



CITY OF MABLETON, GEORGIA

Riverside EpiCenter

135 Riverside Pkwy, Austell, GA 30168

April 20, 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 WORK SESSION MINUTES

1. CALL TO ORDER

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

2. ROLL CALL

City Clerk Susan Hiott conducted the roll call. Councilmember McNeely was absent. Quorum was present.

3. INVOCATION

Invocation was Led by City Manager Tanks.

4. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was Led by Councilmember Ferguson.

5. PRESENTATIONS/ACKNOWLEDGEMENTS/PROCLAMATIONS

a. Proclamation for Georgia Cities Week 2026 - Mayor Michael Owens

Mayor Owens read the "Georgia Cities Week April 20th-April 25th, 2026" proclamation into the record.

b. Proclamation Celebrating Earth Day 2026 in the City of Mableton - Mayor Michael Owens

Mayor Owens provided background on Earth Day and read the "Earth Day 2026 in the City of Mableton" proclamation into the record.

6. PUBLIC HEARING

a. Public Hearing - Amendments to the City of Mableton Urban Redevelopment Plan

Mayor Owens announced the item and recognized Associate City Attorney Michael Huening who made the presentation. He explained how state law allows for cities to select areas of blight or deterioration for redevelopment. The City already has the Urban Redevelopment Plan and this public hearing is for the amendment to that Urban

Redevelopment Plan. There was a presentation and map displayed that showed the amended areas and photos of the blighted areas.

Questions about the additional areas of the amended Urban Redevelopment Plan followed. Mayor and Council reviewed the areas shown on the monitor. The proposed amendments to the Urban Redevelopment Plan include certain parcels within the City along and/or near Center St SW, Old Floyd Rd SW, Fontaine Rd SW, Mableton Town Sq, Church St SW, Clay Rd SW, Walker Ct, Walker Dr SW, Carol Cir SW, Peak St, US Hwy 278, Floyd Rd SW, Moss Dr, Lions Club Dr. and Glone Dr SW. The proposed amended Urban Redevelopment Plan is available in the agenda packet. Photos were shown of the blighted areas.

Mayor Owens opened the public hearing. He asked for comment. He asked if anyone would like to speak. He asked twice. There was none. Mayor Owens closed the public hearing.

Councilmember Brown inquired about the next steps after the URA plan is approved. Mayor Owens explained that the URA plan does not require immediate action but allows for future redevelopment activities for the blighted areas. Associate City Attorney Huening announced that the vote for the amendments will be on Wednesday, April 22. He stated this is a preliminary public hearing.

Mayor Owens read: *The general scope of the Urban Redevelopment Plan, as amended, will be revitalization, land acquisition, improvements and other related redevelopment activities, and to address blight and growth within the City in a manner that positively enhances neighborhoods, businesses, industries, investments, recreation and quality of life.*

7. AGENDA ITEMS AND DISCUSSION

a. **REZ2026-003 (First Read) – Tax Parcel 19108000540 (Stallion Parkway) - request to rezone 3.5 acre property from NRC to RSL for 61-unit senior housing development - Director Michael Hughes**

Mayor Owens announced the item and recognized Community Development Director Michael Hughes. Mr. Hughes asked Deputy Director Tina Garver to present.

The presentation is available in the agenda packet. Highlights of presentation:

- The request is to go from NRC, which is neighborhood, retail, commercial to RSL, residential senior living.
- The aerial map and concept plan was shown. The property is located on Austell Road and Stallion Parkway.
- The Zoning Map and Future Land Use Map were shown.
- The three categories of residential senior living are RSL Supportive, RSL Non-Supportive, and RSL Non-Supportive Urban Rental Units.
- The application does not cleanly fit any of these categories.
- This is an affordable product. It meets most requirements but not in a high density area.

- Elevations were shown.
- Examples of flat roof and pitched roof were shown. The Planning Commission recommended the pitched roof.
- The Ordinance criteria was reviewed.

Based on staff analysis, the proposed rezoning application is not generally consistent with the Neighborhood Activity Center (NAC) future land use designation.

