



CITY OF MABLETON, GEORGIA
Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
May 11, 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 AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. INVOCATION**
- 4. PLEDGE OF ALLEGIANCE**
- 5. AGENDA ITEMS AND DISCUSSION**
 - a. Public Hearing for the transmittal of the 2045 Comprehensive Plan to the Atlanta Regional Commission and Department of Community Affairs - Community Development Director Michael Hughes**
 - b. Economic Development Presentation - Director Artie Jones**
 - c. Meet Mableton Presentation - Economic Development Director Artie Jones and Chief Executive Officer of Cobb Travel & Tourism**
 - d. Ethics Board Update - Chairman Joel Cope**
 - e. First Read - An Ordinance Updating Chapter 12, Solid Waste Management, of the City of Mableton Code of Ordinances, Establishing a Keep Mableton Beautiful Commission and for Other Lawful Purposes - Emily Ryan, Sustainability, Greenspace, and Beautification Director**
 - f. REZ 2026-002 - 640 South Gordon Rd - Parcel ID 18038500350 - Request to rezone subject property from R-20 to RD for duplex development - Community Development Director Michael Hughes**
 - g. TLUP 2025-004 - 245 Hunnicut Rd- Parcel ID 18039100080 - Request for temporary land use permit for a dog sitting business in the RA-4 (Single Family Residential) zoning district - Community Development Director Michael Hughes**
 - h. FY27 Budget Priorities Presentation - Finance Director Karen Ellis**
- 6. PRE REGULAR MEETING AGENDA REVIEW**
- 7. ANNOUNCEMENTS**

8. 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))

9. ADJOURNMENT

Persons with special needs relating to handicapped accessibility, disability, or foreign language may contact the City Clerk at (404) 927-9502 or susan.hiott@mableton.gov at least three days prior to the meeting. The clerk can be located at the City of Mableton Administrative Offices, 1245 Veterans Memorial Highway, Mableton, Georgia 30126 during regular office hours.



AGENDA ITEM MEMORANDUM

MEETING OF: May 11, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Public Hearing for the transmittal of the 2045 Comprehensive Plan to the Atlanta Regional Commission and Department of Community Affairs - Community Development Director Michael Hughes

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. Mableton 2045 Public Hearing - 05 11 2026

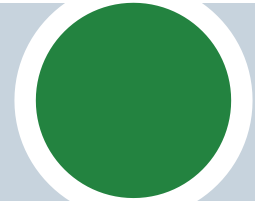


MABLETON 2045 **Comprehensive Plan**

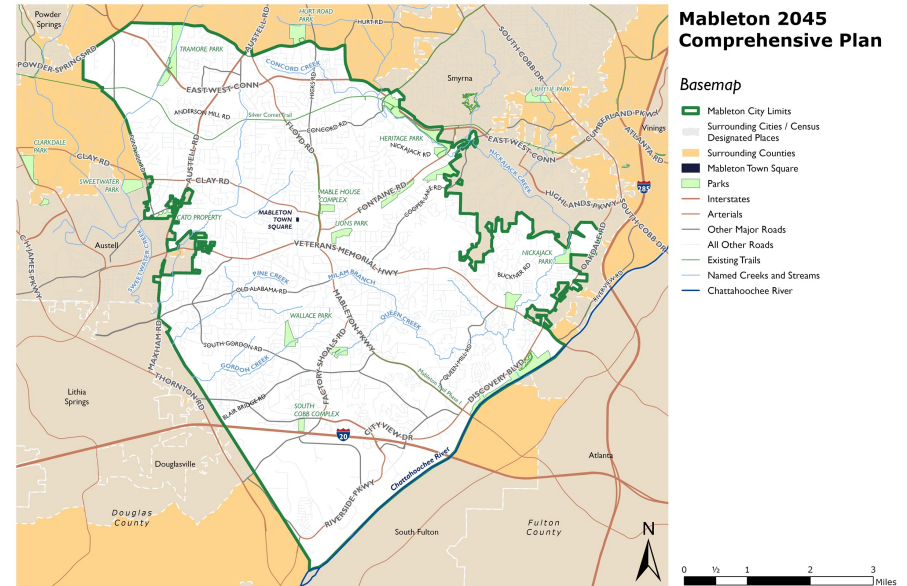
City Council Work Session
and Public Hearing
May 11, 2026



Agenda



1. Introductions
2. Comprehensive Plan Overview + Highlights
3. Work Completed
4. Community Work Program
5. Request Approval to Submit to the State of Georgia (DCA and ARC)
6. Next Steps

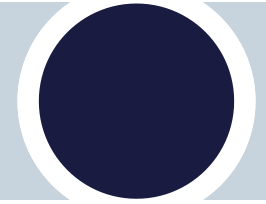


Introductions

1



Elected Leadership



Mayor

**Mayor
Michael Owens**

City Council

Councilman Ron Davis
Mayor Pro Tem, District 1

Councilman Michael McNeely
District 2

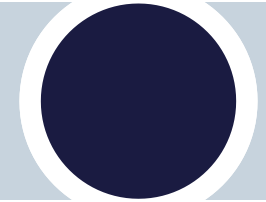
Councilwoman Keisha Jeffcoat
District 3

Councilwoman Cassandra Brown
District 4

Councilman T.J. Ferguson
District 5

Councilwoman Debora Herndon
District 6

Project Team



City Staff

William B. Tanks
City Manager

Michael Hughes
Director, Community Development

Tina Garver
Deputy Director, Community Development

Artie Jones
Director, Economic Development

Lily Smith
City Manager's Office

Consultant Team

John J. Funny, Project Lead
Grice Consulting Group

Allison Stewart-Harris
TSW

Nick Johnson
TSW

Contente Terry
Contente Consulting

Charlisa Shelton
Contente Consulting

Todd Noell
Noell Consulting Group

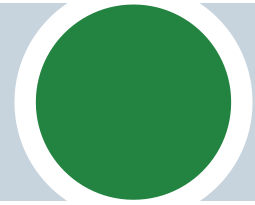
Chad Glaser
Noell Consulting Group

Sammy Powell
Atlas

Comprehensive Plan Overview + Highlights

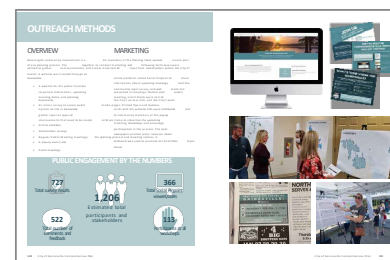
2

Comp Plan Purpose

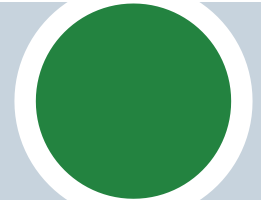


What does a comprehensive plan do?

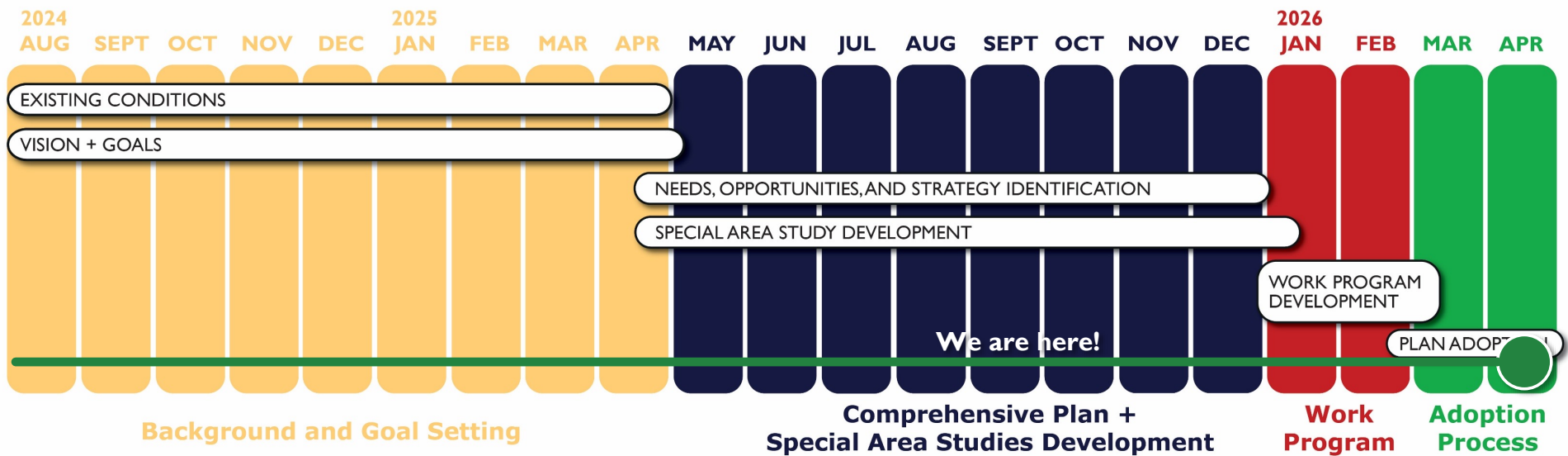
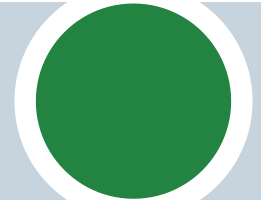
- Sets long-term **community goals** related to all elements a city is responsible for—usually land use, transportation, economic development, housing, and infrastructure
- Recommendations **future land use** policies for the entire jurisdiction
- Provides a **Community Work Program** for all City-led tasks within five years of the plan's completion
- Gain access to State and Federal funding opportunities by obtaining **Qualified Local Government (QLG)** status – Georgia Dept. of Community Affairs (DCA)



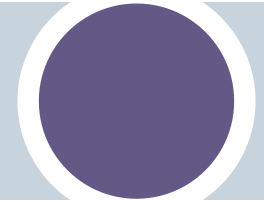
Mableton 2045 Process



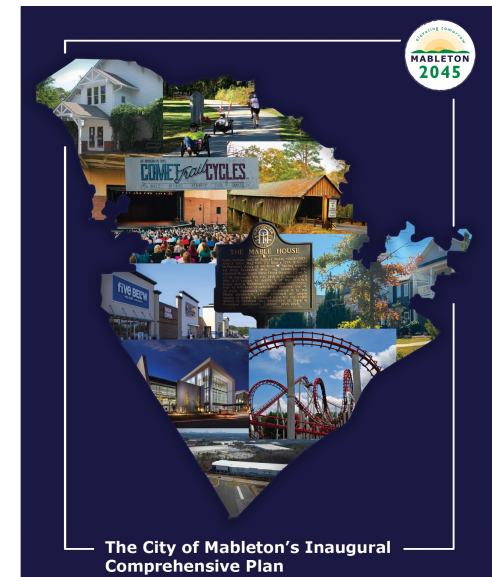
Mableton 2045 Schedule



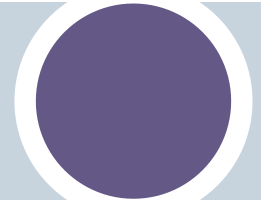
Where's the DRAFT PLAN?



- Where's the DRAFT Mableton2045 Comprehensive Plan?
- It is at www.mableton2045 / Community Engagement / Meeting Contents



Where's the DRAFT PLAN?



MABLETON 2045
elevating tomorrow

HOME PROCESS/TIMELINE COMMUNITY ENGAGEMENT EVENTS CONTACT

Meeting Content

Mableton 2045

Elevating Tomorrow – A Blueprint for Growth, Community, and Sustainability

VIEW THE PROCESS

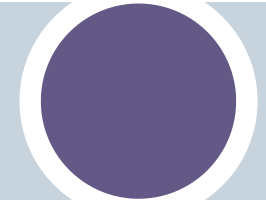
PUBLIC INPUT FORM

We Need Your Input! Leave a Comment Here.

PUBLIC INPUT FORM

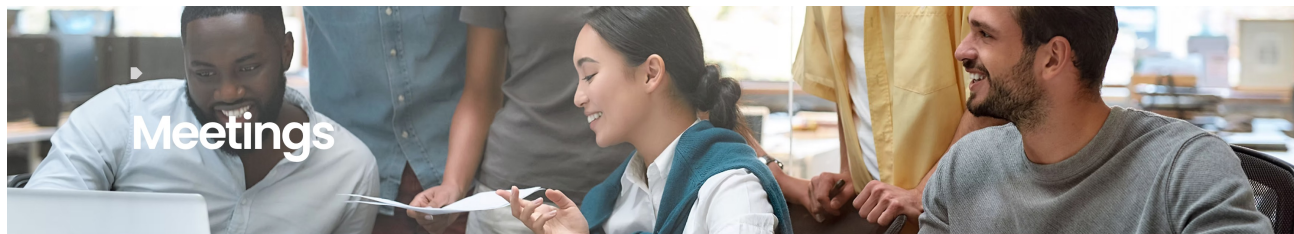
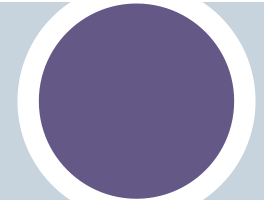


Where's the DRAFT PLAN?



The screenshot shows the MABLETON 2045 website. At the top left is the logo with the text "MABLETON 2045 elevating tomorrow". To the right is a navigation menu with links for "HOME", "PROCESS/TIMELINE", "COMMUNITY ENGAGEMENT", "EVENTS", and "CONTACT". The main content area features a photograph of five diverse professionals in an office setting, looking at a laptop. The word "Meetings" is overlaid on the photo. Below the photo are three buttons: "Steering Committee" (dark green), "Public Meetings" (grey), and "Draft Comprehensive Plan" (light green).

Where's the DRAFT PLAN?



Steering Committee

- [SC Members List](#)
- [Mableton SC #1 Agenda](#)
- [Mableton SC #1 Presentation](#)
- [Mableton SC #2 Agenda](#)
- [Mableton SC #2 Presentation](#)
- [Mableton SC #3 Agenda](#)
- [Mableton SC #3 Presentation](#)
- [Mableton SC #4 Agenda](#)
- [Mableton SC #4 Presentation](#)

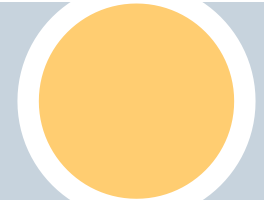
Public Meetings

- [Mableton PM #1 Presentation](#)
- [Mableton PM #2 Presentation](#)
- [Public Meeting #3 Presentation](#)

Draft Comprehensive Plan

- [DRAFT Mableton 2045 Comprehensive Plan - Part 1](#)
- [DRAFT Mableton 2045 Comprehensive Plan - Part 2](#)

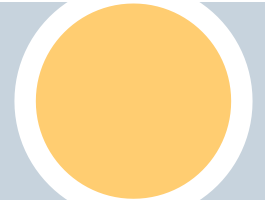
Work Completed



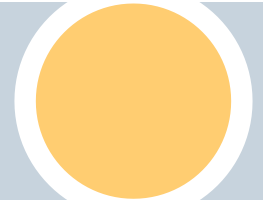
Engage the Community

- Held One-on-One Mayor and Council Interviews
- Held Focus Group Interviews
- Held Key Stakeholders Interviews
- Held four Steering Committee meetings
- "Popped Up" at Community Events
- Held in-person planning charrettes for all five **Special Area Studies – Small Redevelopment Plans**
- **Held three public meetings/workshops – tonight is the fourth and final!**

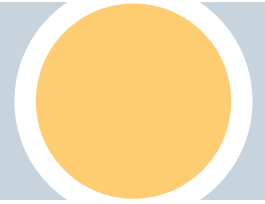
Work Completed



Work Completed



Work Completed



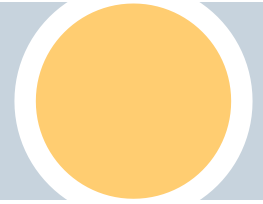
Work Completed



Work Completed



Work Completed



Develop Vision and Goals

- Revised and finalized goals for each element
- Developed vision and goals for each of the five special areas

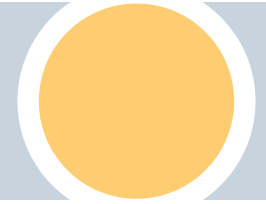
Work Completed



Recommend Policies and Projects

- Built out policy recommendations and high-level action items for each element
- Built out future land use strategy and received feedback

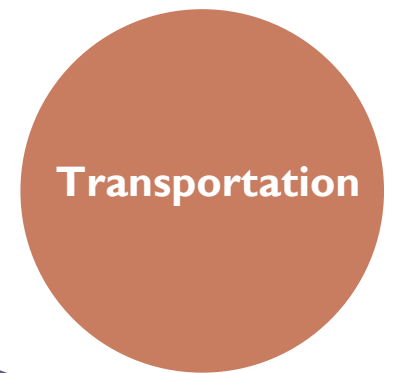
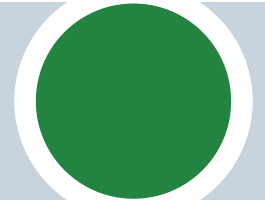
Work Completed



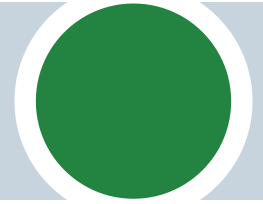
**Finalize Plan
and Begin to
Implement**

- Submitted draft plan to City and Steering Committee for review
- Presented plan at Planning Commission
- Conducted the 4th and Final Public Meeting
- Sharing the plan with you tonight! **This is your opportunity to share any remaining thoughts**

Mableton 2045 Elements

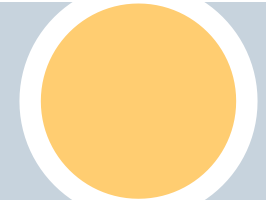


Element Structure



- Existing conditions analysis
- Community feedback and priorities
- Needs and opportunities
- Goals
- Recommended policies and action items
- Future land use guidance

Land Use Element



Focuses on:

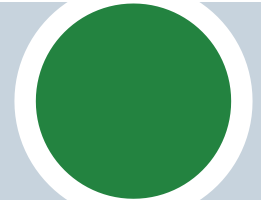
how land can be improved or developed over time



Goals

- Create a true downtown district
- Kickstart transformative development with new investment
- Promote walkable design
- Diversify non-residential uses
- Leverage unique destinations to spark investment
- Protect the scale and quality of Mableton's neighborhoods
- Establish transparent process for land use decisions

Economic Development Element



Focuses on:

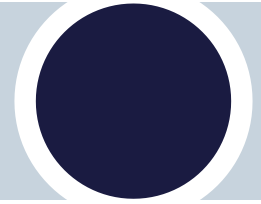
economic drivers such as employment, jobs, and tourism



Goals

- Maintain easy access to the region
- Grow the Entertainment District
- Expand Mableton's employment base
- Support Mableton's industrial sector
- Enhance Mableton's image and perception
- Work with Cobb County to improve K-12 schools

Housing Element



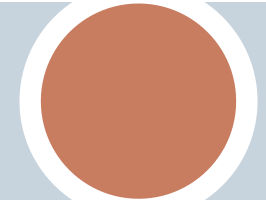
Focuses on:
housing types, supply,
demand, and
development



Goals

- Address declining housing condition
- Encourage entry-level housing construction
- Support a mix of housing types
- Support seniors to age in place

Transportation Element



Focuses on:

vehicular transportation, trails/sidewalks, bike facilities, and transit



Goals (abbr.)

