



CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
April 13, 2026 at 6:30 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 REGULAR MEETING MINUTES

1. CALL TO ORDER

Mayor Owens called the meeting to order at approximately 6:42 PM.

2. ROLL CALL

City Clerk Hiott conducted the roll call and a quorum was present.

3. INVOCATION

City Manager Tanks led the Invocation.

4. PLEDGE OF ALLEGIANCE

Councilmember Jeffcoat led the Pledge of Allegiance.

5. APPROVAL OF AGENDA

Motion was made by Councilmember Herndon and seconded by Councilmember Brown to approve the agenda as written. The motion carried 7-0.

6. PUBLIC HEARINGS

- a. **REZ-2025-006 – Tax Parcel 18020100030 (Old Alabama Rd) and Tax Parcel 18025800020 (Cardell Rd) – Request to rezone 22 acres from R-20/OSC to RA-6 for the development of 94 single family detached homes - *Planning Commission recommends approval of the applicant's request to withdrawal without prejudice - Director Michael Hughes***

Mayor Owens announced the item and recognized Community Development Director Michael Hughes, who provided background. He stated that the applicant had requested to withdraw the application without prejudice and recommended that the Council approve the request.

Motion was made by Councilmember Jeffcoat and seconded by Councilmember McNeely to accept the request from the applicant to withdraw the application without prejudice. The motion passed 7-0.

7. PRESENTATIONS/ACKNOWLEDGEMENTS/PROCLAMATIONS

None.

8. APPOINTMENTS

None.

9. PUBLIC COMMENTS - 2 minutes per speaker - no more than 30 minutes for all speakers. Anyone wishing to make a public comment should complete and submit the public comment card to the City Clerk prior to the start of the meeting.

The following public comments were shared:

Denny Wilson expressed concern about how the homeless camp at the Lions Club was handled. She noted that the response resulted in individuals being removed from the property, benches being taken away, and personal belongings being lost.

Jo Lahmon thanked all that attended the Cobb Library book sale and reported that there was \$63,000 raised from this effort. She also indicated that registration is open for Vision to Learn and provided supporting information about the program.

Shannon Tilson, founder and COO of the SAE School in Mableton, spoke on behalf of the school in support of the recommended 2-year temp land use permit but not for the NRC designation with regard to the rezoning application for case REZ2025-009. She highlighted concerns about the safety of the children.

Pat Burns suggested that the Mableton Tree Fund could support beautification efforts for the Concord Covered Bridge project. She provided background on the Concord Covered Bridge, referring to it as the “Gateway to Mableton.” She emphasized the importance of beautification in that area and highlighted efforts that are already underway within the community.

Monica Delancy mentioned that schools will be administering the Georgia Milestones test and offered encouragement to students. She highlighted that April is Youth Volunteer Month and mentioned a pedestrian safety event and a community cleanup hosted by the Youth Thrivers Group. She also shared positive feedback regarding pothole repairs on Premier Lane. Additionally, she recognized April as Child Abuse Prevention Month and emphasized the importance of keeping housing a top priority for the community.

10. CONSENT AGENDA

Motion was made by Councilmember Ferguson and seconded by Councilmember Jeffcoat

to approve the Consent Agenda. The motion carried 7-0.

- a. **Ratification of Council member approved elevation- Sawmill Creek located near Maxham Road, PIN 18008700190. Additional Elevation - Bradley Plan**
- b. **Approval of March 25, 2026 5:15 PM Work Session Minutes**
- c. **Approval of March 25, 2026 6:30 PM Regular Meeting Minutes**

11. OTHER BUSINESS/DISCUSSION

- a. **Update Presentation on the City of Mableton's Grants Management Program - Emily Ryan, Sustainability, Greenspace, and Beautification Director & Christopher Brewer, Fund It Forward Grant Consulting**

Mayor Owens introduced the item and recognized Director Ryan of the Beautification Department, along with Chris Brewer, the City's contracted grants' consultant, to deliver a presentation.