Proposed Conditions of Approval : To ensure the project proceeds as described in the application, staff recommend the following conditions:

1. Reversionary Clause: The zoning shall revert to the original NRC classification if the applicant does not receive the necessary tax credit awards for the development within two years of approval.
2. Age Restriction: The community must remain strictly age-restricted for residents aged 55 and older.
3. Income Restriction: The applicant shall maintain 100 percent of the units as income-restricted housing as proposed (at or below 80 percent Area Median Income).
4. Density and Site Plan: The proposed density shall not exceed 61 units. Development must strictly adhere to the submitted site plan, including the 33.4 percent impervious surface limit and provided parking capacity, except where revisions are required to meet the Austell Road design standards, subject to final approval by the Community Development Director.
5. Design Review: The Applicant shall submit detailed building elevations revised building elevations (to include gable roofing), and a revised site plan incorporating specific outdoor amenities—including a picnic shelter, a community garden, walking trail, covered porch, and a sun deck with grill—to Community Development Staff. Staff shall review these for material quality, massing, residential compatibility, and compliance with the Austell Road Design Guidelines. Final approval of all exterior designs and materials must be granted by the Director of Community Development prior to the issuance of a Land Disturbance Permit (LDP) or Building Permit.
6. Accessibility Standards: The development must incorporate applicable accessibility and easy living standards, including bathrooms with ample maneuvering space, ample interior door widths, and step less entrances at all doors and elevators on the property.
7. Infrastructure and Parking: All parking lots are to be striped and paved to Cobb County Design Standards as adopted by the City of Mableton.
8. Agency Compliance: The development is subject to all comments and recommendations

from the following departments: - Cobb County Fire Marshal, Cobb County Water and Sewer Division, Cobb County Stormwater Management Division, Cobb County Department of Transportation (DOT).

The proposed development is within the Austell Design Requirements.

Councilmember Brown asked about the parking for 61 units. She mentioned Wisteria Place in her district, which has extreme parking problems. Many seniors still work. She opined that the City needs to rethink the parking lot issue. If 55 and up and called senior, then accessibility should include features such as lower countertops, and lower and larger doorways. She opined to not say accessible if it is really not accessible.

Ms. Garver stated the applicant can provide additional information and the parking will be double-checked. The application will be on Wednesday's April 22, 2026, agenda.

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

Mayor Owens announced the item and recognized Court Administrator Mallory Minor, who provided an overview of the Uniform Rules of Procedure. Mayor Owens asked if the rules are already required by default or does the City have to follow the rules. Ms. Minor explained the adoption of the rules is not required, but it is best practice. It is important to operate in uniformity. They are important to the operations of the court. Although they are not mandatory, the Court does respectfully request that the Mayor and Council support the resolution.

Mayor Owens asked if there were any questions. Mayor Owens asked how often they are updated. Ms. Minor explained that the 2024 version had not been updated since 2017. There were some changes needed, regarding religious headgear.

Discussion followed about the need for future resolutions for updates. Councilmember Ferguson asked if the rules are updated periodically. Ms. Minor stated no, mainly on an as-needed basis. Councilmember Herndon added that a lot of courts were still using the 2017 version. Ms. Minor pointed out on the first page of the resolution, section one, that the City Attorney did a great job with basically incorporating the language *updated and amended by the Council of municipal court judges*. So if there was a change later in the year, the resolution would still support any of those future changes, because it is incorporated that the resolution is basically going to adopt any amendment to that one.

Mayor Owens asked if there were any more questions. There was none. The resolution will be on the May 13th agenda.

c. Resolution Updating the City of Mableton's Classification and Pay Plan Discussion - Human Resources Director Jeanne Pope

Mayor Owens announced the item and recognized HR Dept. Director Jeanne Pope. Ms. Pope explained how certain positions have topped out in certain areas of the pay plan. The amendment is to remain competitive, Staff has looked at the cities which are,

comparatively, our main competitors. She was asking for the pay plan update to be placed on the consent agenda for Wednesday.