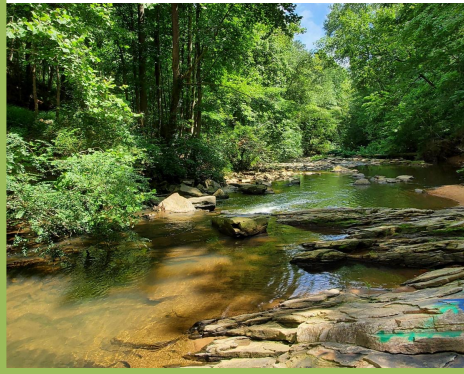
- Improve mobility and accessibility
- Improve public transit
- Promote safety for all modes
- Support sustainable systems
- Improve equity and affordability
- Modernize infrastructure
- Foster regional connectivity
- Strengthen north-south and east-west connectivity

Environment and Sustainability Element



Focuses on:

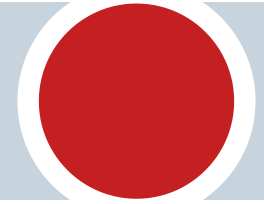
natural resources, open space, and measures for their protection and stewardship



Goals

- Clean up Mableton
- Expand access to nature
- Improve stormwater management
- Protect and expand tree canopy
- Protect scenic viewsheds

Cultural Resources



Focuses on:

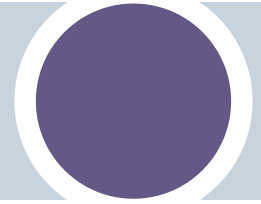
Mableton's identity, arts and cultural opportunities, and visual aesthetics



Goals

- Support the growing arts community
- Integrate art into new development
- Explore opportunities for more events and festivals

Historic Preservation



Focuses on:

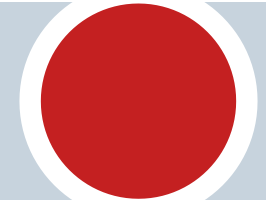
historic resources
Mableton wishes to
honor and celebrate



Goals

- Tell the story of Mableton
- Protect remaining historic resources

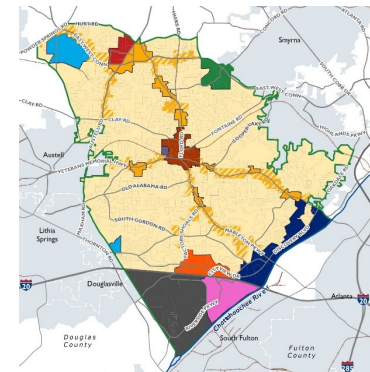
Land Use



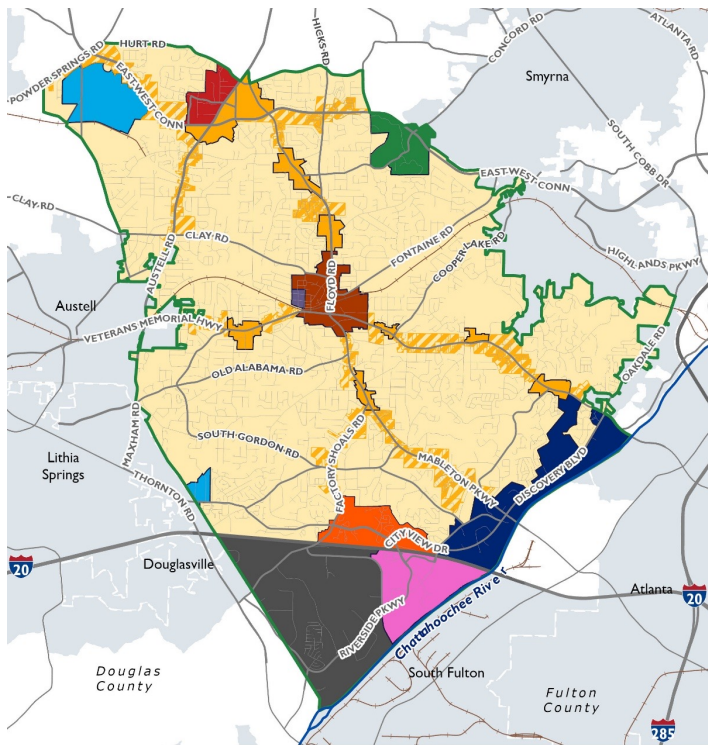
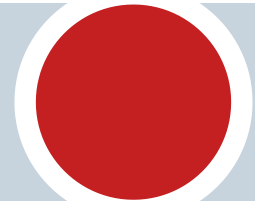
This section will serve as the City's policy guide for long-term development!

Has two main parts:

- 1. Character areas** – large areas of similar character in Mableton. Each area is mapped, has a vision, guidance for appropriateness of all land uses (the “stoplight” chart), recommended number of stories, and implementation recommendations
- 2. Future land use table** – this is the list of possible land uses in Mableton; part of character area guidance!



Character Areas



City of Mableton // Basemap

- Chattahoochee River
- Mableton City Limits
- Surrounding Cities / Census Designated Places
- Workplace District
- Colonial Pipeline & Oak Ridge
- Suburban
- Suburban Neighborhoods - Transition
- Suburban Neighborhoods - Core
- Entertainment District
- River Line District
- Covered Bridge Historic Gateway
- Mixed-Use Villages
- Riverside Parkway
- Medical Center
- Historic Downtown
- New City Center



Land Use Table

Sample Character	Name + Description
	<p>Large-Lot Residential. Single-unit residential houses on lots generally at least 0.25 acres but typically larger.</p>
	<p>Small-Lot Residential. Single-unit residential houses on lots that are generally less than 0.25 acres.</p>
	<p>Cottage Court. Single-unit, small houses on a single site usually oriented around a common space.</p>

Sample Character	Name + Description
	<p>2 to 4-unit Residential. A building divided in up to four housing units; can be oriented either horizontally or vertically and often appears as a single large house.</p>
	<p>Townhouses. A series of attached single-unit houses with individual entrances and often small private yards.</p>
	<p>Multi-Unit. Buildings with multiple floors of housing units, which can be rental or condominiums.</p>

Land Use Table

Sample Character	Name + Description
	<p>Senior Living. Multi-unit housing with age restrictions, sometimes providing assisted living services.</p>
	<p>Mixed Use. A vertical mixture of uses in the same building (e.g. commercial on the ground floor with residential above). Can range in height from small-scale (2-3 stories) to mid-rise (4-6 stories) and taller.</p>
	<p>Neighborhood Commercial. Pedestrian-oriented commercial uses with a “light” footprint, such as local restaurants, retail, and offices.</p>

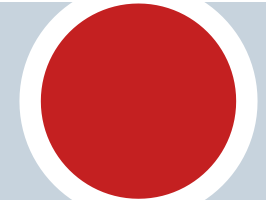
Sample Character	Name + Description
	<p>Suburban Shopping Center. Local commercial uses organized into shopping centers, served by more parking.</p>
	<p>Heavy Commercial. Commercial uses that are typically auto-oriented such as storage facilities, auto repair shops, and car washes.</p>
	<p>Destination Commercial. Larger scaled retail with a customer base that extends beyond the Mableton area, usually including a mix of local and national businesses, office, and entertainment uses.</p>

Land Use Table

Sample Character	Name + Description
	<p>Hotels. Multi-story commercial uses that provide temporary lodging for visitors.</p>
	<p>Heavy Industrial. Large-footprint industrial uses focused on manufacturing, warehousing and logistics, or other “intense” activities that should be separated from residential uses.</p>
	<p>Craft Industrial. Industrial uses that focus on small-scale production of goods, services, and some entertainment uses.</p>
	<p>Utilities/Transportation. Major transportation routes, public transit stations, power generation plants, water/wastewater plants, railroad facilities, cell towers, or other similar uses.</p>

Sample Character	Name + Description
	<p>Civic. Government uses at all levels, and Institutional land uses. Government uses include City buildings, police and fire stations, libraries, post offices, schools, etc. Examples of institutional uses include colleges, churches, cemeteries etc..</p>
	<p>Medical Office. Small-scale office buildings focused on the delivery of medical care and other medical services, but excluding pharmacies.</p>
	<p>Parks and Open Space. Land dedicated to active or passive recreational uses such as playgrounds, public parks, and nature centers.</p>

Character Areas

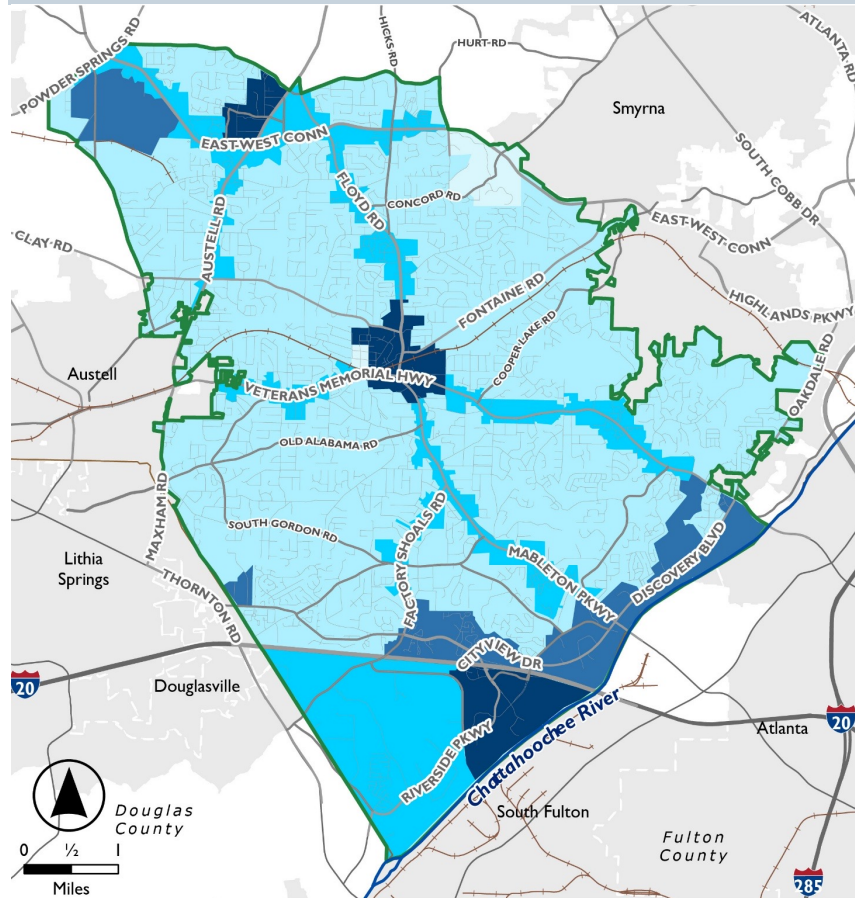
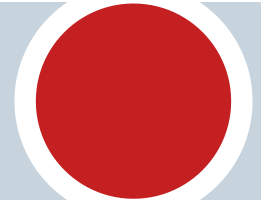


Stoplight	Land Uses	Considerations
Appropriate	Large-Lot Residential Small-Lot Residential Cottage Courts Civic Parks and Open Space Utilities and Transportation	
Appropriate with Considerations	2-4 Unit Residential Townhouses	Only allowed as part of master-planned developments
	Neighborhood Commercial	Allowed if adjacent to Silver Comet Trail
Not Appropriate	Multi-Unit Senior Living Mixed Use Suburban Shopping Center Heavy Commercial Destination Commercial Heavy Industrial Craft Industrial Medical Office Hotels	

What's the stoplight?

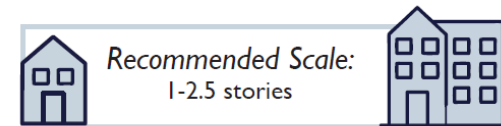
- If a land use is in the **green** part, it is generally appropriate for that character area
- If it's in the **yellow** part, it is only appropriate in certain situations and should have an extra level of review/scrutiny
- If it's in the **red** part, it is generally not appropriate and should not be built in the character area

Character Areas

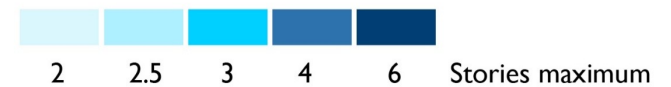


What about density???

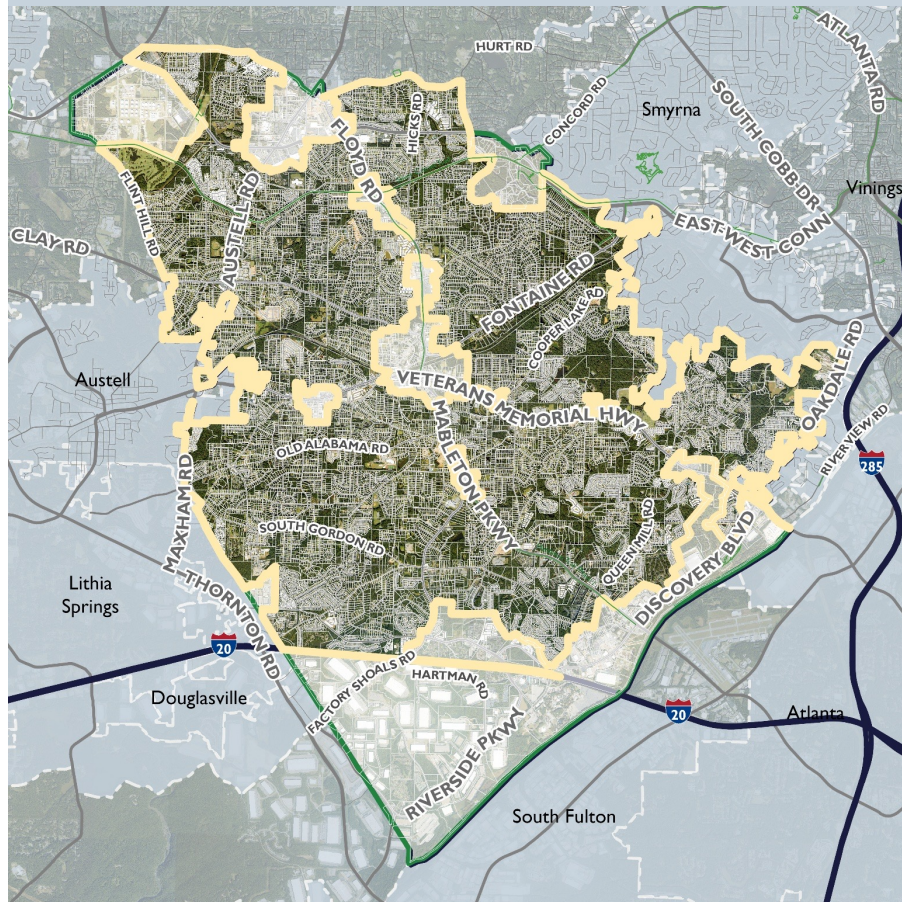
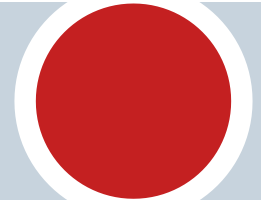
- Every character area has a suggested range of building stories



We also have a summary map of how this all fits together



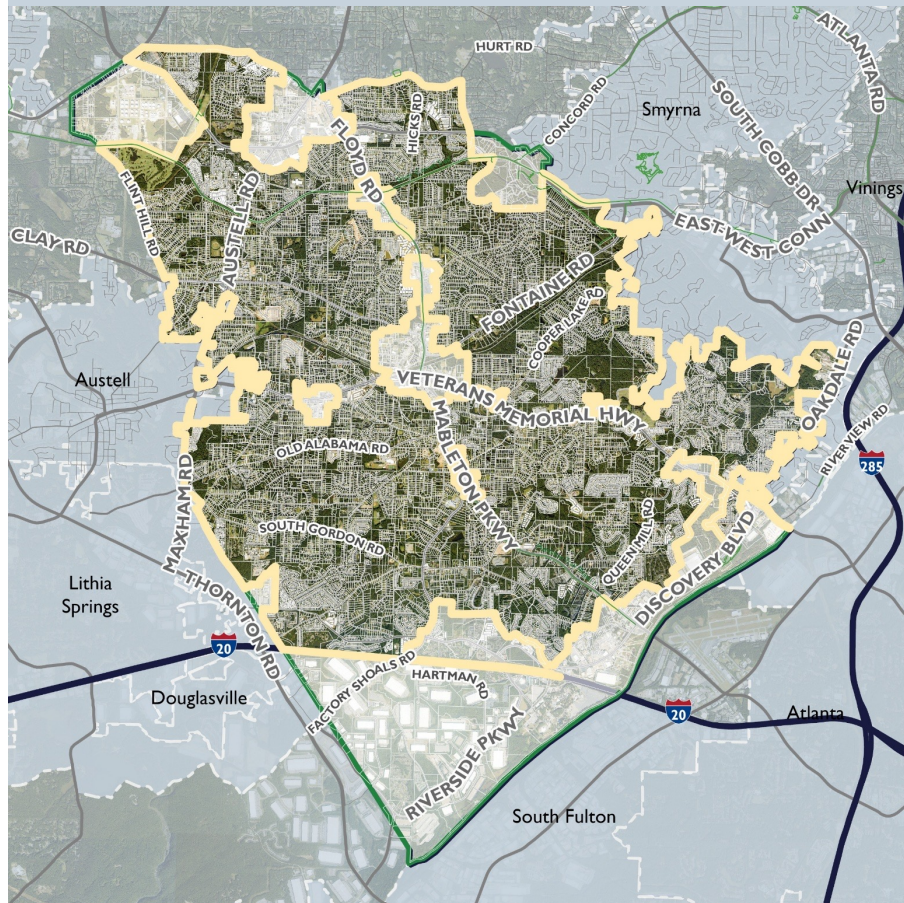
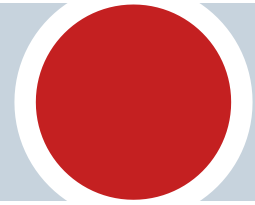
Suburban Neighborhoods - Core



Continue to be a **primarily residential haven** with high-quality residences and community resources. The **character of these neighborhoods will be protected and enhanced**, particularly in terms of scale of buildings, walkability, and access to green/open space.

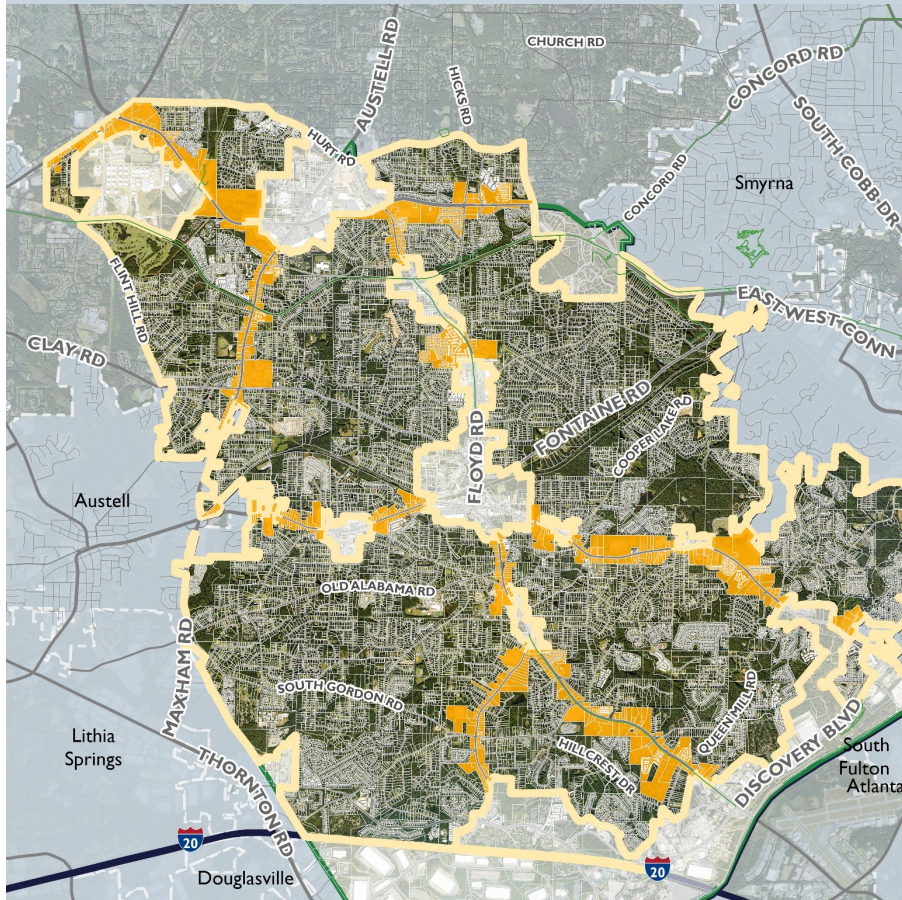
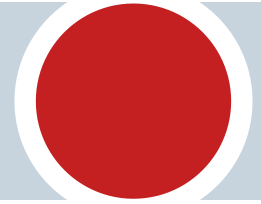


Suburban Neighborhoods - Core



	Land Uses	Considerations
Appropriate	<ul style="list-style-type: none"> Large-Lot Residential Small-Lot Residential Cottage Courts Civic Parks and Open Space Utilities and Transportation 	
Appropriate with Considerations	<ul style="list-style-type: none"> 2-4 Unit Residential Townhouses 	Only allowed as part of master-planned developments
	<ul style="list-style-type: none"> Neighborhood Commercial 	Allowed if adjacent to Silver Comet Trail
Not Appropriate	<ul style="list-style-type: none"> Multi-Unit Senior Living Mixed Use Suburban Shopping Center Heavy Commercial Destination Commercial Heavy Industrial Craft Industrial Medical Office Hotels 	