Mayor Owens asked Mr. Brewer to introduce himself for the benefit of newer Council members and the public. Mr. Brewer, founder of Fund It Forward, provided a brief overview of his consulting firm and thanked the Mayor and Council for their efforts in supporting the City's grant initiatives.

Director Ryan explained the grant process and Mr. Brewer's involvement. She also noted that completion of the City's Comprehensive Plan will strengthen the City's ability to pursue grants going forward.

The presentation highlights are as follows:

- The City has applied for 17 grants to date.
- The total anticipated award amount is \$540,000.
- The contract cost for the City's grant consulting services is \$1,645 per month.
- The City's projected return on investment is \$27.35 for every \$1 spent (2,635%).

Grants awarded to the City thus far include (additional details are provided in the meeting packet):

- Safe Streets and Roads for All (SS4A): \$240,000 awarded
- Recycling and Waste Diversion Grant: \$50,000 awarded

Additional grant activity includes:

- Livable Centers Initiative: \$160,000 requested, with a \$40,000 City match
- Community Impact Grant: \$300,000 requested

Councilmember Brown thanked both Director Ryan and Mr. Brewer for their work and

expressed interest in how these grant opportunities will align with the 2045 Comprehensive Plan moving forward.

Councilmember Ferguson inquired about potential grants that may involve coordination with the County. City Manager Tanks explained that, to date, there have been no formal efforts to coordinate with the County, though there has been some discussion regarding possible overlap.

Mayor Owens noted that there could be opportunities for cross-jurisdictional collaboration between the City, the County, and potentially other municipalities. He explained that many grants are designed to fill funding gaps in existing projects, which can present challenges for a new city without an established project base. However, he added that more opportunities will arise as the City undertakes additional projects.

b. Beautification Operations Update - Emily Ryan, Sustainability, Greenspace, and Beautification Director

Mayor Owens announced the item and once again recognized Director Ryan. Director Ryan delivered a presentation, which is included in the record.

Director Ryan provided an update from the Beautification Department on the following topics:

- **Illegal Dumping Mitigation** – Efforts include updating the ordinance to address these issues, developing a litter index, and installing signage.
- **Trees Atlanta Front Yard Program** – The pilot year was successful, with 17 of the 30 available trees planted. Renewal of the contract will be brought before Council in the near future.
- **Upcoming Right-of-Way Projects** – The department is working on a pilot right-of-way project at the Covered Concord Bridge in partnership with the Friends of the Concord Covered Bridge. The project will include historic preservation, native plantings, and invasive species removal.
- **General Department Updates** – The Beautification Department will be launching its own social media presence and will announce Earth Day activities and other planned events in the near future.

Councilmember Ferguson asked how residents could participate in the Trees Atlanta Program. Director Ryan said residents should contact the Beautification Department to be connected with Trees Atlanta. He also asked about expanding beautification efforts. Director Ryan noted plans to hire staff, coordinate with Cobb DOT, and develop a comprehensive and effective plan. Councilmember Ferguson asked about the relationship between right-of-way maintenance and Public Works. City Manager Tanks explained that the new positions would be focused on beautification rather than Public Works and clarified the distinction between the two roles.

Councilmember Herndon asked about renewing the Trees Atlanta contract. Director Ryan explained the process and noted the renewal would come before Council. Councilmember Brown thanked Director Ryan for working with Ms. Burns to bring the Covered Bridge project forward.

12. UNFINISHED BUSINESS

- a. **REZ2025-011 - (First Read) Tax Parcel 18042100010 /18042000090 (Oak Ridge Commerce Way) - Request to rezone a 29.15-acre parcel to rezone from MHP to LI for A 300,000 square foot warehouse/distribution center - *Planning Commission Recommends Approval with Stipulations - Director Michael Hughes***

Mayor Owens announced the item and provided background. He recognized Director Hughes, who introduced Deputy Garver to present the rezoning case. Deputy Garver provided details including the zoning map, future land use map, site location and proximity to the interstate, site plan, proposed elevations, and applicable code criteria. She noted that both staff and the Planning Commission recommended approval with stipulations—seven from staff and sixteen from the Planning Commission, with full details included in the record. She confirmed this was the first reading, and the case will return on April 22 for a second reading and public hearing.

