| <i>A-10</i> | 19-1303-011 | Morris Tabatha B 700 Veterans Memorial Mableton, GA 30126 |

| <i>Site No.</i> | <i>District – Land Lot – Parcel</i> | <i>Property Owner Address</i> |
|-----------------|-------------------------------------|---|
| <i>A-11</i> | 19-1304-017 | Champion Donna M 5541 Austell Rd. Austell, GA 30106 |
| <i>A-11</i> | 19-1304-001 | Campbell Alva 5563 Austell Rd. Austell, GA 30106 |
| <i>A-12</i> | 19-1304-010 | Archer W C 1985 Stockton Ln. Snellville, GA 30078 |
| <i>A-13</i> | 19-1304-019 | Cousins Robert C Mrs. 111 Tower Apt. 611 Rd. Marietta, GA 30060 |
| <i>A-13</i> | 19-1304-020 | Manning Mary C 111 Tower Apt. 611 Rd. Marietta, GA 30060 |
| <i>A-13</i> | 19-1304-009 | Cousins Robert C Mrs. 111 Tower Apt. 611 Rd. Marietta, GA 30060 |
| <i>A-14</i> | 19-1303-015 | D.C. Power Products Inc. 5533 Collins Blvd. Austell, GA 30106 |
| <i>A-15</i> | 19-1303-006 | Smith Glover A 1919 Corner Rd. Powder Springs, GA 30127 |
| <i>A-16</i> | 19-1303-005 | Wolf Nathan Rubin 1867 Piedmont Rd. Atlanta, GA 30324 |
| <i>A-17</i> | 19-1303-004 | Smith Jeffrey M 509 Lovingood Ct. Woodstock, GA 30189 |

| <i>Site No.</i> | <i>District – Land Lot - Parcel</i> | <i>Property Owner Address</i> |
|-----------------|-------------------------------------|---|
| <i>A-18</i> | 19-1303-004 | Smith Jeffrey M 509 Lovingood Ct. Woodstock, GA 30189 |
| <i>A-19</i> | 19-1303-001 | Brown James E. Sr. 5440 South Lake Dr. Douglasville, GA 30135 |
| <i>A-19</i> | 19-1303-002 | Efficiency Lodge Inc. P.O. Box 635 Mableton, GA 30126 |
| <i>A-20</i> | 19-1302-019 | Gibbs Joel L P.O. Box 486 Austell, GA 30168 |
| <i>A-21</i> | 19-1288-049 | Hoffer Howard A 13780 Providence Rd. Alpharetta, GA 30004 |
| <i>A-22</i> | 19-1303-014 | Falls G Max & Frances J 6820 Kingsboro Dr. Lithia Springs, GA 30122 |
| <i>A-23</i> | 19-1288-034 | Gomez Emil J & Jean M 479 Saint Patrick Dr. Mableton, GA 30126 |
| <i>A-24</i> | 19-1288-035 | Old Fashion Foods Inc. 2037 Collins Blvd. Austell, GA 30106 |
| <i>A-25</i> | 19-1288-045 | Hoffer Howard A. 13780 Providence Rd. Alpharetta, GA 30004 |
| <i>A-25</i> | 19-1288-036 | Giglio Georgia Bagley 195 Woodland Ln. Mableton, GA 30126 |

| <i>Site No.</i> | <i>District – Land Lot - Parcel</i> | <i>Property Owner Address</i> |
|-----------------|-------------------------------------|---|
| <i>A-25</i> | 19-1288-035 | Old Fashion Foods Inc. 2037 Collins Blvd. Austell, GA 30106 |
| <i>A-26</i> | 19-1303-018 | C. Sil Inc. P.O. Box 351 Austell, GA 30168 |
| <i>A-27</i> | 19-1303-003 | Schwinn Betty Clayton 5644 Riding Woods Dr. Hiram, GA 30141 |
| <i>A-28</i> | 19-1303-016 | Fitzco LLC. 2217 Roswell Rd Suite B2 Marietta, GA 30062 |
| <i>A-29</i> | 19-1303-017 | Story Ivan D 5710 Harrison Ave. Austell, GA 30106 |
| <i>A-30</i> | 19-1288-040 | Andrews David B. 5690 Harrison Ave. Austell, GA 30106 |
| <i>A-31</i> | 19-1303-017 | Story Ivan D 5710 Harrison Ave. Austell, GA 30106 |
| <i>A-32</i> | 19-1302-040 | Young Constance 7720 Milam Rd. Winston, GA 30187 |
| <i>A-33</i> | 19-1302-020 | Morris Tabatha B 700 Veterans Memorial Mableton, GA 30126 |
| <i>A-33</i> | 19-1302-035 | Consolidated Vault Serv. 1935 Bankhead Hwy. Austell, GA 30168 |

| <i>Site No.</i> | <i>District – Land Lot - Parcel</i> | <i>Property Owner Address</i> |
|-----------------|-------------------------------------|---|
| A-34 | 19-1302-021 | Song Tong Chin 110 Gladwyne Ridge Dr. Alpharetta, GA 30004 |
| A-35 | 19-1302-020 | Morris Tabatha B 700 Veterans Memorial Mableton, GA 30126 |
| A-35 | 19-1302-035 | Consolidated Vault Serv. 1935 Bankhead Hwy. Austell, GA 30168 |
| A-35 | 19-1302-021 | Song Tong Chin 110 Gladwyne Ridge Dr. Alpharetta, GA 30004 |
| A-35 | 19-1302-034 | Brown Winnie Ruth Helms 5734 Dogwood Cir. Austell, GA 30168 |
| A-35 | 19-1302-023 | Brown H W 5734 Dogwood Cir. Austell, GA 30168 |
| A-35 | 19-1302-024 | Boudwin Herbert John 5768 Dogwood Cir. Austell, GA 30168 |
| A-35 | 19-1302-025 | Hernandez Melanio 1895 Veterans Memorial Austell, GA 30168 |
| A-35 | 19-1302-026 | Willoughby William H 1885 Bankhead Hwy. Austell, GA 30168 |
| A-35 | 19-1302-027 | Hewitt Elizabeth 5684 Dogwood Cir. Austell, GA 30168 |

| <i>Site No.</i> | <i>District – Land Lot - Parcel</i> | <i>Property Owner Address</i> |
|-----------------|-------------------------------------|--|
| A-35 | 19-1302-028 | Reynolds-Dunn Charlene 6439 Susan Dr. Mableton, GA 30126 |
| A-35 | 19-1302-029 | Roberts William Byron 5660 Pinecrest Dr. Austell, GA 30168 |
| A-35 | 19-1302-033 | Roberts William Byron 5660 Pinecrest Dr. Austell, GA 30168 |
| A-35 | 19-1302-060 | Carter Cwayne F 1867 Bankhead Hwy. Austell, GA 30168 |
| A-35 | 19-1302-062 | Willoughby W. D. 1889 Bankhead Hwy. Austell, GA 30168 |
| A-36 | 18-0031-023 | Helms J.W. & Syble I. 5711 Dogwood Cir. Austell, GA 30168 |
| A-36 | 18-0031-009 | Barnes Helen Tarpley 5714 Pine Crest Rd. Austell, GA 30168 |
| A-36 | 18-0031-010 | Barnes Helen Tarpley 5714 Pine Crest Rd. Austell, GA 30168 |
| A-37 | 18-0030-048 | Grier Homer Earl Jr. 5710 Lisa Ln. Austell, GA 30168 |
| A-37 | 18-0030-049 | Brown Barbara A. 5711 Lisa Ln. Austell, GA 30168 |