Suburban Neigh. - Transitions

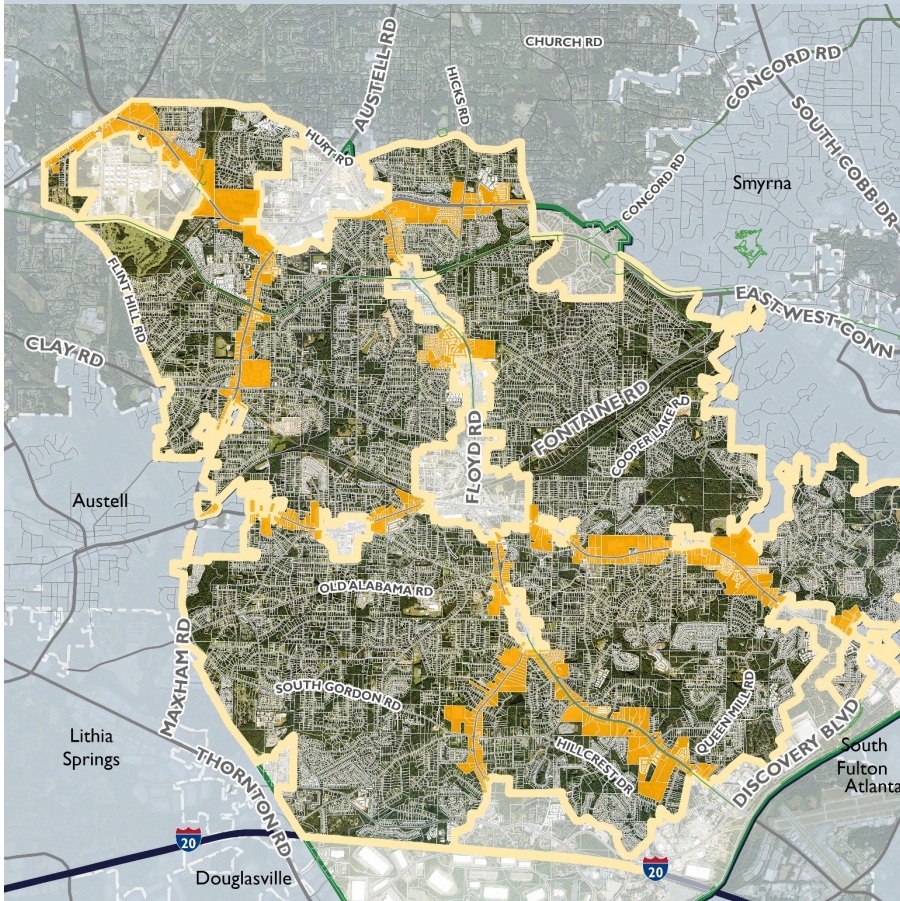
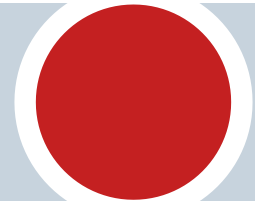


Along major corridors, allow for **gradual conversion of commercial uses** (especially auto-oriented commercial) to **redevelop into residential or neighborhood-serving commercial uses** that create a gentler transition between areas of high activity and interior residential areas.

- Austell Road
- East-West Connector
- Factor Shoals Road
- Floyd Road
- Mableton Parkway
- Powder Springs Road
- Veterans Memorial Highway

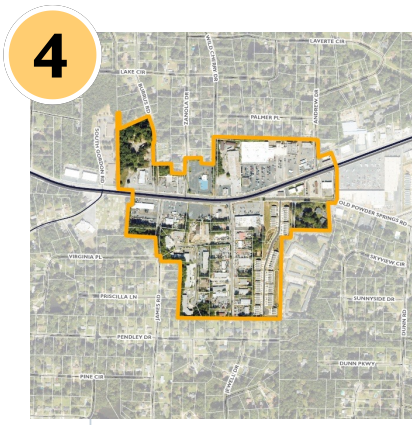
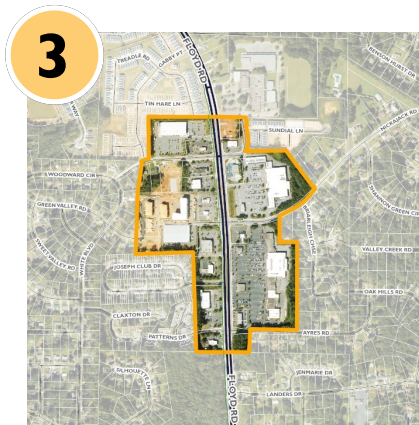
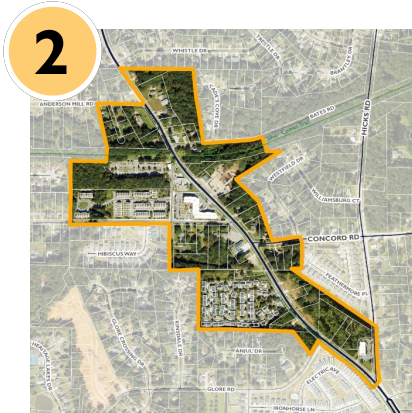
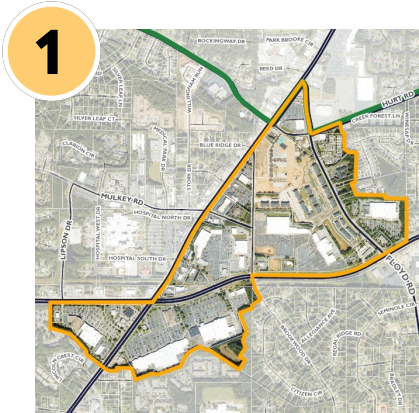
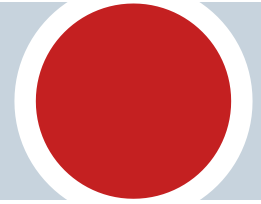


Suburban Neigh. - Transitions



	Land Uses	Considerations
Appropriate	<ul style="list-style-type: none"> Large-Lot Residential Small-Lot Residential Cottage Courts Neighborhood Commercial Civic Medical Office Parks and Open Space Utilities and Transportation 	
	<ul style="list-style-type: none"> 2-4 Unit Residential Townhouses Multi-Unit Senior Living Mixed Use 	Only allowed as part of master-planned developments; 3 or fewer stories
Appropriate with Considerations	Suburban Shopping Center	OK if adjacent to a Mixed-Use Village; must have vegetated buffers and landscaping; parking lots must include planted areas; shared access/curb cuts strongly encouraged
Not Appropriate	<ul style="list-style-type: none"> Destination Commercial Hotels Heavy Commercial Heavy Industrial Craft Industrial 	

Mixed Use Villages

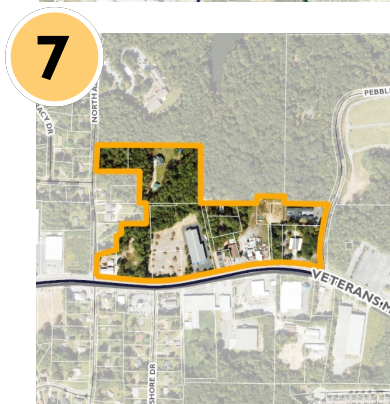
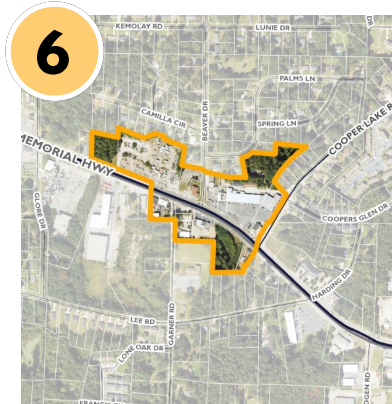
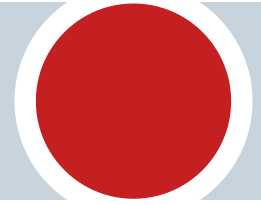


Highly walkable, neighborhood mixed-use districts; over time, redevelopment will reduce the amount of commercial uses along major roadways and concentrate them into well-designed commercial centers and villages that support a variety of lifestyles and activities.

1. Austell Road, East-West Connector, Floyd Road
2. Floyd Road and the Silver Comet Trail
3. Floyd Road and Nickajack Road
4. Veterans Memorial Highway and Powell Drive



Mixed Use Villages



Highly walkable, neighborhood mixed-use districts; over time, redevelopment will reduce the amount of commercial uses along major roadways and concentrate them into well-designed commercial centers and villages that support a variety of lifestyles and activities.

5. Mableton Parkway, Lane Road, and Factory Shoals Road

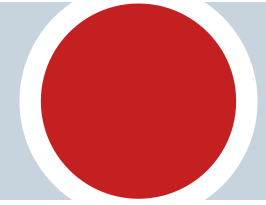
6. Veterans Memorial Highway, Garner Road, and Beaver Drive

7. Veterans Memorial Highway between North Allen Road and Pebblebrook Road

8. Veterans Memorial Highway and Queen Mill Road

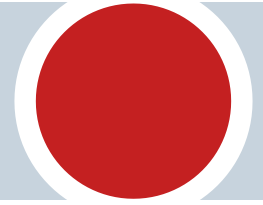


Mixed Use Villages



	Land Uses	Considerations
Appropriate	Mixed Use	If located adjacent to single-family, must have an appropriate transitional height
	Neighborhood Commercial Hotels Civic Medical Office Parks and Open Space Utilities and Transportation	
Appropriate with Considerations	Small-Lot Residential Cottage Courts 2-4 Unit Residential Townhouses	Appropriate if master-planned along with commercial space
	Multi-Unit Senior Living	Appropriate if master-planned with commercial space; if located adjacent to single-family, must have an appropriate transitional height
	Suburban Shopping Center	Must require vegetated buffers and screening along major roadways; parking lots must include planting areas
Not Appropriate	Large-Lot Residential Destination Commercial Heavy Commercial Heavy Industrial Craft Industrial	

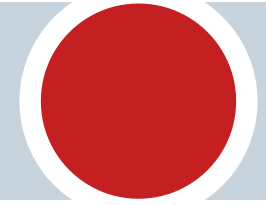
Medical Center



Support Wellstar Cobb as a hub for public health and employment by promoting greater mobility through pedestrian and bike facilities, enhanced landscaping, and placemaking. .

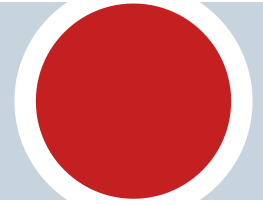


Medical Center



	Land Uses	Considerations
Appropriate	<ul style="list-style-type: none"> Senior Living Mixed-Use Neighborhood Commercial Hotels Civic Medical Office Parks and Open Space Utilities and Transportation 	
Appropriate with Considerations	Multi-Unit	Must have frontage along Austell Road or East-West Connector
	Heavy Commercial	Require vegetated buffers and landscaping; parking lots must include planted areas
Not Appropriate	<ul style="list-style-type: none"> Large-Lot Residential Small-Lot Residential Cottage Courts 2-4 Unit Residential Townhouses Suburban Shopping Center Destination Commercial Heavy Industrial Craft Industrial 	

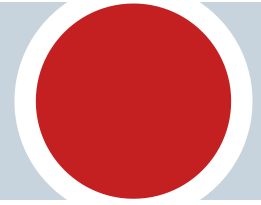
Covered Bridge Hist. District



Will remain a lush, historic area of Mableton that celebrates the history of some of the earliest settlements in Mableton. Development should be **limited to no- or low-impact projects** that will enable the preservation and protection of the area

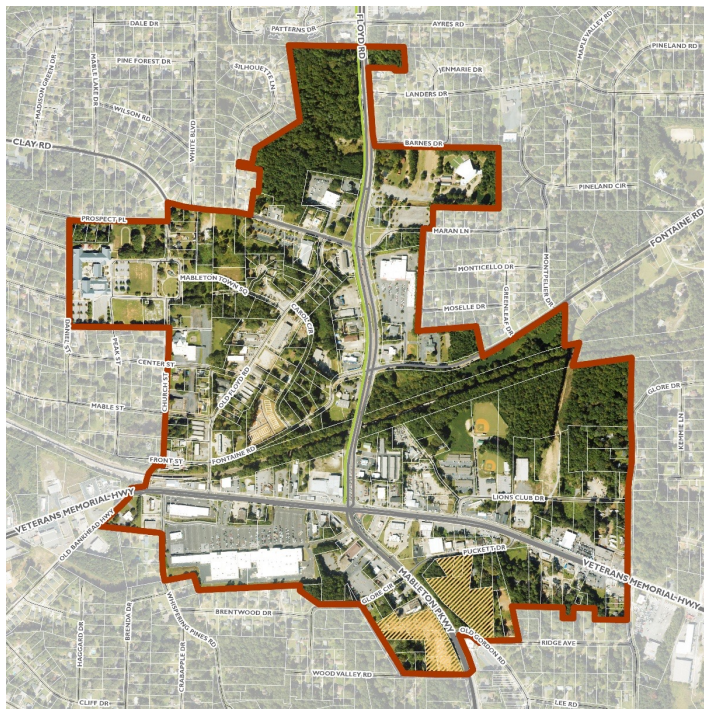
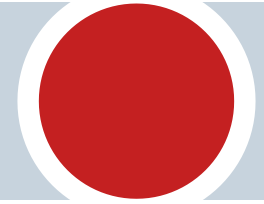


Covered Bridge Hist. District

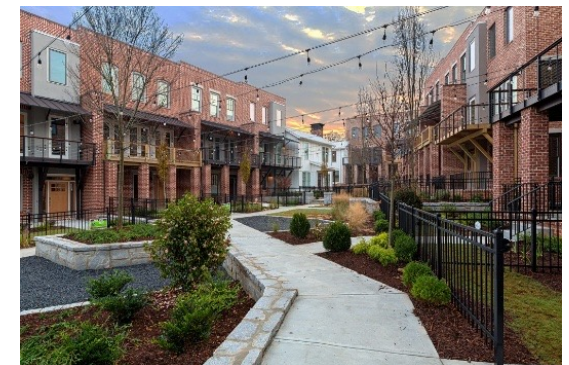


	Land Uses	Considerations
Appropriate	Large-Lot Residential Small-Lot Residential Cottage Courts	Must abide by design guidelines
	Parks and Open Space	
	Utilities and Transportation Civic	Should have operational reason/requirement to be located in Covered Bridge Historic District
Appropriate with Considerations	Neighborhood Commercial	Must abide by design guidelines
Not Appropriate	2-4 Unit Residential Townhouses Multi-Unit Senior Living Mixed-Use Suburban Shopping Center Heavy Commercial Destination Commercial Hotels Heavy Industrial Craft Industrial Medical Office	

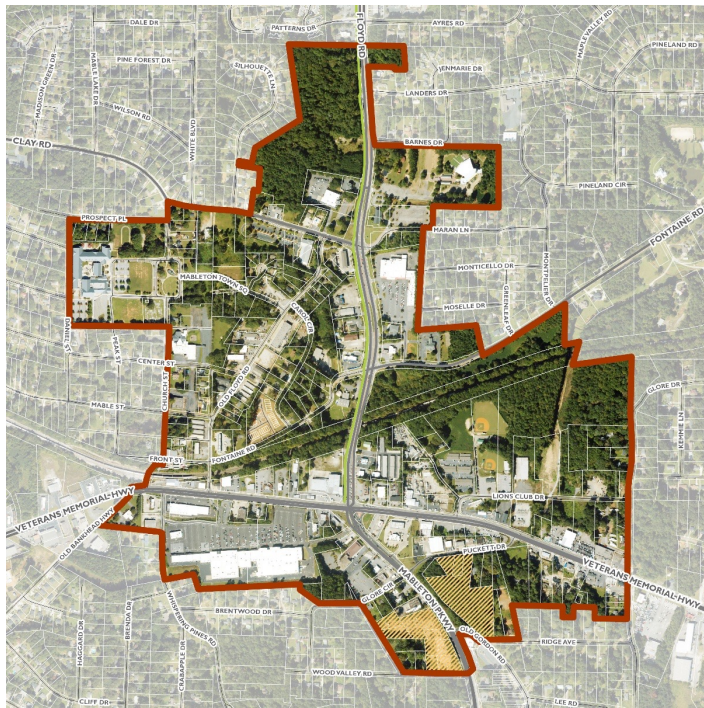
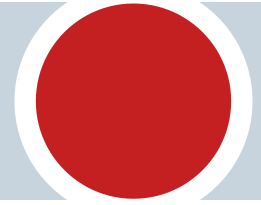
New City Center



Mableton's central, walkable district. Recent development can encourage more housing and mixed-use, while improving walkability and public space. The area should have a strong connection to but not encroach upon Historic Downtown.



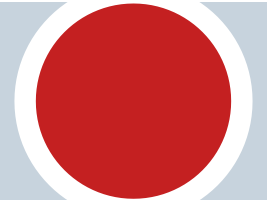
New City Center



	Land Uses	Considerations
Appropriate	Multi-Unit Senior Living Mixed-Use Neighborhood Commercial Destination Commercial Hotels Civic Medical Office Parks and Open Space	
	Utilities and Transportation	Should have operational reason/requirement to be located in New City Center
Appropriate with Considerations	Townhouses 2-4 Unit Residential	Appropriate if part of master-planned developments
	Craft Industrial	Design guidelines for semi-permanent uses
Not Appropriate	Large-Lot Residential Small-Lot Residential Cottage Court Suburban Shopping Center Heavy Commercial	



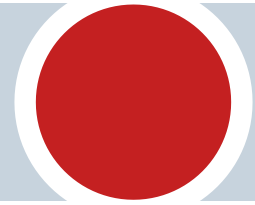
Historic Downtown



Historic Downtown will become a **civic and historic destination** at the backdoor of the new City Center. **Remaining historic structures should be preserved**, and properties in between historic structures should be developed with infill and streetscape improvements at a similar scale.