Councilmember Davis asked whether access to I-20 would connect to both Thornton and Riverside Drive. Staff confirmed it would, noting that usage limitations could be implemented. Councilmember Davis expressed concern about truck traffic in nearby residential areas.

Henry Bailey, attorney for the applicant, stated the applicant is agreeable to an alternative routing away from I-20 to help reduce residential impacts. Mayor Owens asked whether any requirements exist regarding the number of site entrances. Staff confirmed there are none. The applicant also indicated willingness to include language in future lease agreements to address traffic flow and routing.

Councilmember Ferguson asked whether data centers and detention centers would be prohibited and whether a rezoning would be required for such uses in the future. This was confirmed. He also expressed concern about a single access point being shared by both truck and vehicle traffic.

Deputy Garver responded that most on-site traffic is expected to be industrial, and therefore should not present significant issues. The applicant added that truck traffic would flow in one direction on-site, while passenger vehicles would flow in the opposite direction.

Councilmember Herndon asked what would be stored in the warehouse. The applicant's counsel stated that a tenant cannot be secured until zoning approval is granted, but confirmed the use would fall under light industrial guidelines. She also asked whether stipulations exist regarding prohibited uses. Deputy Garver responded that all light industrial uses are permitted, and additional stipulations could be added if needed to address specific concerns.

Mayor Owens noted this was the first reading and asked if there were any further questions. There were none.

- b. REZ2025-009 - Tax Parcel 18039000110 (6671 Mableton Parkway) - Request to rezone a 2.33-acre parcel to rezone from R-20 to NRC for a commercial development - *Planning Commission recommends approval of a temporary land use permit with stipulations - DEFERRED TO APRIL 22, 2026 DUE TO CANCELLATION OF APRIL 8, 2026 MEETING AND CONSIDERATION OF SUPPLEMENTAL INFORMATION FROM APPLICANT - Director Michael Hughes***

Mayor Owens announced the item, provided background and recognized the City Attorney.

City Attorney Walker-Ashby stated that virtual meetings have been held between herself, Community Development staff, and the applicant's attorney and that they have been productive. She noted that she requested a list of alternatives from the applicant's attorney, which was received on Monday and is currently under review by staff. She added that both parties will meet again to discuss terms before the item returns to Council on April 22 for a decision or deferral.

The City Attorney confirmed for Mayor Owens that supplemental information was provided by the applicant, including a list of 10–12 items. She stated that staff is currently vetting the items, determining feasibility, and cross-referencing the City's Code. The applicant's attorney will be informed of staff recommendations prior to April 22, and any additional negotiations will be coordinated with the applicant as needed.

Mayor Owens confirmed that progress is being made by both parties. Attorney Walker-Ashby confirmed that no vote is required tonight and provided clarification as to why.

Councilmember Ferguson asked whether another public hearing would be required. The City Attorney confirmed that it would not be necessary, but suggested allowing both parties to appear before Council again.

13. NEW BUSINESS

- a. Second Read - An Ordinance Amending the Year 2026 Council Regular Meeting Schedule by Adding another Monday Work Session and for Other Lawful Purposes - City Clerk Susan Hiott**

Mayor Owens announced the item and called for a motion. No further discussion was needed.

Motion was made by Councilmember Jeffcoat to approve an Ordinance Amending the Year 2026 Regular Council Meeting Schedule by adding another Monday Work Session and seconded by Councilmember McNeely. The motion 7-0.

b. Consideration and Approval of a Resolution Reinforcing the City's Commitment to Public Safety within the City and for Other Lawful Purposes - City Attorney Emilia Walker-Ashby

Mayor Owens announced the item and called for a motion. No further discussion needed.

