



CITY OF MABLETON, GEORGIA

Riverside EpiCenter

135 Riverside Pkwy, Austell, GA 30168

April 13, 2026 at 5:15 PM

The Honorable Michael Owens, Mayor
The Honorable Ron Davis, Mayor Pro Tem/District 1 Councilmember
The Honorable Michael McNeely, District 2 Councilmember
The Honorable Keisha Jeffcoat, District 3 Councilmember
The Honorable Cassandra Brown, District 4 Councilmember
The Honorable TJ Ferguson, District 5 Councilmember
The Honorable Debora Herndon, District 6 Councilmember

CITY COUNCIL WORK SESSION MINUTES

1. CALL TO ORDER

Mayor Owens called the meeting to order at approximately 5:28 PM.

2. ROLL CALL

Mayor Owens acknowledged those who were running late or absent, including Councilmember McNeely (tardy), the City Attorney (tardy), and Court Administrator Minor (excused absence).

The City Attorney arrived at approximately 5:35 p.m., and Councilmember McNeely arrived at approximately 5:40 p.m.

3. AGENDA ITEMS AND DISCUSSION

a. Resolution to Adopt Uniform Municipal Court Rules of Procedure - Court Administrator Mallory Minor

Mayor Owens acknowledged the item and noted that it would not be heard tonight due to the excused absence of Court Administrator Minor for a medical emergency.

4. PRE REGULAR MEETING AGENDA REVIEW

Mayor Owens led in review of the proposed agenda for the Regular Meeting. The following items were reviewed:

6A. Rezoning Case REZ2025-006 — Mayor Owens indicated that the applicant is asking for withdrawal without prejudice and noted that the planning commission recommends approval.

10. Consent Agenda — Mayor Owens reviewed the items under the consent agenda

11. Other Business —

A. Grants Management Program Update — to be presented by Chris Brewer and Director Ryan. He provided a brief review of the City's engagement with Mr. Brewer with Fund It Forward for grant efforts over the past year.

B. Beautification Department Update — be presented by Director Ryan

12. Unfinished Business —

A. REZ2025-011 — Oak Ridge Commerce Way — request to be rezoned from a trailer park to a light industrial designation in order to accommodate a warehouse distribution center.

B. REZ2025-009 - 6671 Mableton Parkway - request for rezoning from R-20 to NRC for commercial use. This item has been deferred to the April 22 meeting for a public hearing due to the cancellation of the April 8 meeting, as well as to allow time for review of supplemental information provided by the applicant's attorney.

Mayor Owens asked about other businesses in the area that are zoned residential but are operating commercially. Director Hughes explained that the difference is a lapse in licensing, which resulted in the loss of their nonconforming use rights that had previously allowed continued commercial operation. Director Hughes and staff will conduct further research into businesses that fall into this category and will provide a follow-up. Mayor Owens asked City Manager Tanks to have staff research other grandfathered businesses in the area. City Manager Tanks recommended comparing that research with the future land use outlined in the Comprehensive Plan. The City Manager and Director Hughes will have this information available for the April 22 meeting. Director Hughes will also provide information on nonconforming use and how it is defined and determined.

The City Attorney arrived at approximately 5:35 p.m., and Councilmember McNeely arrived at approximately 5:40 p.m.

13. New Business

A. Amending the 2026 Regular Council Meeting Calendar — City Clerk Hiott highlighted updates to the calendar and noted that the upcoming Work Session is approaching quickly, scheduled for Monday.

B. Resolution for Public Safety — City Attorney Walker-Ashby explained that the item is related to the Community Development Block Grant (CDBG) the City is receiving through the County's funding from HUD. She noted that the County is requesting the City adopt the standard agreement template provided by HUD. She recommended amending the language to acknowledge that the City receives police services through the County by way of an intergovernmental agreement (IGA) and provided additional clarification on this point. The City Attorney also stated that the grant amount is \$263,000.

Councilmember Jeffcoat noted that she serves on the CDBG board; however, the City Attorney advised that this does not present a conflict of interest.

Mayor Owens asked if there were any other questions or discussion. There was none.

5. ANNOUNCEMENTS

None.

6. EXECUTIVE SESSION (IF NEEDED) FOR LITIGATION (O.C.G.A. 50-14-3(B)(1)(A)REAL ESTATE(O.C.G.A. 50-14-3 (B)(1)) PERSONNEL (O.C.G.A. 50-14-3 (B)(2)) AND MISC. EXEMPTIONS (O.C.G.A. 50-14-3 (B)(4)&(5))

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Brown to enter into Executive Session at 5:45pm for litigation, real estate, and personnel. The motion passed unanimously. Yeas: Davis, McNeely, Jeffcoat, Brown, Ferguson, Herndon and Owens

Motion was made by Councilmember Herndon and seconded by Councilmember Ferguson to exit Executive Session at 6:40pm. The motion carried unanimously. Yeas: Davis, McNeely, Jeffcoat, Brown, Ferguson, Herndon and Owens

7. ADJOURNMENT

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Brown to Adjourn. The motion passed 7-0. There being no further business, Mayor Owens adjourned the work session meeting at 6:41 PM.

Dr. Michael Owens, Mayor

Susan Hiott, City Clerk