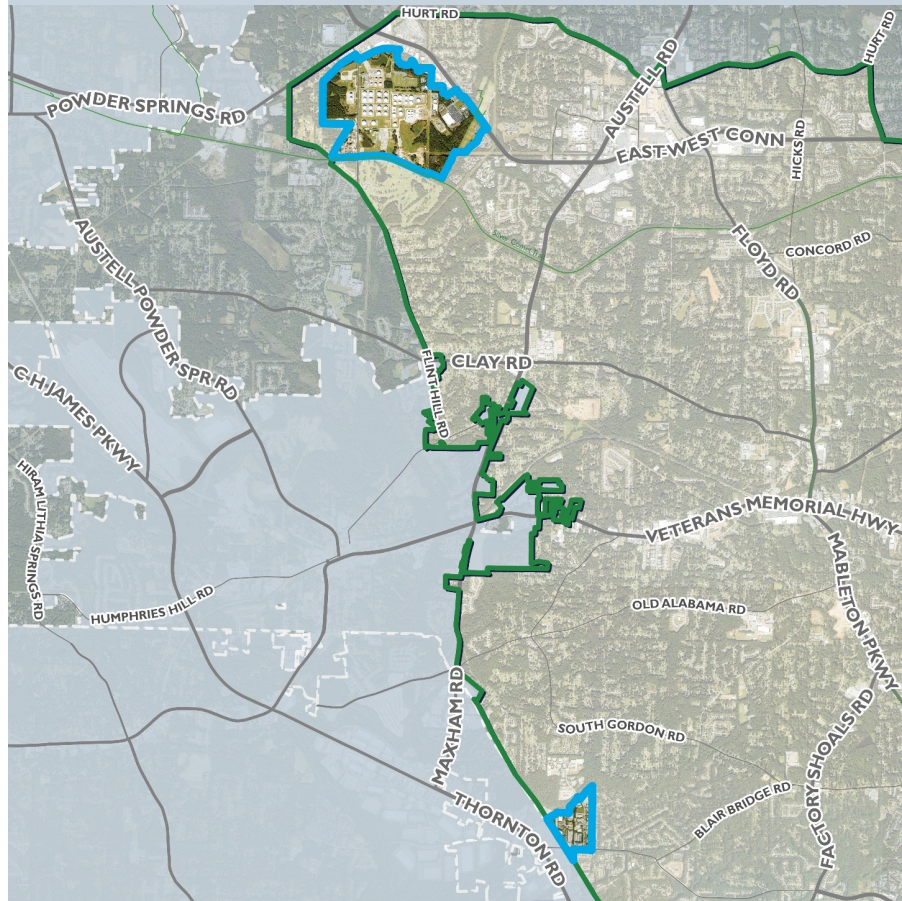
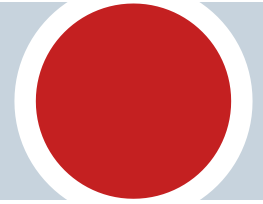


Historic Downtown



	Land Uses	Considerations
Appropriate	Large-Lot Residential Small-Lot Residential Cottage Courts 2-4 Unit Residential	Must abide by design guidelines
	Civic Parks and Open Space	
	Utilities and Transportation	Should have operational reason/requirement to be located in Covered Bridge Historic District
Appropriate with Considerations	Senior Living Mixed-Use	Must abide by design guidelines; limited to 2 stories
	Neighborhood Commercial	Must abide by design guidelines; allow conversion of single-family to commercial
Not Appropriate	Townhouses Multi-Unit Suburban Shopping Center Heavy Commercial Destination Commercial Hotels Heavy Industrial Craft Industrial Medical Office	

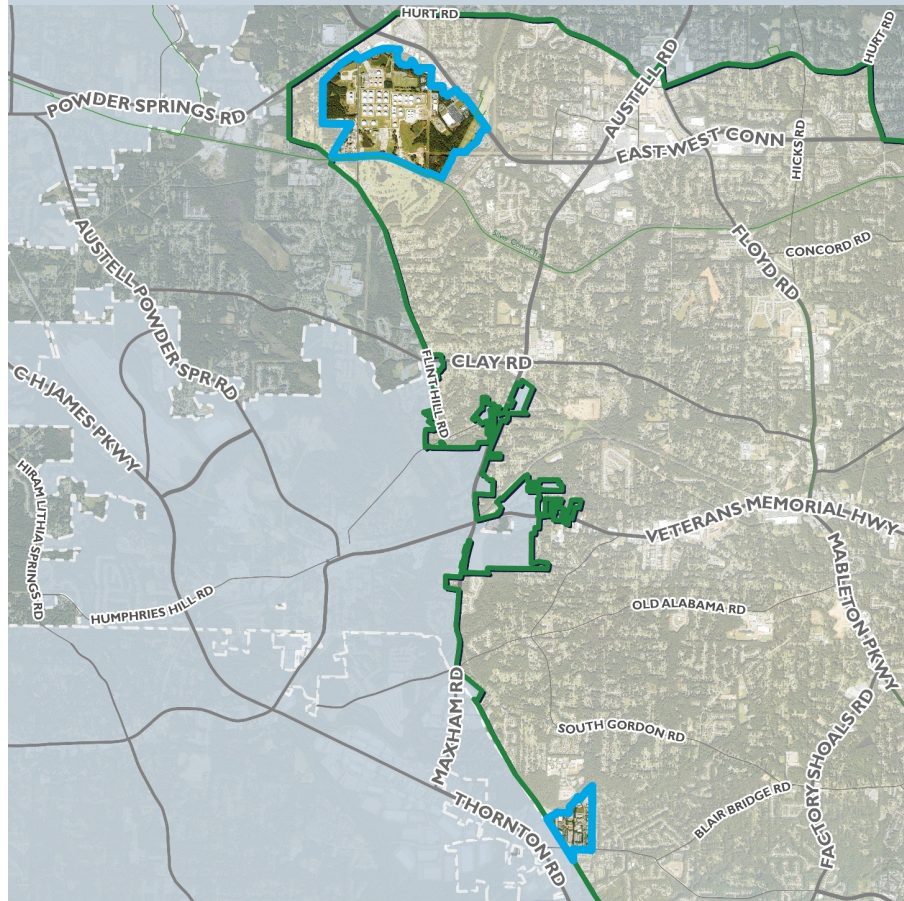
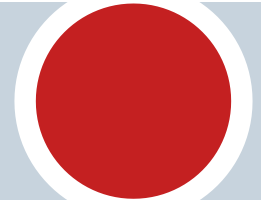
Colonial Pipeline + Oak Ridge



Support regionally important industrial uses and utilities, focusing less on land use change over time and more on public improvements such as streetscapes, landscaping, and safety measures.

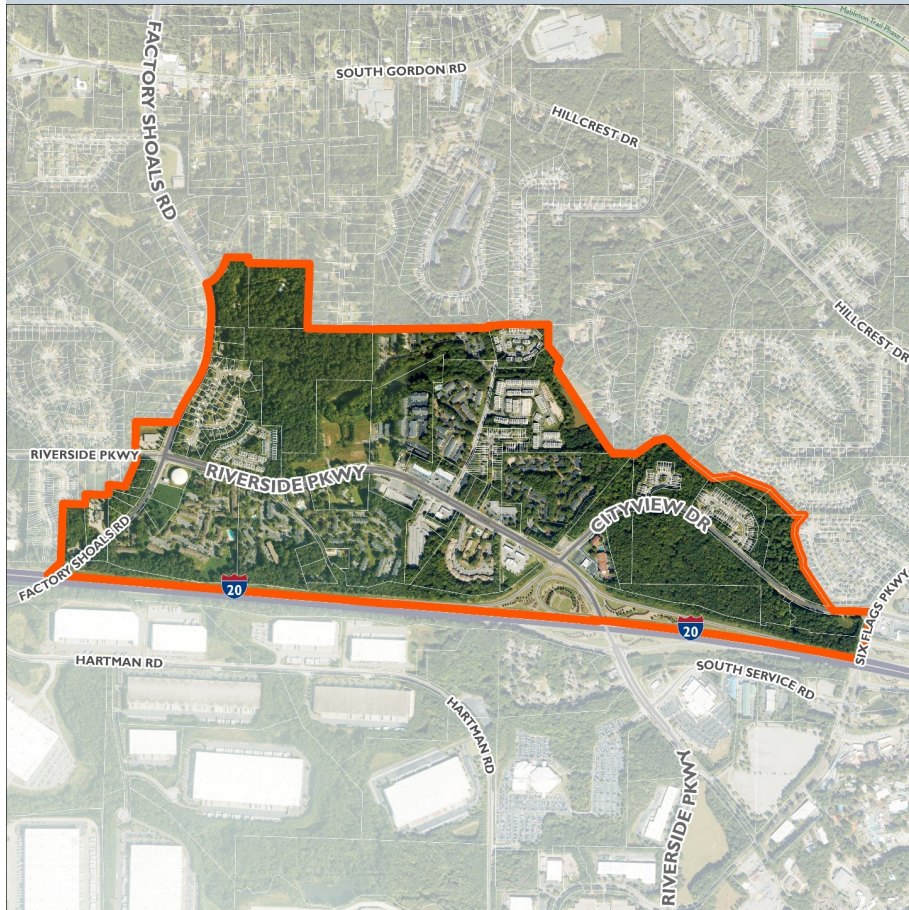
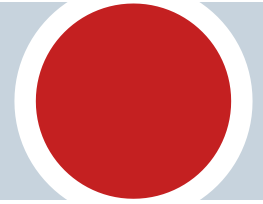


Colonial Pipeline + Oak Ridge



	Land Uses	Considerations
Appropriate	<ul style="list-style-type: none"> Heavy Commercial Heavy Industrial Craft Industrial Medical Office Parks and Open Space Utilities and Transportation 	
Appropriate with Considerations	<ul style="list-style-type: none"> Civic 	Should have operational reason/requirement to be located in Colonial Pipeline and Oak Ridge
Not Appropriate	<ul style="list-style-type: none"> Large-Lot Residential Small-Lot Residential Cottage Courts 2-4 Residential Townhouses Multi-Unit Senior Living Mixed-Use Neighborhood Commercial Suburban Shopping Center Destination Commercial Hotels 	

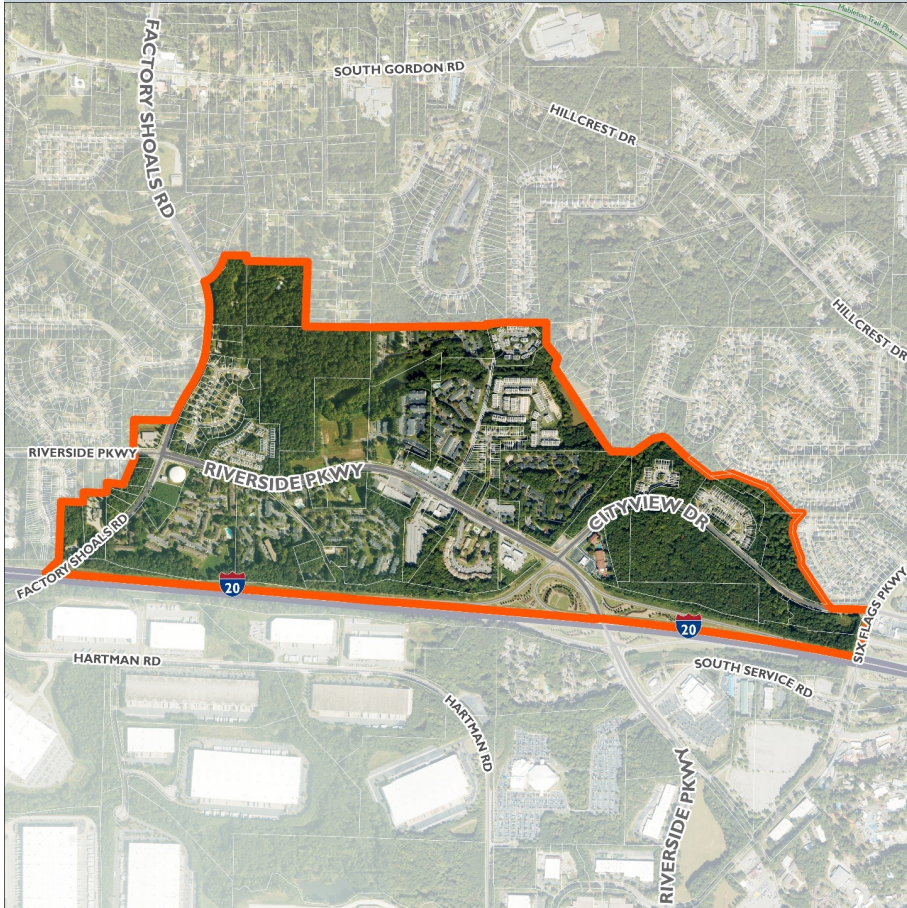
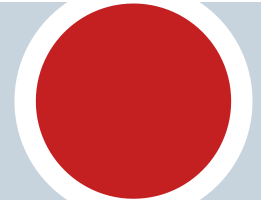
Riverside Parkway



A vibrant residential area with well-maintained, safe housing units suitable for a variety of household types. New investment in this area will prioritize affordability, gradually transforming the area into a mixed-use neighborhood with easy access to goods, services, and leisure

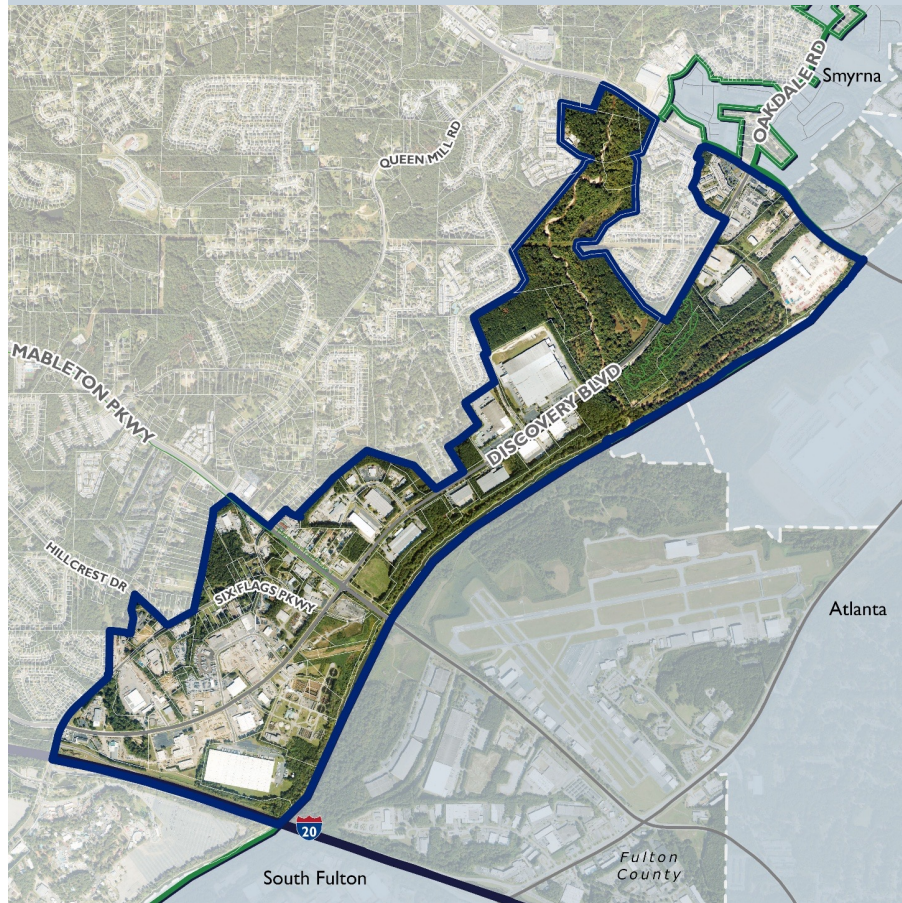
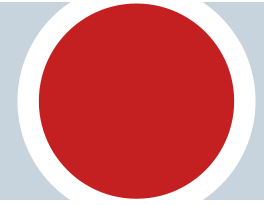


Riverside Parkway



	Land Uses	Considerations
Appropriate	Small-Lot Residential Cottage Courts Multi-Unit Senior Living Mixed-Use Neighborhood Commercial Civic Medical Office Parks and Open Space Utilities and Transportation	
Appropriate with Considerations	2-4 Unit Residential Townhouses	Appropriate if part of master-planned developments
	Suburban Shopping Center Heavy Commercial	Must require vegetated buffers and landscaping; parking lots must include planted areas;
Not Appropriate	Large-Lot Residential Destination Commercial Hotels Heavy Industrial Craft Industrial	

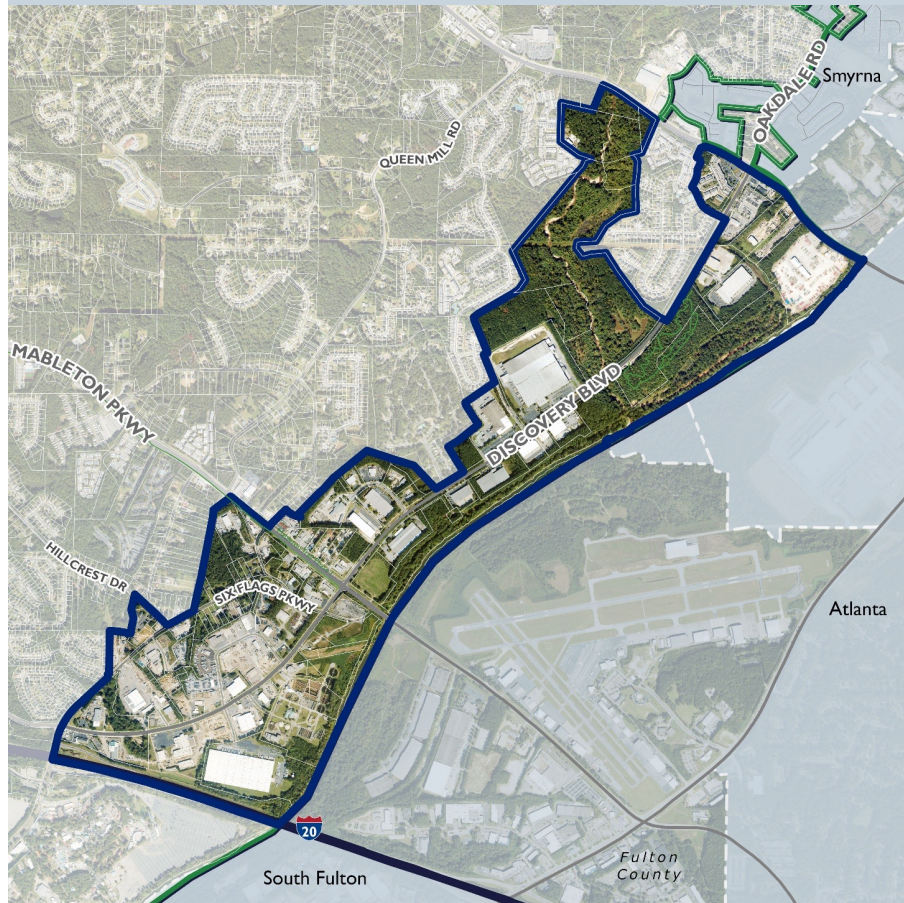
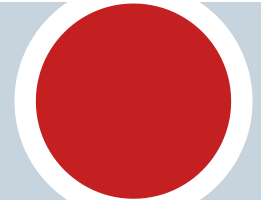
River Line District



A unique eco-tourism district that celebrates the Chattahoochee River and its associated resources as the major amenities they are. **New mixed-use development, high-quality residential neighborhoods, craft industrial** that supports entertainment, and retail at the edges of the district would be **linked by greenways, large open spaces, and access to nature.**

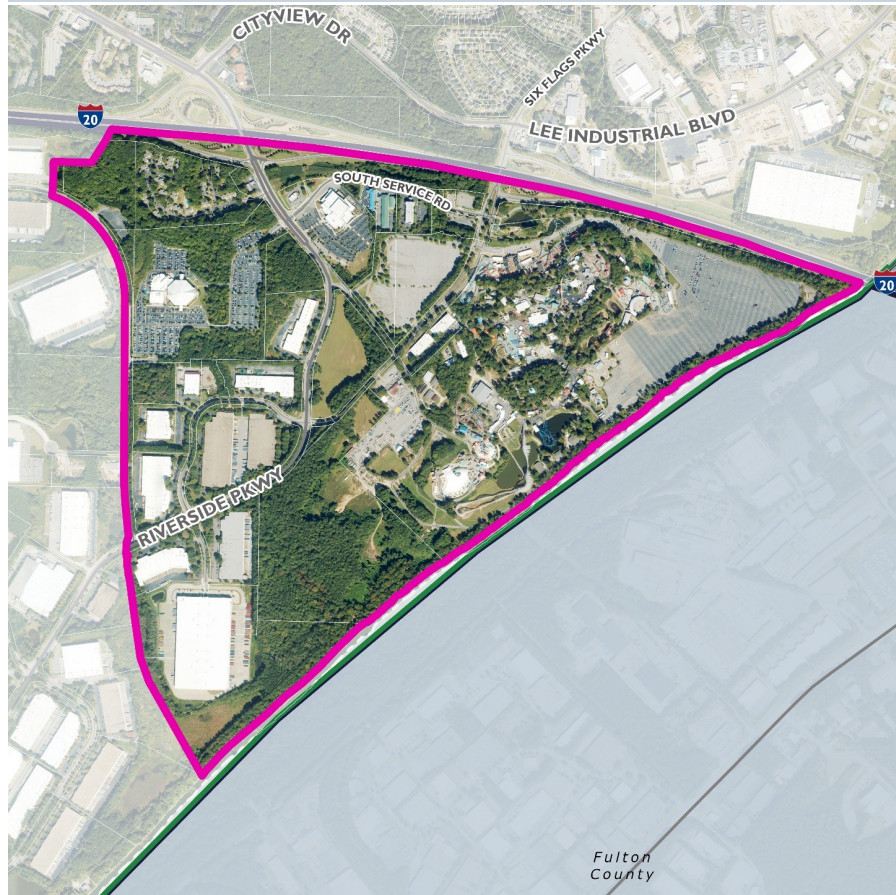
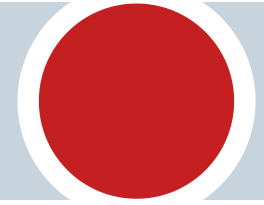


River Line District



	Land Uses	Considerations
Appropriate	<ul style="list-style-type: none"> Small-Lot Residential Cottage Courts 2-4 Unit Residential Townhouses Multi-Unit Senior Living Mixed-Use Neighborhood Commercial Hotels Civic Medical Office Parks and Open Space Utilities and Transportation 	
Appropriate with Considerations	<ul style="list-style-type: none"> Craft Industrial 	Must have minimal impact on natural resources
Not Appropriate	<ul style="list-style-type: none"> Large-Lot Residential Suburban Shopping Center Heavy Commercial Destination Commercial Heavy Industrial 	