Motion was made by Councilmember McNeely to approve a Resolution Reinforcing the City's Commitment to Public Safety and seconded by Councilmember Ferguson. The motion 7-0.

14. CITY MANAGER'S ANNOUNCEMENTS/COMMENTS

City Manager Tanks introduced 4P, a collaborative group of pastors, principals, public safety officials, and community partners. He announced that the group (more specifically the participating pastors) would host a National Day of Prayer event at the Mable House Amphitheater on May 7. Councilmember Brown was nominated as the City liaison. He clarified that the event is City-supported but not City-hosted and encouraged attendance. Mayor Owens expressed his support for the event.

15. CITY ATTORNEY/CITY CLERK/STAFF ANNOUNCEMENTS/COMMENTS

City Clerk Hiott reported that the City has received proof of the codified ordinances from Municode/CivicPlus. The proof is currently under staff review and is expected to be completed by the end of May, with a fully codified version anticipated to be available online to the public by the end of the summer.

16. MAYOR AND COUNCIL ANNOUNCEMENTS/COMMENTS

Councilmember Davis expressed appreciation to those in attendance, offered well-wishes, and urged the public to stay safe.

Councilmember McNeely provided a reminder regarding the final Comp Plan 2045 meeting, which will be held at the EpiCenter on Wednesday, April 15, at 6:30 p.m.

Councilmember Jeffcoat extended birthday wishes to her mother and thanked her for her support. She also noted that April is Stress Awareness Month, highlighting the impact of stress on overall health and well-being and encouraging residents to make time to decompress. Additionally, she shared plans to launch "Community," an initiative aimed at strengthening communication, connection, and transparency within her district.

Councilmember Brown recognized Jovie and Leonore Byler, two young District 4 residents who competed on Food Network's *Next Gen: Baking Championship*. She also

highlighted Jeremiah's Italian Ice, a new business coming to Floyd Road. Additionally, she announced a networking event for Mableton residents involved in the creative arts, shared event details, and encouraged attendance, noting the strength of the local creative community.

Councilmember Ferguson noted that beautification remains a shared priority among Council and encouraged continued community involvement. He announced a District 5 cleanup and planting event scheduled for May 23, open to all residents. He also highlighted a mental health mural created through a recent collaboration with Paint Love and Cobb Collaborative, noting it will be displayed at Switzer Library until a permanent location is designated in Mableton. Additionally, he shared that the Cobb Dragon Boat Competition will take place on May 2 and encouraged support, noting the City will have two boats participating to benefit cancer patients and survivors.

Councilmember Herndon thanked those in attendance, including 14 online participants, and encouraged the public to attend the final Comprehensive Plan meeting on Wednesday. She also invited continued feedback and input on the Comp Plan as it moves toward anticipated completion later in the summer.

Mayor Owens encouraged everyone to keep the homeless in their thoughts and hearts. As the City evolves, he encouraged everyone not to lose sight of shared humanity. He reminded residents to remain mindful that others may be facing greater hardships.

17. 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 Ferguson at approximately 7:59 pm to go into Executive Session for litigation, real estate, and personnel. The motion passed unanimously. Yeas: Davis,McNeely, Jeffcoat, Brown, Ferguson, Herndon and Owens

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Herndon at 10:03 pm to exit Executive Session for litigation, real estate, and personnel. The motion passed 5-0. Yeas: Davis, McNeely, Jeffcoat, Ferguson, and Herndon

Mayor Owens and Councilmember Brown were away and did not vote.

18. ADJOURNMENT

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Ferguson to Adjourn. The motion passed 5-0. There being no further business, Mayor Pro Tem Davis adjourned the meeting at 10:04 pm.

Dr. Michael Owens, Mayor

Susan Hiott, City Clerk