Mayor Owens asked for any comments or questions. There was none.

8. PRE REGULAR MEETING AGENDA REVIEW

Mayor Owens led in the review of the upcoming Regular Meeting Agenda.

- **6 a - REZ 2026-002, 640 Gordon Road, is to be deferred**
- Mayor Owens explained the public hearing comment process.
- **7a National Day of Prayer Proclamation** - Mayor Owens asked Mr. Tanks to explain and Mr. Tank provided background about the 4P Group and that Pastor Barry Smith will be attending on Wednesday to receive the proclamation.
- **11 a - REZ 2025-009, 6671 Mableton Parkway -**
 - Community Development Director Hughes reported that staff had met with the applicant's attorney.
 - Staff reviewed the attorney' proposed items.
 - Generally there was some agreement on the items, but some stipulations were left out and staff is working on reincorporating into the agreement.
 - Applicant asked if the city would consider a zoning code amendment to allow beyond a two year temporary land permit if the applicant can prove economic hardship. He thought this was a slippery slope and criteria difficult to manage.
 - There is another thought to discuss as relates to the temporary land permit.
 - Mr. Highes addressed the discussion with the applicant's attorney about taking down the billboard and the canopy. Because of wiring and connection challenges, the cost of removal would increase.
 - Questions and discussion followed about the type of uses and that the original prohibition of tobacco sales were left out of the attorney's recommendations.
 - Questions and discussion followed about the 17 other businesses. Concern was expressed about setting a precedent.
 - Council discussed the importance of balancing the needs of the business community with the city's future land use plans.
 - The applicant's proposed recommendations will be discussed with City Attorney Emilia Walker-Ashby the next day.
 - Mr. Hughes reported he had called the County that day to seek an official map of Cobb County from 1972 when they adopted the ordinance.
 - Attorney Huening noted and discussed that the tax assessor's assessment as commercial property does not determine the zoning purposes. He provided an additional explanation about zoning case law.
 - There was consideration and discussion about a three-year temporary land use and the need to rewrite the zoning standards and code based on the Comprehensive Plan.
 - Council discussed that as long as business owners renew their business license, they will be ok. During start-up, tThe City did three extensions for business owners to renew their licenses.
 - Mr. Huhes explained transitional areas from the land use plan. He recommended no more than three years for a temporary land use permit.

- Discussion followed about transitional areas in the Comprehensive Plan.
- Mr. Hughes reiterated that staff and city attorney would consult with the applicant's attorney and prepare a written update for the Council on the temporary land use and stipulations for the affected business, including staff recommendations, to be provided before Wednesday's meeting.

12 b first read of an Ordinance amending the Finance Policies.

12 c - first read of an ordinance adopting the Mableton Procurement Policy.

12 d The Resolution to apply for a state and local Cybersecurity Grant which has a 30% match.

9. ANNOUNCEMENTS

None.

10. 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 Fergusson and seconded by Councilmember Brown to enter into Executive Session for litigation, real estate, and personnel at 8:51pm. The motion passed unanimously. Yeas: Davis, Jeffcoat, Brown, Ferguson, Herndon and Owens

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Brown to exit the Executive Session at 10:24 pm. The motion carried unanimously. Yeas: Davis, Jeffcoat, Brown, Ferguson, Herndon and Owens

Motion was made by Councilmember Ferguson to approve and adopt a resolution reiterating the City's election to continue receiving water and sewer services from Cobb County for the same fees charged to the unincorporated residents and to authorize the mayor to sign the same. Councilmember Davis seconded the motion. The motion passed 6-0.

Motion was made by Councilmember Jeffcoat to authorize the mayor to extend the City's lease agreement with Greg Totherow for 780 Concord Road, through August 31, 2026. Councilmember Brown seconded the motion. The motion passed 6-0.

11. ADJOURNMENT

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Ferguson to adjourn. The motion passed 6-0. There being no further business, Mayor Owens adjourned the meeting at 10:27 p.m.

Dr. Michael Owens, Mayor

Susan Hiott, City Clerk