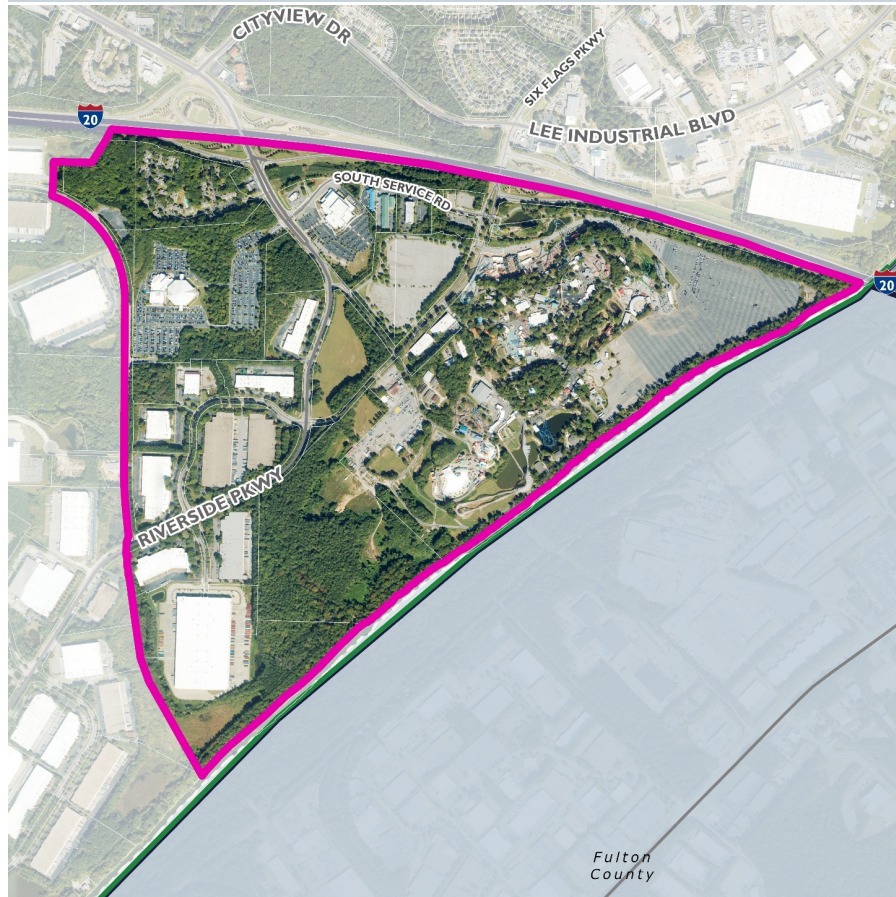
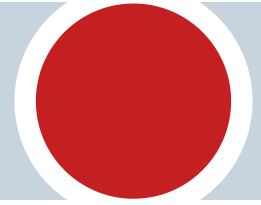
Entertainment District



Build on the regional attraction of Six Flags, as well as local attractions like Riverside EpiCenter, to incrementally create a district that offers a **complete entertainment experience**. This would include high-quality dining, retail, and hotels and other accommodations for visitors, along with well-designed mixed-use development in strategic locations

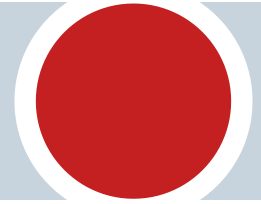


Entertainment District

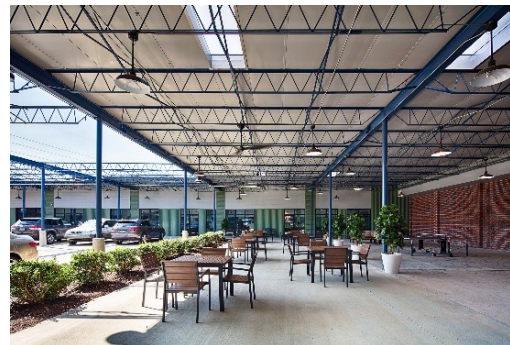


	Land Uses	Considerations
Appropriate	<ul style="list-style-type: none"> Multi-Unit Senior Living Mixed-Use Neighborhood Commercial Destination Commercial Hotels Civic Craft Industrial Medical Office Parks and Open Space Utilities and Transportation 	
Appropriate with Considerations	<ul style="list-style-type: none"> 2-4 Unit Residential Townhouses 	Appropriate if part of master planned development
Not Appropriate	<ul style="list-style-type: none"> Large-Lot Residential Small-Lot Residential Cottage Courts Suburban Shopping Center Heavy Commercial Heavy Industrial 	

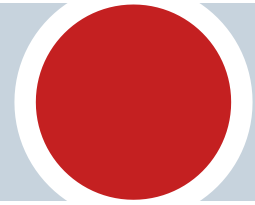
Workplace District



Continue to be a successful place for **business and industry**, providing **both job opportunities and an enhanced tax base** for Mableton. Investment will improve access to this area from other parts of Mableton, promoting economic mobility and opportunity for residents, and ensure the area remains competitive for industry over the long term..

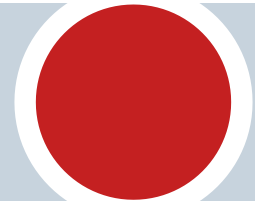


Workplace District



	Land Uses	Considerations
Appropriate	<ul style="list-style-type: none"> Heavy Commercial Heavy Industrial Medical Office Parks and Open Space Utilities and Transportation 	
Appropriate with Considerations	Craft Industrial	Should be within 1/2-mile of Entertainment District
	Civic	Should have operational reason/requirement to be located in Workplace District
Not Appropriate	<ul style="list-style-type: none"> Large-Lot Residential Small-Lot Residential Cottage Court 2-4 Unit Residential Townhouses Multi-Unit Senior Living Mixed-Use Neighborhood Commercial Destination Commercial Hotels Suburban Shopping Center 	

Community Work Program



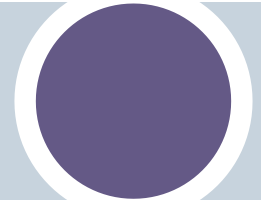
Community Work Program

Required by the State of Georgia, this is the City's "To Do" list of projects, programs and initiatives for the next five years.

Mableton Community Work Program											
Priority	#	Action	Timeline				Lead	Potential Partners	Estimated Cost	Funding Source	Notes
			2024	2025	2026	2027					
Environmental Sustainability											
	ES1	Implement River Line Historic Area Master Plan's recommendations for trails and greenspace along Nickajack Creek		X	X		Sustainability, Greenspace, and Beautification Department	River Line	TBD	TBD	None
	ES2	Implement recommendations for the Chattahoochee Riverlands initiative and identify opportunities for new access points to the river	X	X	X	X	Sustainability, Greenspace, and Beautification Department	Trust for Public Land, ARC, River Line, consultant	TBD	TBD	None
	ES3	Identify and map target clean-up areas, and develop partnerships for clean ups	X	X	X	X	Sustainability, Greenspace, and Beautification Department	HOAs, local community groups	Staff Time	N/A	None
	ES4	Develop a 10-year work plan for environmental sustainability	X				Sustainability, Greenspace, and Beautification Department	Georgia Conservancy	\$5,000	N/A	None
	ES5	Explore how to bring a facility such as the Center for Plant to Recycle Materials (CHARM) to Mableton to provide a viable alternative to illicit dumping	X				Sustainability, Greenspace, and Beautification Department	CHARM (or similar)	Staff Time	N/A	None
	ES6	Develop a parks and recreation master plan, including an inventory of current parks and recreation facilities in Mableton (including improved access to and interpretation of history/culture of the Chattahoochee River and Nickajack Creek			X	X	Sustainability, Greenspace, and Beautification Department	Cobb County Parks, consultant	\$50,000 (City share)	N/A	Would need to be part of broader Cobb County Parks and Recreation plan
	ES7	Create an inventory of undeveloped or natural land.	X				Sustainability, Greenspace, and Beautification Department	N/A	Staff Time	N/A	None
	ES8	Create an inventory of priority natural features and viewsheds, and develop plans for their preservation.	X	X	X	X	Sustainability, Greenspace, and Beautification Department	Trust for Public Land, Georgia Conservancy	\$25,000	General Fund	None
	ES9	Develop a plan for addressing flooding where Veterans Memorial Highway and Nickajack Creek intersect?	X	X			Public Works	Consultant	\$75,000	General Fund	None
	ES10	Work with Cobb County Stormwater Management to update basin plan			X	X	Public Works	Cobb County Stormwater Management	Staff Time	N/A	None
	ES11	Through corridor studies (see Items T4-T10), identify priority corridors for street trees and improved landscaping.	X	X	X	X	Sustainability, Greenspace, and Beautification Department			see T4-T10	
	ES12	Provide resources and education on removing invasive species that are harmful to the tree canopy.	X	X	X	X	Sustainability, Greenspace, and Beautification Department	None	Staff Time	N/A	None
Environmental Sustainability - Longer Term											
	ES13	Implement River Line Historic Area Master Plan's recommendations for trails and greenspace along Nickajack Creek					Sustainability, Greenspace, and Beautification Department	River Line	TBD	TBD	None



Community Work Program



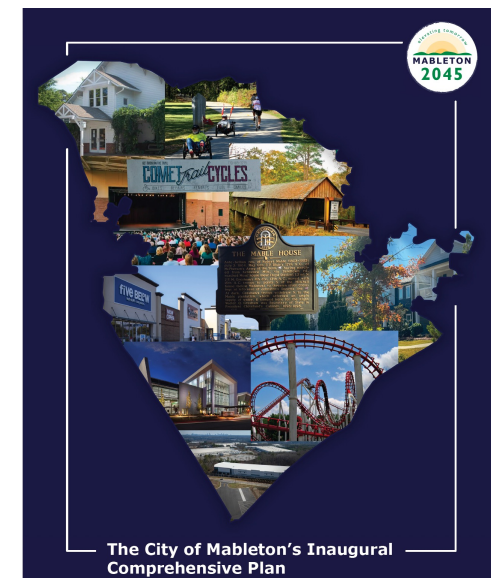
At a glance:

- 89 projects and initiatives:
 - 14 for Land Use
 - 11 for Economic Development
 - 8 for Housing
 - 32 for Transportation
 - 14 for Environment + Sustainability
 - 5 for Cultural Resources
 - 5 for Historic Resources

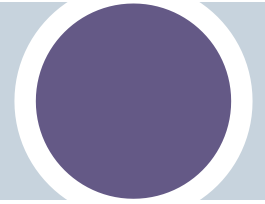


Next Steps

- Presentation of Plan to City Council (Public Hearing): May 11 (today) and May 13
- If approved, submit draft to the State for Review
- Address comments, if any, from the State
- Finalize document
- Adoption by City Council in June or July

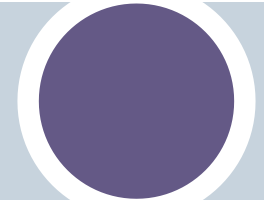


The Ask/Next Steps

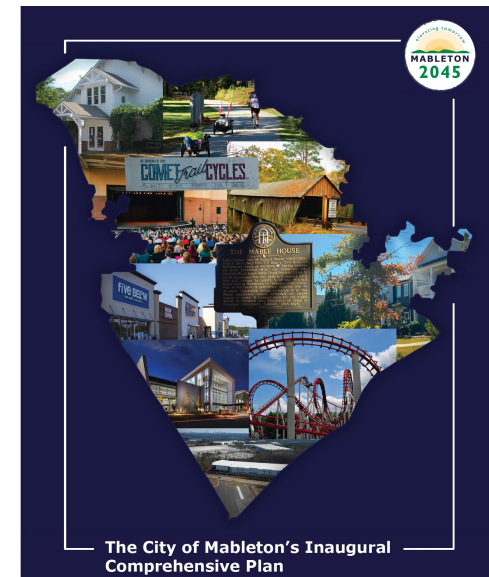


Does City Council approve transmission
of the Comprehensive Plan to the State
for Review?

Where's the DRAFT PLAN?



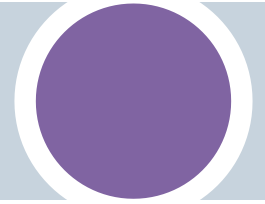
- Where's the DRAFT Mableton2045 Comprehensive Plan?
- It is at www.mableton2045 / Community Engagement / Meeting Contents



Questions?



Thank You!



JOHN FUNNY
jfunny@thegricegroup.com



**ALLISON STEWART-
HARRIS**
astewart-harris@tsw-design.com



AGENDA ITEM MEMORANDUM

MEETING OF: May 11, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Economic Development Presentation - Director Artie Jones

BACKGROUND/SUMMARY: The economic development department will provide an overview of the economic development department and initiatives underway and planned in the near future.

BUDGETED/FINANCIAL IMPACT – FUND: N/A

RECOMMENDATION: No action being requested

ATTACHMENTS:

1. Intro to Mableton Economic Development & TADs



MABLETON ECONOMIC DEVELOPMENT DEPARTMENT



MEET THE TEAM



ARTIE JONES

DIRECTOR OF ECONOMIC DEVELOPMENT



KARAEY DAVIS

PROGRAM MANAGER



CHELSEA SHERRON

ADMINISTRATIVE ASSISTANT

Our mission is to strengthen the city's economic foundation by promoting responsible investment, supporting local businesses, and collaborating with public and private partners to create a thriving, equitable, and future-ready Mableton.



WHAT IS ECONOMIC DEVELOPMENT?

Organized efforts that support economic growth, the creation and retention of jobs and the improvement of the quality of life of a community.

Main priorities:

- Increase the tax base
- Create jobs
- Retain & Support existing industry
- Create an environment that's attractive to businesses

COLLATERAL ORGANIZATIONS

- Mableton Development Authority (MDA)
- Meet Mableton (coming soon)
- Mableton Downtown Development Authority (coming soon)



PARTNER ORGANIZATIONS

- Cobb County Economic Development
- Georgia Department of Economic Development
- Georgia Power
- GreyStone Power
- Department of Community Affairs (DCA)
- Cobb Work Source Georgia
- SelectCobb Chamber
- South Cobb Business Association
- 4P (Partners, Pastors, Public Safety & Principals)
- Mableton Improvement Coalition (M.I.C.)

PROGRAM INITIATIVES/ PROJECTS

- Business Retention & Expansion (BRE) Visits
- Tax Allocation District Establishment
- Small Business Connect
- Retail Strategies
- Urban Redevelopment Planning & Design Services
- DevelopMableton
- ONEMableton



WHY CONNECT WITH US?

Mableton's Economic Development Department is where opportunity meets insight.

- Resources *(SBDC, Incentives, Commercial Property Search)*
- Updates *(MDA, New Business Grand Openings, Adopted Plans)*
- Information *(Demographics, Study Findings, How to Start a Business in Mableton)*
- Projects *(Past, Underway, Future)*
- Trends *(A.I., Retail, Entertainment)*



WHAT IS A TAX ALLOCATION DISTRICT?

The Redevelopment Powers Law, adopted by the General Assembly in 1985, authorized cities and counties to create “tax allocation districts” to revitalize underdeveloped, economically and socially depressed areas by capturing future increases in property tax revenues to finance upfront infrastructure and development.

- A tax allocation district or “TAD” is an economic tool used to provide tax-exempt financing for infrastructure and other redevelopment costs in blighted, less desirable or underutilized areas.
- Local governments continue to receive property tax revenue on value of property digest at time of TAD creation.
- Increased property tax revenues resulting from new development are used to finance redevelopment cost including debt service on revenue bonds

Types of Properties or Areas For Inclusion in a TAD

- A blighted or distressed area with substandard or obsolete buildings, deteriorating structures, pervasive poverty, or environmental contamination
- A deteriorating area experiencing economic decline or stagnation with older structures, high vacancy rates, substandard housing, or inadequate utility, transportation, or transit infrastructure.
- An area with inadequate infrastructure such as inadequate roadways, bridges, parking, pedestrian access or public transportation incapable of handling the volume of traffic into or through the area.

How does a TAD work?

- City or County designates a redevelopment area and adopts a redevelopment plan
- Base property tax digest is established for the TAD
- School Board, City or County may consent to include its respective increment from the TAD area
- Increased property tax revenues resulting from new development area placed into a “special fund” to pay redevelopment costs, including debt service on TAD bonds
- Local governments receive full increased tax revenues once bonds are retired

Steps to Create a TAD

- 1) Adopt local bill and hold referendum (one time only)
- 2) Identify eligible area and prepare redevelopment plan
- 3) Advertise and hold public hearings
- 4) Obtain School Board, City or County consent - (School participation reauthorized by 2008 Constitutional Amendment and 2009 reenactment of Redevelopment Powers Law)
- 5) Adopt redevelopment plan and create TAD – may designate a redevelopment agent
- 6) Obtain state certification for base value of digest and set up special fund

The Tax Increment can be used to:

Pay Redevelopment Costs such as:

- ✓ Capital and soft costs of redevelopment (public or private)
 - ✓ Land assembly
- ✓ Organizational and professional service costs
 - ✓ Debt service on TAD bonds
 - ✓ Capitalized interest

A photograph of three people standing on a stone staircase, overlaid with a semi-transparent green filter. On the left is a woman with short dark hair, wearing a dark blazer over a dark top. In the center is a man with glasses, wearing a dark suit jacket over a light-colored striped shirt. On the right is a woman with long dark hair and glasses, wearing a white turtleneck sweater. They are all smiling and looking towards the camera. The background shows the ornate stone balustrade and steps of the staircase.

HOW CAN YOU GET INVOLVED?

www.mableton.gov/1204/Economic-Development

econdev@mableton.gov

678-983-2139



AGENDA ITEM MEMORANDUM

MEETING OF: May 11, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Meet Mableton Presentation - Economic Development
Director Artie Jones and Chief Executive Officer of Cobb Travel & Tourism

BACKGROUND/SUMMARY: A presentation will be provided by Artie Jones, economic development director for the City of Mableton as well as Cobb Tourism on the establishment of a Convention and Visitors Bureau for the City of Mableton entitled, "Meet Mableton".

BUDGETED/FINANCIAL IMPACT – FUND: Budget is derived from Hotel / Motel Tax which will be explained during the presentation.

RECOMMENDATION: No action is being requested from the Mayor and City Council at this workshop session.

ATTACHMENTS:

1. Mableton Tourism Board Slate
2. Meet Mableton Bylaws Rev. 5.6.26
3. Mableton Presentation_5.6.26

City of Mableton

TOURISM BOARD SLATE



Will Amato

Draft Horse Productions

Will Amato is an award-winning screenwriter, producer, and founder of Draft Horse Productions, a Mableton-based video production company specializing in cinematic storytelling for corporate brands. As Creative Director, he leads the development and execution of scalable, high-impact content from concept through completion, combining narrative expertise with strategic business insight to drive engagement and strengthen brand positioning.



Nithi Anand, M.D.

Pickleball Kingdom

Dr. Nithi Anand is a board-certified neurologist with more than 25 years of experience managing various medical practices in the Atlanta area. Guided by a holistic approach to health and the philosophy that movement is medicine, Dr. Anand is committed to cultivating a Georgia-based pickleball community that inspires active, healthy living in an enjoyable way for everyone. His first indoor club is Pickleball Kingdom South Cobb in Mableton.



Dedra Brown-Harvey

Six Flags Over Georgia

As Marketing and Communications Manager at Six Flags Over Georgia, Dedra Brown-Harvey leads media planning, branding, public communications, community engagement, and event coordination across multiple parks. She excels at turning unique ideas into impactful campaigns, securing stakeholder support, and crafting messages that resonate with diverse audiences. Her career spans leadership roles in sales, corporate alliances, special events, and public relations, blending strategic vision with operational excellence.



Lenesia Cooper

GoGo Party Bus

Lenesia Cooper is the Founder and CEO of GoGo Party Bus, Atlanta's premier provider of luxury entertainment transportation. Since launching the family-owned business in 2011, she has grown it into a nationally-recognized brand, known for delivering unique, high-energy experiences. Based in Mableton, with more than 17 years of prior experience in information technology and business consulting, Cooper has advised Fortune 500 companies, including IBM and Accenture, bringing strategic insight and operational excellence.



City of Mableton

TOURISM BOARD SLATE



Joshua-John Frank
Riverside EpiCenter

Joshua-John Frank serves as Strategic Marketing and Partnerships Architect at The Riverside EpiCenter in Mableton, where he builds public-private partnerships and develops community-centered initiatives that connect organizations, brands, and diverse audiences through purpose-driven experiences. He is also the Founder and Creative Director of Creative Vanguard Photography, a branding and media firm specializing in strategic communications and visual storytelling.



Keylan Mitchell
Mooyah Burgers, Shakes
& Fries

Keylan Mitchell is the Co-Owner of Mooyah Burgers, Fries & Shakes in Mableton, and a dedicated small business leader committed to strengthening the local community. With more than 20 years of experience in marketing, public administration, and leadership, Keylan brings a strong background in building partnerships and driving positive organizational outcomes. Beyond his business, he is deeply invested in Mableton and the greater South Cobb area.



Jessica Merriman
Girl Scouts of Greater Atlanta

Jessica Merriman is a strategic nonprofit leader and relationship builder serving as Director of Community and Government Affairs for Girl Scouts of Greater Atlanta. In this role, she leads community engagement, government relations, and external partnerships to advance opportunities for girls across Georgia. As a lifelong Girl Scout, Jessica is passionate about creating pathways for all youth to build courage, confidence, and character. Her family has been proud to call Mableton home since 2012.



Julia Oliveira
Live Nation! at the
Coca-Cola Roxy

Julia Oliveira is a results-driven Senior Sales Manager with more than a decade of experience in Atlanta's hospitality and special events industry. Currently leading sales efforts for Live Nation at the Coca-Cola Roxy, she specializes in identifying high-value opportunities and building strategic partnerships that drive market share and revenue growth. Fluent in English, Portuguese, and Spanish, Julia bridges the gap between creative event design and operational execution.



City of Mableton

TOURISM BOARD SLATE



Aisha Parke
Holiday Inn Express
EW-Connector

Aisha Parke is General Manager of the Holiday Inn Express EW-Connector and a seasoned hospitality executive with more than 25 years of experience. She has held senior leadership roles overseeing operations for globally-recognized brands such as Hilton, IHG, Marriott, Starwood, and Wyndham Hotels & Resorts. Aisha has a consistent track record of elevating service standards, optimizing operational performance, and delivering strong financial results in competitive hospitality environments.



Linda Pharr
Mableton Improvement
Coalition

A retired senior marketing and communications executive, Linda Pharr brings extensive expertise in business development, brand strategy, and integrated marketing. Over the course of her career, she held C-suite and managing director roles at major communications agencies, providing strategic guidance to Fortune 500 companies. She is a board member of the Mableton Improvement Coalition (MIC), serving as Vice-Chair and Chair of the Marketing Committee.



Larry Swafford
LGE Community
Credit Union

Larry Swafford serves as Branch Manager for LGE Community Credit Union in Mableton, where he oversees branch operations, fosters community and business relationships, and advances financial wellness initiatives. He is a financial services professional and dedicated community leader with extensive experience in civic engagement, nonprofit governance, and regional economic involvement.





MEET MABELTON BYLAWS

Adopted **XXX, XXX 2026**

ARTICLE I

General

1.1 Name. The organization is incorporated under the laws of the State of Georgia and shall be known as the Meet Mableton Visitor & Tourism Authority, Inc. (“Meet Mableton”).

1.2 Office Location. Meet Mableton’s office address is registered with the Georgia Secretary of State as **insert**. Meet Mableton’s office address shall at all times remain within the corporate limits of the City of Mableton, Georgia (“City”).

1.3 Official Logo. Meet Mableton’s official logo shall be as follows:



1.4 Purpose. The purpose of Meet Mableton shall be:

- (1) To serve as a destination marketing organization and promote business, tourism, trade, and conventions for the City, as authorized under O.C.G.A. § 48-13-50 et al.;
- (2) To promote the City as a destination for leisure, group, and sports travel;

- (3) To study, investigate, and develop plans for improving business and tourism in the City and implement such plans in order to attract businesses, visitors, and conventions to the City;
- (4) To advise and recommend plans to the duly elected governing authority of the City (“City Council”) for the development of business and tourism in the City; and
- (5) To otherwise promote public interest in the general improvement of business and tourism in the City.

1.5 Operational Compliance. Meet Mableton shall operate as a 501(c)(6) entity as set forth under of the federal Internal Revenue Code, and shall observe all applicable local, state and federal laws.

1.6 Distribution of Assets Upon Dissolution. In the event of the liquidation or dissolution of Meet Mableton, whether voluntary or involuntary, the balance of all money and other property received by Meet Mableton from any source, after payment of all debts and obligations of the corporation, shall be paid over to the City. Additionally, upon Meet Mableton’s liquidation or dissolution, no member shall be entitled to any distribution or division of Meet Mableton’s remaining property, assets or proceeds.

**ARTICLE II
Board of Directors**

2.1 Governance. The governance, policy-making responsibilities, business, and affairs of Meet Mableton shall be vested in its Board of Directors (“Board”), subject to limitations imposed by applicable law, these bylaws and/or any agreement entered into with the City for service as the City’s destination marketing organization. Meet Mableton’s actions and decisions shall be made by majority vote of the members of the Board present at any meeting.

2.2 Eligibility. To be eligible to serve on Meet Mableton’s Board, individuals must 1) reside or work in the City and 2) be employed and/or have work experience in industries pertaining to hospitality, tourism, attractions, community advocacy, event venues, film, finance, lodging, travel, music, performing arts, restaurant, small business, travel and/or transportation.

2.3 Composition. The Board shall consist of eleven (11) Board members. The initial voting Board members shall be selected by majority vote of Meet Mableton’s incorporator(s) and organizers(s). Board members shall be selected thereafter by majority vote of the Board in accordance with the eligibility and criteria requirements under these bylaws, or by any agreement which may exist between Meet Mableton and the City. Board members shall serve the following terms until their successors are selected and qualified:

Position	Criteria	Term Length (years)
1	Must reside in the City	3
2	Must reside and work in the City	3
3	Must reside and work in the City	3
4	Must work in the City	3

5	Must work in the City	3
6	Must work in the City	2
7	Must work in the City	2
8	Must work in the City	2
9	Must work in the City	1
10	Must work in the City	1
11	Must work in the City	1

2.4 Quorum. Six (6) Board members shall constitute a quorum for the transaction of business at any meeting of the Board.

2.5 Removal. Board members may be removed by majority vote of the Board, with or without cause, or pursuant to any agreement which may exist between Meet Mableton and the City.

2.6 Vacancies. Vacancies shall be filled by the Board by a majority vote from nominees submitted by any Board member.

2.7 Meetings. The Board shall meet at least once a month and at such other times as the Board deems necessary. The Board Chairman or a majority of the Board may call a meeting.

2.8 Notices, Agenda, Minutes and Records. Board notices, agendas, meetings and minutes shall be facilitated in accordance with the Georgia Open Records Act and Open Meetings Act during all times that Meet Mableton serves as a destination marketing organization for the City and/or is treated or defined as a public agency under Georgia law.

2.9 Ex-Officio Members. The Board shall be aided by four (4) non-voting ex-officio Meet Mableton members (“Ex-Officio members”) who shall be appointed and removed by the City, in the City’s discretion. Ex-Officio members shall not vote on Board matters, but shall be authorized to attend Board meetings and participate in Board discussions.

2.9 Compensation and Reimbursement. Meet Mableton members shall not receive any compensation for their service with Meet Mableton, but may be reimbursed for reasonable expenses incurred in the performance of their duties, as authorized by the Board.

3.0 General Form of Agenda. The Chairman shall set the agenda for Board meetings. Unless determined otherwise by the Board Chair, the general form of the agenda for regular monthly Board meetings shall be as follows:

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
4. Reports and Updates
5. Old Business
6. New Business
7. Member/Staff Announcements
8. Adjournment

3.1. Parliamentary Authority. The current edition of *Robert's Rules of Order* shall be the final source of authority in all questions of parliamentary procedure when such rules are not inconsistent with these bylaws, and/or any agreement in place with the City.

ARTICLE III Officers

3.1 Determination of Officers. The Board shall select officers from among its Board members, by majority vote, at its first meeting annually.

3.2 Duties of Officers.

- a) **Chairman.** The Chair shall serve as the chief officer of Meet Mableton and shall preside at all Board meetings.
- b) **Vice-Chair.** The Vice-Chair shall assist the Chairman in his/her duties and perform any other duties as needed to carry out the purposes of the Board. In the absence or disability of the Chairman, the Vice-Chair shall be authorized to perform the duties and responsibilities of the Chairman.
- c) **Secretary.** The Secretary shall assist the Board with notice requirements, record keeping and minutes, when City and/or Meet Mableton staff is unavailable, which may include keeping or causing to be kept a book of minutes of all Board meetings.
- d) **Treasurer.** The Treasurer shall be responsible for the safeguarding of all funds received by Meet Mableton and their proper disbursement. Such funds shall be kept on deposit in financial institutions approved by the Board, with exception that all Meet Mableton funds shall be kept, maintained and disbursed by the City for Meet Mableton's use during all times that Meet Mableton serves as a destination marketing organization for the City. The Treasurer shall work with City and/or Meet Mableton staff to help cause for a quarterly financial report to be made to the Board.

ARTICLE IV Finances and Operations

4.1 Disbursements. Upon approval of the budget, the Chairman and/or Treasurer is authorized to make disbursements on accounts and expenses provided for in the budget without additional approval of the Board.

4.2 Fiscal Year. Meet Mableton's fiscal year shall be from July 1 through June 30.

4.3 Budget. As soon as possible after the election of the new Board and officers, the Executive Director and Treasurer shall present the budget for the coming year to the Board for approval and adoption, unless required otherwise pursuant to an agreement with the City.

4.4 Annual Audit. The accounts of Meet Mableton shall be audited annually as of the close of business on June 30 by a certified public accountant. The audit may be performed in conjunction with the City's annual audit, as may be authorized by the City.

4.5 Assistance. The Board may appoint, select and/or employ such officers, agents and employees as it deems necessary to exercise Meet Mableton's powers, duties and functions as prescribed by these bylaws, applicable law and/or any agreement with the City.

ARTICLE V Bylaws Amendments

5.1. Revisions. These bylaws may be amended or altered by a majority vote of the Board, with exception that all bylaw amendments shall require the City's consent where Meet Mableton serves as a destination marketing organization for the City and/or is funded by money received while serving as a destination marketing organization for the City.



MABLETON

VISITOR & TOURS IM
AUTHORITY



Goal

Form **Meet Mableton, Inc.**, the independent 501(c)(6) to support the City of Mableton's tourism efforts.



Destination Marketing Organization (DMO)

Meet Mableton, Inc.

would be the designated Destination Marketing Organization (DMO) for the City of Mableton.



Destination Marketing Organization (DMO) Responsibilities

- Market the City of Mableton as a destination, increasing tourism and economic impact by branding, marketing and promotion.
- Improve and promote the visitor experience.

Hotel/Motel Tax

8% Collections = 8 Cents



General Fund 3 cents

- Unrestricted.
- Used for any legal general fund purpose in the City.

Tourism Conventions Tradeshows 3.5 cents

- Restricted.
- Administered by a 501(c)(6) Destination Marketing Organization (DMO).
- Used for the promotion of tourism.

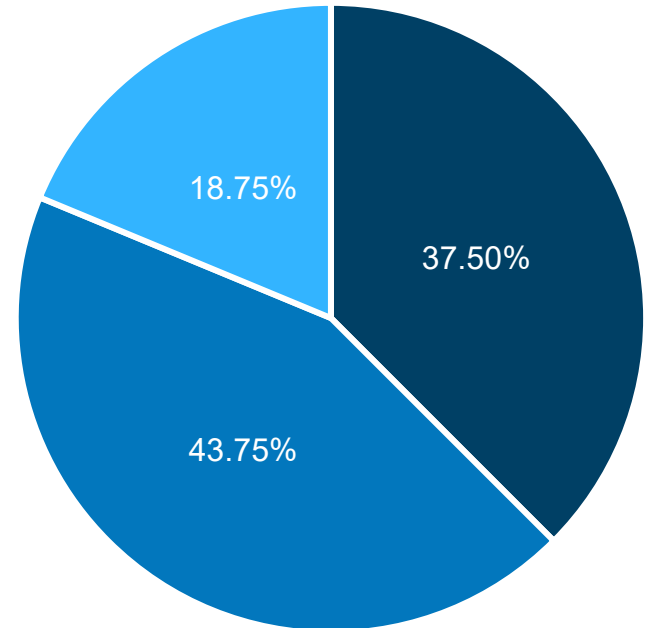
Tourism Product Development 1.5 cents

- Restricted.
- Used for the creation or expansion of physical attractions which are open to the public and improve destination appeal to visitors, support visitors' experience and are used by visitors.

Authorized Use of Hotel/Motel Tax Collections



8 Cents	HMT Collection	100%
3 cents	Unrestricted	37.50%
3.5 cents	Restricted - Tourism Conventions Tradeshow (TCT) by 501(c)(6)	43.75%
1.5 cents	Restricted - Tourism Product Development (TPD)	18.75%



- Unrestricted
- Restricted - TCT by 501(c)(6)
- Restricted - TPD

Action Items to Create Meet Mableton

- Designate Meet Mableton as the City's DMO.
- Intergovernmental Agreement (IGA) to activate Meet Mableton as the City's DMO.

Meet Mableton Board Bylaws Requirement

- Individuals must live or work in the City of Mableton.
- Employed in hospitality industry or related field.
- 11 voting board members with 4 non-voting ex-officio board members.
- Mableton City Council confirms the appointment of board members.
- Board members will serve terms of either 1, 2, or 3 years.

Board of Directors Industries Represented

- Attractions
- Community advocacy
- Event venues
- Film
- Financial institution
- Hotel
- Music and performing arts
- Restaurant
- Small business
- Transportation

Board of Directors Composition

- **VOTING BOARD MEMBERS**
 - Work: 8
 - Live: 1
 - Both: 3
- **NON-VOTING BOARD MEMBERS**
 - Work: 3
 - County-wide: 1

Meet Mableton Board

Initial Objectives

- Conduct a study to determine authentic voice for the City of Mableton's tourism brand.
- Contact hotels to start corporate process to update hotel's location to Mableton.
- Promote Mableton as a destination for leisure, group, and sports travel.

How to Successfully Stand Up Meet Mableton

SHORT-TERM ACTIONS

- Apply for Meet Mableton IRS 501(c)(6) status.
- Signed MOU with CT&T that contains a springboard to an administrative services agreement upon receipt of Meet Mableton IRS 501(c)(6) designation.

How to Successfully Stand Up Meet Mableton

LONG-TERM ACTIONS

- Meet Mableton 501(c)(6) established with IRS designation.
- City of Mableton enters into an IGA with Meet Mableton.
- Meet Mableton contracts with CT&T through an administrative services agreement.
- CT&T administers Meet Mableton, including its board and activities.



SHORT-TERM ACTIONS

Apply for Meet Mableton
IRS 501(c)(6) status.

Signed MOU with CT&T that contains
a springboard to an administrative
services agreement upon receipt of
Meet Mableton
IRS 501(c)(6) designation.

LONG-TERM ACTIONS

Meet Mableton 501(c)(6) established
with IRS designation.

City of Mableton enters into an IGA
with Meet Mableton.

Meet Mableton contracts with CT&T
through an administrative services
agreement.

CT&T administers Meet Mableton,
including its board and activities.



AGENDA ITEM MEMORANDUM

MEETING OF: May 11, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Ethics Board Update - Chairman Joel Cope

BACKGROUND/SUMMARY:

The Ethics Board has been meeting almost monthly since last September, 2025. They have created the Bylaws and a Process and Procedure for ethics claims. Chairman Joel Cope has requested to give an update and present to the Mayor and Council. The Ethics Board worked hard to implement these documents.

Associate Attorney Earle Turner of Denmark Ashby & Matricardi reviewed and approved the documents.

I am adding Chairman Cope's Ethics Board documents for presentation to the May 11th Work Session agenda. Please advise if you prefer another date.

The Board's work is attached for review.

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. Ethics Board Rules and Procedures
2. 2025-10-8 - BYLAWS Mableton Board of Ethics (final) (1)

For Office Use Only:

Case #: _____
Date: _____
Received by: _____

City of Mableton Ethics Complaint Form

Use this form to submit a written, signed ethics complaint.

Instructions

- Submit a separate form for each respondent, if alleging separate violations.
- Attach any documents or evidence that support your allegations.
- Email, deliver, or mail this form to the City Clerk.
- Signed in front of a current or valid Notary Public.

1. Complainant Information

Full Name: _____

Mailing Address: _____

Phone: _____

Email: _____

2. Respondent Information (person alleged to have violated the ethics code)

Full Name & Title/Role: _____

Department/Body (if applicable): _____

City Council District: _____

3. Allegations

A. List the specific section(s) of the Code of Ethics you believe were violated (e.g. *Art. § 2 1.2.4(a)*):

B. Describe the facts (who, what, when, where, how). Attach pages if needed:

4. Evidence & Witnesses

List documents or evidence attached (e.g., emails, photos):

List witnesses (names, email, phone and/or mailing address, if known):

5. Jurisdiction & Related Matters

Is this matter pending in any court or before another agency? If yes, describe:

6. Certification

I affirm under penalty of perjury that the foregoing is true and correct to the best of my knowledge and belief, and that this complaint is submitted in good faith.

Signature: _____

Date: _____

This instrument was acknowledged before me this ____ day of _____, **20**__, by _____, who is personally known to me or who produced valid photo identification.

Notary Public Name: _____

State of Commission: _____

My Commission Expires: _____

Case Number _____
Complainant _____
Respondent _____

Investigation Checklist

Intake and Screening

- Complaint filed with City Clerk
- Complaint sworn under oath
- Complainant contact information provided
- Filed within six-month limitations period
- Single official named
- Specific Code sections cited
- Complaint served on accused within 7 days

Panel Formation

- Random draw conducted by Clerk with City official as witness within 7 days
- Panel members vetted for conflicts
- Conflicts disclosed and addressed
- Chair selected

Preliminary Review

- Jurisdiction confirmed
- Political-timing restriction reviewed
- Litigation-related exclusion reviewed
- Written dismissal issued (if applicable)

Investigation

- Investigation plan established
- Evidence requests documented
- Witness interviews documented
- Neutral fact-gathering maintained
- No ex-parte communications

Hearing

- Timely written notice provided
- Right to counsel acknowledged
- Accused individual received at least 30 calendar days written notice of hearing
- Hearing held within 60 calendar days after a properly filed complaint received, unless dismissed
- Testimony under oath
- Cross-examination permitted

Hearing record maintained

Deliberation and Findings

- Findings based solely on record evidence
- Code provisions applied consistently
- Written findings completed
- Recommendation to mayor and council issued within 7 days

Post-Hearing

- Findings transmitted to City Council
- File completed and archived
- Recusal issues documented (if any)

By these signatures, these persons certify that the above listed process was followed

Panel Chair: _____

Panel Member: _____

Panel Member: _____

Adopted by the City of Mableton Board of Ethics on _____.

**HEARING PROCEDURES OF THE
CITY OF MABLETON BOARD OF ETHICS**

ARTICLE I. PURPOSE AND AUTHORITY

Section 1.1 – Purpose

These Procedures establish a clear, comprehensive, and durable process for receiving, reviewing, investigating, and resolving ethics complaints. They are designed to demonstrate that a formal process exists, protect the Board, and provide sufficient direction so that all members can apply these Procedures effectively now and in the future.

Section 1.2 – Authority

These Procedures supplement, and do not conflict with, Chapter 1, Article II of the City of Mableton Code of Ordinances (“Code”) and applicable state law.

ARTICLE 2. GUIDING PRINCIPLES

Section 2.1 – Impartiality

Board Members and Hearing Panelists shall remain neutral and avoid any actual or perceived conflicts of interest.

Section 2.2 – Consistency

Complaints shall be processed following a consistent set of procedures and standards as established by the Board.

Section 2.3 – Confidentiality

Complaints and investigations shall be handled discreetly to the extent permitted by law.

Section 2.4 – Due Process

Respondent shall be afforded timely notice, the opportunity to be heard, and the right to counsel.

Section 2.5 – Transparency of Outcome

Findings and recommendations shall be clearly documented and transmitted to the City Council as required by ordinance.

ARTICLE III. COMPLAINT PROCESSING PROCEDURES

Section 3.1 – Receipt and Initial Review

- (1) All Complaints must be filed with the City Clerk via submission of the Ethics Complaint Form.
- (2) Once received, the City Clerk will create both a physical and electronic Complaint File in which all documents and notifications shall be kept.
- (3) The City Clerk will assign each file a case number to identify the Complaint and subsequent documents.
- (4) The City Clerk will notify the entire Board that the Complaint has been received.
- (5) The City Clerk shall review the Complaint for proper form, including:
 - (a) Sworn and signed under oath;
 - (b) Complainant's name, address, and email;
 - (c) Filed within six (6) months of the alleged conduct;
 - (d) Allegations involve only one city official;
 - (e) Cites to specific provisions of the Code.
- (6) The City Clerk will confirm that the Complaint is not made against an individual seeking election as a City official, from the date qualifying opens for the elected office through the date the election results are certified.
- (7) The City Clerk will confirm that the Complaint does not arise from and/or is related to litigation and/or court proceedings.

- (8) If the Complaint is not in proper form or does not comply with the above requirements, it shall be rejected in writing by the City Clerk with a copy placed in the Complaint File.
- (9) The City Clerk will notify the entire Board of their determination after the initial review of compliance with proper form.

Section 3.2 – Service of Complaint

- (1) Properly filed Complaints shall be served on the Respondent within seven (7) calendar days.
- (2) Service shall be executed only by a person authorized under Georgia law— including a sheriff, deputy sheriff, marshal, certified process server, or other non-party individual at least eighteen (18) years of age who has been appointed or permitted to serve process.
- (3) Service shall be accomplished by delivering a copy of the Complaint personally to the Respondent, or by leaving it at the Respondent’s personal residence.
- (4) Proof of service shall be documented and maintained by the City Clerk in the Complaint File.

Section 3.3 – Selection of the Board of Ethics Hearing Panel

- (1) Within seven (7) days after service of the Complaint to the Respondent, the City Clerk shall select three (3) members at random from the seven-member Board of Ethics to serve as the Hearing Panel.
- (2) The selection process shall be witnessed and documented by another City official.
- (3) Members shall disclose all actual or potential conflicts of interest.
- (4) Conflicted Members shall be disqualified and replaced pursuant to Sec. 1.2.6(c).
- (5) Board Members cannot sit on a Hearing Panel if the person being investigated appointed them.

(6) The Hearing Panel shall select a Chair from among its members.

Section 3.4 – Preliminary Screening

(1) The Hearing Panel shall first assess whether the Complaint is:

(a) Unjustified;

(b) Frivolous;

(c) Patently unfounded; or

(d) Insufficient to invoke the disciplinary jurisdiction of the City Council.

(2) The Hearing Panel may dismiss the Complaint by written determination.

(3) Dismissals must include a brief written explanation and be incorporated into the official record.

Section 3.5 – Investigation Phase

(1) Hearing Panelists shall avoid ex-parte communications regarding the merits of the Complaint.

(2) If the Complaint survives the preliminary screening, the Hearing Panel may conduct investigations directly or may retain an independent investigator when doing so is necessary to ensure impartiality, efficiency, or specialized expertise.

(3) The Hearing Panel shall hire, contract with, or otherwise engage an investigator to assist with fact-finding, evidence collection, interviewing witnesses, reviewing records, or performing any other investigative tasks the Hearing Panel deems appropriate.

(4) The investigator will be given a predetermined number of hours to conduct the investigation and provide a report to the Hearing Panel.

- (5) Funds for the retention of an investigator shall be made available to the Board by the City Council. The Hearing Panel shall have discretion to determine when the use of such funds is warranted and may authorize expenditures accordingly.
- (6) Whether conducted directly by the Hearing Panel or through an appointed investigator, the investigation may include:
 - (a) Requesting documents or records;
 - (b) Interviewing witnesses;
 - (c) Requesting written statements;
 - (d) Reviewing City records and relevant materials;
 - (e) Consulting with City staff or legal counsel; and
 - (f) Any additional fact-finding reasonably necessary to evaluate the Complaint.
- (7) All investigative activities by the Hearing Panel or investigator shall be documented and placed in the file.

Section 3.6 – Pre-Identification of Investigators

- (1) The Board will vet and maintain a list of at least three (3) pre-identified, pre-screened investigators who may be engaged by the Hearing Panel as needed. Such individuals or firms may be evaluated and approved in advance based on relevant qualifications, independence, investigative experience, and familiarity with municipal ethics matters.
- (2) To be included on the pre-approved list, an investigator must meet criteria established by the Board, which may include:
 - (a) Demonstrated investigative experience in legal, governmental, or ethics-related matters;
 - (b) Absence of conflicts of interest with the City, its officials, or the Board;

- (c) Professional licensing or certification where applicable;
 - (d) Ability to testify competently at hearings or in any subsequent judicial review;
 - (e) Agreement to maintain confidentiality and comply with all applicable laws and procedures.
- (3) The Hearing Panel may select an investigator from the pre-approved list without requiring further Board action, provided funds for investigative services are available.
- (4) The Board shall review and update the list of pre-identified investigators annually to ensure continued qualifications and availability.

Section 3.7 – Notice and Hearing

- (1) The Respondent shall receive at least thirty (30) days’ written notice of:
- (a) Hearing date, time, and location;
 - (b) Allegations and implicated Code provisions;
 - (c) Rights afforded under Sec. 1.2.9 of the Code.
- (2) A hearing shall occur within sixty (60) days of the filing of a properly filed Complaint unless dismissed at the preliminary stage.
- (3) Hearings shall include:
- (a) Testimony under oath;
 - (b) Opportunity for cross-examination of available witnesses;
 - (c) Opportunity for the Respondent to present evidence and witnesses.
- (4) A formal record of the hearing shall be maintained in both the physical and electronic Complaint File.

Section 3.8 – Court Reporter and Preservation of the Record

- (1) A certified court reporter shall be present at every hearing conducted by the Hearing Panel for the purpose of creating an accurate stenographic record of the proceedings.
- (2) The court reporter shall record all testimony, evidentiary presentations, objections, rulings, statements by Hearing Panelists, arguments by the Respondent or their counsel, and any other matters occurring on the record.
- (3) The transcript produced by the court reporter shall constitute the official record of the hearing for purposes of Board deliberations, City Council review, and any subsequent judicial proceedings.
- (4) The transcript shall be maintained by the City Clerk as part of the official Complaint File in accordance with applicable records retention laws. Copies shall be made available to the parties upon request, subject to any applicable costs or confidentiality restrictions.
- (5) If any recording equipment or stenographic process malfunctions, the Hearing Panel shall recess the hearing until the issue is corrected to ensure a complete and accurate record is preserved.
- (6) The funds for the same will be provided by the Mableton city government subject to its approval.

Section 3.9 – Findings and Recommendation

- (1) No one other than the Hearing Panel and its retained legal counsel assigned to the matter will be present in the room during deliberations.
- (2) Following the hearing, the Hearing Panel shall deliberate in accordance with applicable law.
- (3) The Chair of the Hearing Panel shall be responsible for drafting the written findings of fact, conclusions, and the Hearing Panel's formal recommendation.

- (4) The draft opinion shall be circulated to the remaining Hearing Panelists for review, proposed revisions, and approval prior to final issuance.
- (5) Written findings of fact and recommendations shall be issued within seven (7) calendar days of the final hearing.
- (6) Such findings and recommendations shall be transmitted to the City Council for action pursuant to Sec. 1.2.7(vii) of the Code.

Section 3.10 – Recordkeeping and Closure

- (1) The Complaint File shall contain:
 - (a) The original Complaint;
 - (b) Proof of service;
 - (c) Hearing Panel selection records;
 - (d) Investigative materials;
 - (e) Investigation checklist;
 - (f) Hearing notices;
 - (g) Hearing transcript; and
 - (h) Written findings and recommendations.
- (2) All records shall be maintained by the City Clerk in accordance with applicable records retention laws.

**CITY OF MABLETON
BOARD OF ETHICS HEARING PANEL
WRITTEN FINDINGS OF FACT AND RECOMMENDATIONS**

Ethics Case No.: _____

Date Complaint Filed: _____

Respondent (Full name, Role): _____

Complainant: _____

Panel Chair: _____

Panel Member: _____

Panel Member: _____

Hearing Date: _____

I. AUTHORITY AND JURISDICTION

This matter comes before the City of Mableton Board of Ethics Panel pursuant to Chapter 1, Article 2 of the City of Mableton Code of Ordinances (the “Code”). The Panel finds as follows:

- The Complaint was filed in proper form under Sec. 1.2.7 of the Code.
- The Complaint was timely filed within the six (6) month limitations period.
- The allegations fall within the jurisdiction of the Board of Ethics and City Council.
- No political-timing or litigation-related prohibition applies under Sec. 1.2.7(viii)–(ix) of the Code.

Jurisdictional Finding:

- Jurisdiction established
 - Jurisdiction not established (if not established, explain below)
-
-

II. PANEL COMPOSITION AND IMPARTIALITY

- 1. The Hearing Panel was properly constituted pursuant to Sec. 1.2.6(a) by random draw conducted by the City Clerk.
- 2. Each Hearing Panel Member disclosed any actual or potential conflicts of interest.
- 3. No conflicts were identified.

The following conflict(s) were identified and resolved as follows:

By signing below, the Hearing Panel affirms that it conducted this matter impartially and without bias.

Panel Chair: _____

Panel Member: _____

Panel Member: _____

III. PROCEDURAL HISTORY

The Hearing Panel makes the following findings regarding the procedural handling of this Complaint:

- Date Complaint served on Respondent: _____
- Date(s) of preliminary review: _____
- Date(s) of investigation activities (if any): _____
- Date(s) of hearing(s): _____
- Notice of hearing provided at least thirty (30) days in advance: Yes No
- Respondent represented by counsel: Yes No
- Court reporter present: Yes No

A hearing was conducted in accordance with Sec. 1.2.9 of the Code, including the taking of sworn testimony and the opportunity for cross-examination of available witnesses.

IV. ALLEGATIONS AND CODE PROVISIONS AT ISSUE

The Complaint alleges that the Respondent violated the following provision(s) of the City of Mableton Code of Ethics:

- Section(s): _____

Summary of Allegations:

V. EVIDENTIARY RECORD

C-1: [Doc name/description] (Complainant)

C-2: [Doc name/description]

R-1: [Doc name/description] (Respondent)

R-2: [Doc name/description]

W-1: [Name, role] – testified to [brief substance]. (Witness)

W-2: [Name, role] – testified to [brief substance].

Respondent – testified [yes/no/statement].

Complainant – testified [yes/no/statement].

VI. FINDINGS OF FACT

Based solely on the evidence presented, the Hearing Panel makes the following findings of fact by a preponderance of the evidence:

1. _____
2. _____
3. _____
4. _____

(Attach additional pages if necessary.)

VII. ANALYSIS AND CONCLUSIONS

Applying the facts found above to the Code of Ethics provisions cited, the Hearing Panel concludes as follows:

- The evidence does not establish a violation of the Code of Ethics.

The evidence establishes a violation of the Code of Ethics as follows:

Analysis:

VIII. HEARING PANEL DETERMINATION

Complaint dismissed (specify basis):

Violation found:

If a violation is found, the Panel notes that the authority to impose penalties rests with the City Council pursuant to Sec. 1.2.10.

IX. RECOMMENDATION TO MAYOR AND CITY COUNCIL

Pursuant to Sec. 1.2.7(vii), the Hearing Panel submits the following recommendation(s):

No action

Public reprimand or censure

Request for resignation

Other (explain): _____

Rationale for Recommendation(s):

X. CERTIFICATION

The undersigned members of the Hearing Panel certify that the foregoing findings and recommendation were adopted by a majority vote of the Hearing Panel and are based solely on the evidence presented in the record. Further, the Hearing Panel understands that this document may

contain confidential personnel or investigative information and that unauthorized disclosure is prohibited.

Panel Chair _____

Date: _____

Panel Member _____

Date: _____

Panel Member _____

Date: _____

Filed with the City Clerk on: _____

**BYLAWS OF THE
CITY OF MABLETON BOARD OF ETHICS**

PURPOSE: The purpose of this document is to establish the general rules of the City of Mableton Board of Ethics (“Board”).

SCOPE: These Bylaws are general in content and do not restrict or limit the Board’s ability to develop procedures to cover a particular situation. These Bylaws may be amended or updated by a majority vote of the Board.

AUTHORITY: These rules and procedures are developed in accordance with City of Mableton Code of Ordinances Chapter 1, Article II, Section 1.2.1.

1.0 Membership and Officers

1.1 The Board is composed of seven members with one member being appointed by each member of the City Council and the Mayor, as set out in section 1.2.6 in the City’s Code of Ordinances. The Board elects a Chair, Vice Chair, and Secretary to serve for a term of one year. The election shall occur as the first order of business at the first meeting of the calendar year or whenever a vacancy occurs.

1.2 The Chair of the Board (“Chair”) presides at all meetings and appoints members of board committees. The Chair shall sign official documents on behalf of the Board, issue subpoenas for any party to an enforcement proceeding, and perform all other duties delegated by the Board.

1.3 In the absence of the Chair, the Vice Chair shall perform the duties of the Chair and may assume any duties delegated by the Chair.

1.4 The Secretary shall be responsible for taking or overseeing the preparation of accurate minutes of all Board meetings and ensuring the timely drafting, review, and distribution of those minutes to the Board. The Secretary shall take roll at all official meetings to confirm the presence of a quorum and shall coordinate and oversee responses to open records requests in accordance with applicable laws and regulations. The Secretary shall also perform such other duties as may be assigned by the Board or required by law.

1.5 Members shall serve without compensation.

2.0 Location, Dates and Times of Meetings

2.1 The Board may hold hearings at locations other than City Hall as deemed appropriate. The actual address of the meeting or hearing location shall be used in any advertised notice of the meeting or hearing. The Board or the Chair may reschedule or cancel a meeting, provided adequate notice is given to board members and the public as required under the Georgia Open Meetings Act.

(O.C.G.A. 50-14-1). The notice and agenda for any meeting or hearing shall be posted and distributed as required under the Georgia Open Meetings Act.

2.2 Special meetings of the Board may be convened at the call of the Chair or Vice Chair, in the absence of the Chair. Board members shall be given at least 48 hours notice prior to any special meeting. The notice and agenda for any special meeting will be posted and distributed as required under the Georgia Open Meetings Act.

2.3 The Board shall hold a board retreat at least once every calendar year, which may be held in a location other than City Hall. Notice of the retreat shall be given as required under the Georgia Open Meetings Act.

2.4 Committee meetings may be held as needed to conduct the work of the Board. Committees shall report their activities to the full Board at the next regularly scheduled board meeting, and the Board must approve any official action. No more than three (3) members shall serve on a committee.

3.0 Agenda for Meetings

3.1 The Chair, in consultation with the Secretary, shall establish the proposed agenda for meetings of the Board.

3.2 To the extent practicable, the Secretary shall distribute the proposed agenda and materials to the members of the Board at least seven (7) days prior to the meeting date. No item shall be ineligible for consideration by the Board solely on the basis that the agenda was distributed less than seven days prior to the meeting. The agenda shall be posted in accordance with the Georgia Open Meetings Act.

4.0 Conduct of Meetings

4.1 Except as permitted under state law, meetings of the Board shall be open public meetings in accordance with the Georgia Open Meetings Act.

4.2 The Chair shall preside at all meetings, and the Vice Chair shall preside in the absence of the Chair at a meeting. If neither the Chair nor Vice Chair are present, the remaining Board members shall vote to elect a temporary presiding officer for that meeting.

4.3 Four members of the Board shall constitute a quorum. The affirmative vote of a majority of the quorum shall be required for any action to be taken. If any member is disqualified, absent, or abstains from participating, the disqualified member shall not be counted for this quorum requirement or as present for the matter under consideration.

4.4 The rules of parliamentary practice set forth in Robert's Rules of Order, Newly Revised, shall be used at all meetings.

5.0 Minutes

5.1 The Secretary shall prepare, or cause to be prepared, draft meeting minutes for review by the Board. The minutes shall be considered final on approval by a majority of the Board members present at such meeting. The Secretary shall maintain the official minutes of the meetings and post approved minutes in accordance with the Georgia Open Meetings Act.

6.0 Public Participation

6.1 Public participation at regular meetings is encouraged. All persons who wish to appear before the Board shall sign up to speak at the beginning of the regular meeting. Each person may speak for two (2) minutes. Public comments shall not exceed thirty (30) minutes for each regular meeting. Public comments shall not be permitted at hearings.

6.2 The two-minute time limit does not apply to any person appearing at the Board's invitation, as a party in an official action or proceeding, as an attorney or representative on behalf of a party, or as a person adversely affected by comments a hearing.

6.3 Any Board member may question any person speaking. No other person at a meeting will be permitted to question any speaker, unless the Chair grants permission.

6.4 Any Board member who wishes to be added to the agenda must contact the Secretary and the Chair at least seven (7) days prior to the meeting and identify the matter to be placed on the agenda. The Chair reserves the right to add items and parties to the agenda when less notice is given.

7.0 Orientation and Training

7.1 All new Board members shall attend a workshop on the City's Code of Ethics within six (6) months of their appointment. Any current board member who has not attended a workshop at the time these Bylaws are adopted shall fulfill the training requirement within six (6) months of their adoption.

7.2 Members of the Board may fulfill this training requirement by attending a citywide ethics workshop for board members or a special workshop offered at a board retreat or meeting.

8.0 Super Majority

8.1 Super Majority means the affirmative vote of at least five (5) directors of the Board for any action, decision, amendment, or bylaw provision that these Bylaws require to be approved by a supermajority.

9.0 Removal of Board Members

9.1 Any Board member who fails to attend more than three (3) meetings and hearings without good cause within a calendar year or grossly fails to perform his or her duties may be recommended for removal by a Super Majority vote of the Board.

10.0 Amendment of Bylaws

10.1 Any proposed amendment to the Bylaws shall be submitted in writing to the Board at a regular meeting and may be voted on at the next regular meeting. Any amendment becomes effective at the time of its adoption by a Super Majority vote.

These rules do not alter or replace the official City Code of Ordinances and if conflict should arise, the City Code of Ordinances and other applicable State and/or Federal laws shall take precedence.

IN WITNESS WHEREOF, these Bylaws of the City of Mableton Board of Ethics were approved on the ____ day of _____ 202_.

**CITY OF MABLETON, GEORGIA
BOARD OF ETHICS**

By: _____
Joel Cope, Chair

ATTEST:

Patricia Thomas, Secretary

APPROVED AS TO FORM:

Board Attorney



AGENDA ITEM MEMORANDUM

MEETING OF: May 11, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: First Read - An Ordinance Updating Chapter 12, Solid Waste Management, of the City of Mableton Code of Ordinances, Establishing a Keep Mableton Beautiful Commission and for Other Lawful Purposes - Emily Ryan, Sustainability, Greenspace, and Beautification Director

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. Keep Mableton Beautiful Ordinance Rev. 5.3.26
2. Keep Mableton Beautiful Bylaws Rev. 5.3.26 (attachment to KMB ordinance)
3. Draft - SGB - 05.11.26 - KMB Ordinance and Updates

AN ORDINANCE UPDATING CHAPTER 12, SOLID WASTE MANAGEMENT, OF THE CITY OF MABLETON CODE OF ORDINANCES, ESTABLISHING A KEEP MABLETON BEAUTIFUL COMMISSION AND FOR OTHER LAWFUL PURPOSES

WHEREAS, the City of Mableton (“City”) is a municipal corporation duly organized and existing under the laws of the State of Georgia;

WHEREAS, the duly elected governing authority of the City is the Mayor and Council (“City Council”) thereof;

WHEREAS, Keep America Beautiful, Inc. is a national nonprofit organization dedicated to preserving the environment by empowering individuals to take greater responsibility for their protection and enhancement of their local communities;

WHEREAS, Keep America Beautiful, Inc. maintains a network of over 700 affiliates to effect positive, long-lasting, meaningful change to end littering, improve recycling and beautify America’s communities;

WHEREAS, the City Council desires through this Ordinance to create the Keep Mableton Beautiful Commission to serve as an affiliate to Keep America Beautiful, Inc.; and

WHEREAS, the City finds it to be in the public interest and for the health, welfare, sanitation, comfort, and well-being of the City and its residents.

IT IS HEREBY ORDAINED by the governing authority of the City of Mableton, as follows:

Section 1: Chapter 12, Solid Waste Management, of the City Code of Ordinances is hereby amended to add a new Article 7, Keep Mableton Beautiful, which shall read as follows:

CHAPTER 12 – SOLID WASTE MANAGEMENT

...

ARTICLE 7 - KEEP MABLETON BEAUTIFUL

Sec. 12.7.1 – Creation & purpose.

A city board to be known as “Keep Mableton Beautiful” and/or “KMB” is hereby created for the purpose of assisting the city council in establishing a citywide policy for improving the city through environmental education and efforts in beautification, litter prevention, waste reduction, and recycling.

Sec. 12.7.2 – Function and affiliation.

In fulfilling its functions and obligations, KMB shall:

- (a) Maintain affiliation with the national Keep America Beautiful, Inc., organization to voluntarily work to improve the physical and visual landscape, primarily through beautification, recycling, litter prevention, waste reduction, and cleanup efforts throughout the city;
- (b) Conduct a continuing education and awareness program regarding litter, recycling and the proper handling of solid waste within the city;
- (c) Develop new programs which will result in the sustained reduction of litter throughout the city;
- (d) Encourage stricter litter enforcement in the city;
- (e) Review and recommend, where appropriate, legislative change regarding solid waste management and litter enforcement in the city;
- (f) Encourage and undertake beautification projects which involve placing, planting, and preserving trees, flowers, shrubs and ornamental objects throughout the city;
- (g) Solicit and accept tax-deductible donations and appropriations of money, services, products, property, and facilities, pursuant to Section 170 of the United States Code of Laws, as a governmental entity, for use by the committee in the city; and
- (h) Provide annual operation and management reports to the mayor, city council, city manager, or his/her designee, upon request.

Sec. 12.7.3 - Membership and organization.

- (a) *Board member appointments.* KMB shall consist of nine board members with interest and/or experience in community beautification, recycling, litter prevention, waste reduction and/or cleanup efforts. One member shall be appointed by each member of the city council and two members by the city manager. All appointees shall be subject to confirmation by the city council, prior to such member formally serving as a KMB board member. Board members appointed by the mayor or city manager shall reside or work anywhere within the City’s corporate limits. Board members appointed by a councilmember shall reside or work within such councilmember’s district. A board members failure to maintain work and/or residency requirements under this paragraph shall result in their automatic resignation from KMB. Any board member planning on relocating outside the city, for mayor and city manager appointees, or outside their appointed district, for council appointees, shall notify the city clerk and their appointing official in advance of their relocation.
- (b) *Term.* Board members shall serve concurrently with their appointing council member’s term of office, and until a successor is appointed. Board members appointed by the city manager shall serve two-year terms, and until a successor is appointed. Board members may be reappointed to successive terms without limitation.

- (c) *Vacancy.* Any vacancy in the membership of the commission shall be filled for the remainder of the unexpired term, in the manner prescribed herein for original appointment.
- (d) *Administrative Assistance.* The city manager shall designate at least one city employee to provide administrative assistance to KMB.
- (e) *Community non-board members.* Community volunteers are critical to KMB's success. The board is encouraged to solicit general non-board members ("Community Members") to help with KMB initiatives. Community Members shall not vote on KMB board matters, nor hold KMB board titles, and may be removed at any time, without cause, by KMB.
- (f) *Compensation.* Members do not receive a salary, although they may be reimbursed for expenses if approved by the mayor, city manager and/or city council.
- (g) *Gifts, Fundraising and Donations.* KMB may fundraise, and/or accept and solicit gifts and donations to fund KMB initiatives. All cash or electronic monetary gifts and donations shall be submitted directly from the contributor to the city's finance department. All checks shall be made payable to the "City of Mableton" and may be submitted by any party to the city's finance department. All gifts, fundraising and donations to KMB shall be maintained by the city's finance department in a special fund for use by KMB, and may be dispersed to KMB upon approval of the mayor, city manager or city council.
- (h) *Removal.* All members, including board and/or Community Member, may be removed at any time by the city council, without or without cause. Board members appointed by the city manager may be removed at any time by the city manager, without or without cause.

Sec. 12.7.4 - Operations.

- (a) *Procedural Rules.* KMB shall conduct its meetings in accordance with this chapter, Robert's Rules of Order, Newly Revised and any by-laws approved by the City Council.
- (b) *Quorum.* A quorum of the KMB shall consist of at least four KMB board members. A majority of the quorum shall be required to conduct official KMB business.
- (c) *Meetings.* KMB shall meet at least once a month, and at such additional times as necessary. Meetings may be called by the KMB chairman or board.
- (d) *Title designation.* KMB The board shall annually elect a chairperson, vice-chairperson, secretary and treasurer from among its board members. Said appointees shall serve in such title until their successors are reappointed, unless removed earlier, with or without cause, by the City Council or KMB board.
- (e) *Records.* KMB shall keep a record of it minutes, proceedings and actions, which shall be maintained with the city's sustainability, greenspace, and beautification department.

Section 2. It is hereby declared to be the intention of the City Council that:

- (a) All Ordinances and parts of Ordinances in conflict with this Ordinance are hereby repealed.
- (b) All sections, paragraphs, sentences and phrases of this Ordinance are or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.
- (c) To the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. No section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.
- (d) In the event any portion of this Ordinance shall be declared or adjudged invalid or unconstitutional, it is the intention of the City Council of the City that such adjudication shall in no manner affect the other sections, sentences, clauses or phrases of this Ordinance which shall remain in full force and effect, as if the invalid or unconstitutional section, sentence, clause or phrase were not originally a part of the Ordinance.

Section 3. KMB’s bylaws are hereby adopted and attached to this Ordinance.

Section 4. The City Attorney and City Clerk are authorized to make non-substantive editing and renumbering revisions to this Ordinance for proofing and renumbering purposes.

Section 5. The effective date of this Ordinance shall be its date of adoption by the City Council, unless required otherwise by the City Charter, state and/or federal law. In the event that any effective date herein is determined by a Court of law to be invalid, said effective date shall instead be the earliest date allowed by law.

SO ORDAINED this _____ day of _____, 2026.

ATTEST:

CITY OF MABLETON, GEORGIA:

Susan D. Hiott, City Clerk

Dr. Michael Owens, Mayor

APPROVAL AS TO FORM:

Emilia Walker-Ashby, City Attorney



KEEP MABLETON BEAUTIFUL BYLAWS

Adopted XXXX, XX 2026

Article 1 – Keep Mableton Beautiful

~~The official name of this organization shall be: Keep Mableton Beautiful (hereafter referred to as KMB).~~

This document shall serve as the governing bylaws of Keep Mableton Beautiful (also referred to as “KMB”).

Article II – Mission and Strategic Goals

a. Section 1. Mission Statement

~~KMB’s mission shall be t~~To empower the City of Mableton, Georgia (“City”) community through environmental education to take greater responsibility for our local environment through beautification, litter prevention, waste reduction, and recycling initiatives.

b. Section 2. Annual Goal Setting

~~Upon the formal selection and seating of t~~The KMB board (“Board”), the organization shall identify and adopt specific strategic goals and objectives on a yearly basis. These goals shall serve as the operational roadmap for the standing committees and shall be reviewed annually to ensure alignment with the evolving needs of the Mableton community and the requirements of Keep America Beautiful, Inc.:

Article III – ~~Function~~Affiliation and Function

KMB shall function as an affiliate of Keep America Beautiful, Inc., a national non—profit organization dedicated to preserving the environment by empowering individuals to take greater responsibility for their protection and enhancement of their local communities. ~~The organization is established as a hybrid entity in partnership with the City of Mableton, with the intent of establishing a 501(c)(3) non-profit to support the organization. In alignment with the City of Mableton, the Board of Directors (hereafter referred to as the Board) shall cooperate with the City Council every twelve (12) months to provide an update on the organization’s operational readiness for this transition. The Board shall be responsible for developing the necessary administrative capacity, fundraising strategies, and governance structures required to sustain independent non-profit status while~~

maintaining its standing as a certified Keep America Beautiful affiliate. KMB shall at all times comply with applicable local, state and federal ordinances, rules, regulations and laws, including Article 7, Keep Mableton Beautiful, of Chapter 12 of the City Code of Ordinances.

Article IV—Members

Section 1. General Membership

~~Membership is on a volunteer basis and is open to any person, association, corporation, partnership, or estate having an interest in the mission of KMB. General Members are encouraged to participate in KMB programs, join committees, and support the organization's mission through volunteer service.~~

Section 2. Distinction Between Members and the Board

~~A distinction is hereby made between Members and the Board of Directors. General Membership consists of the broad volunteer base of the community. The Board of Directors is a specific governing body composed of members nominated and officially appointed by the Mableton City Council to oversee the organization's policies and functions. General Membership does not confer the right to vote on Board matters or hold an officer position unless the individual is also an appointed member of the Board of Directors.~~

Article V—The Board

Section 1. Purpose

~~The primary purpose of the Board is to encourage the community to voluntarily work to improve the physical and visual landscape, primarily through beautification, recycling, litter prevention, waste reduction, and cleanup efforts throughout Mableton. Specifically, the Board shall:~~

- ~~1) Conduct a continuing education and awareness program regarding litter, recycling, and the proper handling of solid waste within the city; and,~~
- ~~2) Develop new programs which will result in the sustained reduction of litter throughout the city; and,~~
- ~~3) Encourage stricter litter enforcement in the city; and,~~
- ~~4) Review and recommend, where appropriate, legislative change regarding solid waste management and litter enforcement in the city; and,~~
- ~~5) Encourage and undertake beautification projects by placing, planting, and preserving trees, flowers, shrubs, and ornamental objects throughout the community; and,~~
- ~~6) Maintain certification with the national Keep America Beautiful, Inc., organization; and,~~
- ~~7) Solicit and accept tax deductible donations and appropriations of money, services, products, property, and facilities, pursuant to Section 170 of the United States Code of Laws, as a governmental entity, for use by the committee in the city; and,~~

- 8) ~~Provide annual operation and management reports to the City Manager or his/her designee and City Council upon request.~~

Section 2. The Board's Directors

~~The Board of Directors shall be the governing body of KMB and shall be composed of at least nine (9) voting members. To ensure citywide representation, the City Council shall appoint one or two Board Members from each Council District as representatives of the general population. Additionally, the Mayor shall appoint one Board Member of their choosing, and the City Manager shall appoint one or two Board Members of their choosing. The City Council, Mayor, and City Manager may utilize a list of recommendations compiled by the KMB Executive Director when selecting appointees.~~

~~Board members shall serve two (2) year terms. Board members shall serve without compensation. However, members may receive reimbursement for authorized expenses attendant to the professional performance of their duties. All Board Members are subject to the conflict of interest and attendance policies as outlined in these bylaws and the establishing City Ordinance.~~

Section 3. Officers

~~The Board shall annually elect a chairperson, vice chairperson, and secretary from among its members.~~

Section 4. Fiscal Agency and Management

~~Until Keep Mableton Beautiful (KMB) is formally incorporated as a 501(c)(3) non-profit organization, all funds, donations, and appropriations shall be managed by the City of Mableton Finance Department in a dedicated account for the exclusive use of KMB programs. Upon legal incorporation and receipt of tax-exempt status, the Board shall establish independent banking and accounting procedures.~~

Article VI—Executive Board

Section 1. Composition

~~The officers of the Board and the Executive Director shall constitute the Executive Board.~~

Section 2. Duties and Powers

~~The Executive Board shall have general supervision of the affairs of the organization between its regular meetings, fix the time and place of meetings, make recommendations to the organization, and perform such duties as are specified in these bylaws or in the goals and objectives prescribed at the KMB meetings.~~

Article VI—Meetings

~~Board meetings shall be conducted monthly, unless otherwise noted by the board or due to the timeline and scheduling of programs. Special meetings of the board may be called at any time upon the petition of a majority of board members, or as called by the chairperson. Notice, including the~~

~~purpose of the special meetings, shall be given to each member at least five (5) days prior to said meeting.~~

~~Board members are expected to attend all regular and special meetings. Any member who is absent from three (3) consecutive meetings without excuse, or three (3) meetings without excuse in any calendar year, may be removed and replaced by their original appointing authority.~~

Article IVII — Community Members and Committees

a. Community Members. ~~The Board is encouraged under Article 7 of the City Code of Ordinances to solicit general non-Board members (“Community Members”) to help with KMB initiatives. Community Members shall not vote on KMB Board matters, nor hold KMB Board titles, and may be removed at any time, without cause, by KMB.~~

Committees. ~~The ~~board~~Board shall organize standing committees to help ~~achieve specific objectives~~facilitate KMB initiatives. A ~~c~~Chairperson and ~~co-chairperson~~secretary of the for standing committees ~~will~~may be appointed ~~from~~by the ~~board~~Board by majority vote ~~of the board,~~ after a recommendation is received by the ~~Keep Mableton Beautiful Executive Director.~~~~

~~The ~~chairperson of the board~~Board may designate ad hoc committees, as necessary, for special projects ~~for a duration not to exceed six months, unless otherwise needed,~~ appoint members to said committee, appoint a chairperson, and terminate the committee. Standing committees may consist of Board members and Community Members, and~~

Section 1. Standing Committees

b. ~~The standing committees sh~~shall include, but are not limited to:

- ~~a. WASTE REDUCTION & RECYCLING COMMITTEE;~~
- ~~b. EDUCATION & SCHOOLS COMMITTEE;~~
- ~~c. BEAUTIFICATION COMMITTEE;~~
- ~~d. DEVELOPMENT & OUTREACH COMMITTEE;~~

SECTION 2. RESPONSIBILITIES OF COMMITTEES

1. WASTE REDUCTION & RECYCLING COMMITTEE - This committee serves as ~~the central~~a hub for ~~all~~solid waste management initiatives across ~~the~~ municipal, residential, and commercial sectors, and shall:-

~~a.~~

a. City OperationsCollaboration: Work closely with ~~the Executive Director~~the City to implement and maintain recycling programs in all city-owned buildings and municipal facilities.

~~a.~~

b. Business Sector: Educate and assist the business community on recycling and waste reduction by encouraging employee awareness programs and securing commitments for

sustainable practices.

b.

c. **Special Projects:** Develop and oversee special recycling projects and "sector-specific" initiatives that promote the long-term waste reduction objectives of KMB.

e.

b.2. **EDUCATION & SCHOOLS COMMITTEE** - This committee is the primary driver of the environmental education pillar of ~~the~~ KMB's purpose and -mission, and shall:-

a. **School Partnerships:** Act as the liaison for all public and private schools in ~~Mableton~~ the City to ensure their environmental goals align with ~~the~~ KMB's purpose and -mission.

b. **Grants & Events:** Assist in reviewing grant applications between KMB and local schools and coordinate any joint events or youth-led environmental programs.

b.

c. **Community Education:** Design and promote educational campaigns for students and the general public regarding litter prevention, recycling, and beautification.

e.

3. **BEAUTIFICATION COMMITTEE** - This committee focuses on the physical improvement and visual landscape of the City, and shall:community.

e.

a. **Project Management:** Plan and implement community-wide beautification projects, such as planting trees, flowers, and shrubs, ~~with the assistance of the Executive Director.~~

b. **Recognition Programs:** Develop and manage programs that recognize individuals, neighborhoods, or businesses for outstanding cleanliness and beautification efforts.

c. **Grant Support:** Assist ~~the Executive Director~~ KMB with the planning and execution of specific beautification-related grants.

e.

d.4. **DEVELOPMENT & OUTREACH COMMITTEE** - This committee helps manages the external "voice" of KMB, focusing on community engagement, branding, and financial sustainability, and shall:-

a. **Public Relations ~~&and~~ Social-Media:** Provide ~~the Executive Director~~ KMB with content, including photos and project updates, for news releases and social media platforms.

b. **Fundraising:** Identify sources of income throughout the ~~city~~ City and state, and work across all committees to raise funds for City and specific ~~KMB~~ projects and events.

c. **Community Groups:** Maintain a database of active neighborhood and civic groups and organize collaborative projects that keep these groups focused on the KMB mission.

Article VIII—Parliamentary Authority

~~The rules contained in the current edition of *Roberts Rules of Order* shall govern the organization in all cases to which they are applicable and in which they are not inconsistent with these bylaws or any special rules or orders the organization should adopt.~~

~~The Executive Director shall serve as the Parliamentarian for all regular and special meetings of the Board. In this capacity, the Executive Director shall advise the Chairperson and the Board on matters of parliamentary procedure to ensure meetings are conducted fairly and efficiently in accordance with these bylaws and the Charter of the City of Mableton.~~

Article IX – Conflict of Interest

~~Any Board member or Community Mmember of the Board or Executive Board who has a financial, personal, or official conflict of interest in, or conflict (or appearance of a conflict) with any matter pending before the BoardBoard, of such nature that it prevents or may prevent that member from acting on the matter in an impartial manneras conflicts of interest are defined under the City Ethics Code, will offer to the Board to voluntarily excuse themselves and will vacate their seat and refrain from discussion and voting on said item.~~

Article X—Dissolution

~~Upon the dissolution of Keep Mableton Beautiful, assets shall be distributed for one or more exempt purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code, or shall be distributed to the City of Mableton for a public purpose. Any such assets not so disposed of shall be disposed of by a Court of Competent Jurisdiction of the county in which the principal office of the organization is then located.~~

Article ~~VX~~I – Amendment of Bylaws

~~These bylaws may only be amended or revised by the City Council. Bylaw amendments may be proposed by the Board to the City.~~

~~The Board may amend these bylaws by vote of the majority of a quorum of the Board membership. The proposed amendment shall be brought before the board members at the regular meeting in writing one month prior to its approval.~~

Keep Mableton Beautiful Ordinance and Updates

Prepared for: City Council Work Session, May 11, 2026

Prepared by: Emily Ryan - Sustainability, Greenspace, and Beautification (SGB) Director



Agenda

1. Keep Mableton Beautiful

1. *Litter Index*
2. *Ordinances & Bylaws*
3. *Next Steps*

2. Other Departmental Updates

1. *HHW Event*
2. *Southface Home Weatherization Workshops*

3. Questions & Feedback



Keep Mableton Beautiful

Community Appearance Litter Index

- **Initial results of litter index (1-5 scale)**
 - District 1-3 average score: **XX**
 - District 4-6 average score: 1.5
- **Notable Conditions**
 - ROW Signs
 - Illegal Dumping Signs

Ordinances & Bylaws

- **Core Mission & Structure**
 - Prioritizes environmental education and beautification through four specialized volunteer committees.
 - Beautification
 - Litter Prevention
 - Waste Reduction
 - Education
- **Governance & Growth Roadmap**
 - Establishes a 9-member appointed board with a mandatory 12-month review for future 501(c)(3) transition.

Next Steps

- **Ordinance Adoption & Board Appointments**
 - Establish the Commission and appoint a nine-member Board representing all City Districts and key community sectors.
- **Community Research & Inventory**
 - Execute the mandatory KAB Focus Area Research to baseline local environmental practices and identify key stakeholders.
- **Budget & Strategic Planning**
 - Finalize the first-year operating budget and adopt strategic goals to drive committee action plans.
 - Funding for KMB is included in the 2027 SGB Department Budget.



Other Departmental Updates

Household Hazardous Waste (HHW)

- Completed RFP process
- Identified MXI as HHW Waste Collector
- Event scheduled for Saturday, June 6th, from 8 AM – 12 PM

Southface Home Weatherization Workshops

- Understanding Utility Bills: Helping residents decode rate structures and identify energy savings.
- Home Weatherization Basics: Hands-on, low-cost DIY energy training for Mableton homeowners and renters.
- Workshops scheduled for Saturday, July 11th & 18th, from 9 AM – 11 AM



**Southface
Institute**



Questions & Feedback?





TREE LEGEND
 CHERRY
 MAGNOLIA
 MAPLE
 OAK
 PALM
 PINE
 PINE
 PINE
 SWEETGUM

AREA = 41,895 SQ.FT.
0.9618 ACRES
ZONED: R-20

SITE AREA : 41,895 SQ.FT.
IMPERVIOUS AREA: 8,983.30 SQ.FT.
IMPERVIOUS COVERAGE: 21.44%

CONSULTING CIVIL ENGINEER
LAND SURVEYOR
 1092 Hammond Lane
 Jonesboro, GA 30213
 Phone: (770) 786-2488
 E-Mail: g1bert@georgiatechbyanon.com

DUPLEX SITE PLAN
 640 SOUTH GORDON ROAD
 MABLETON, GEORGIA 30126

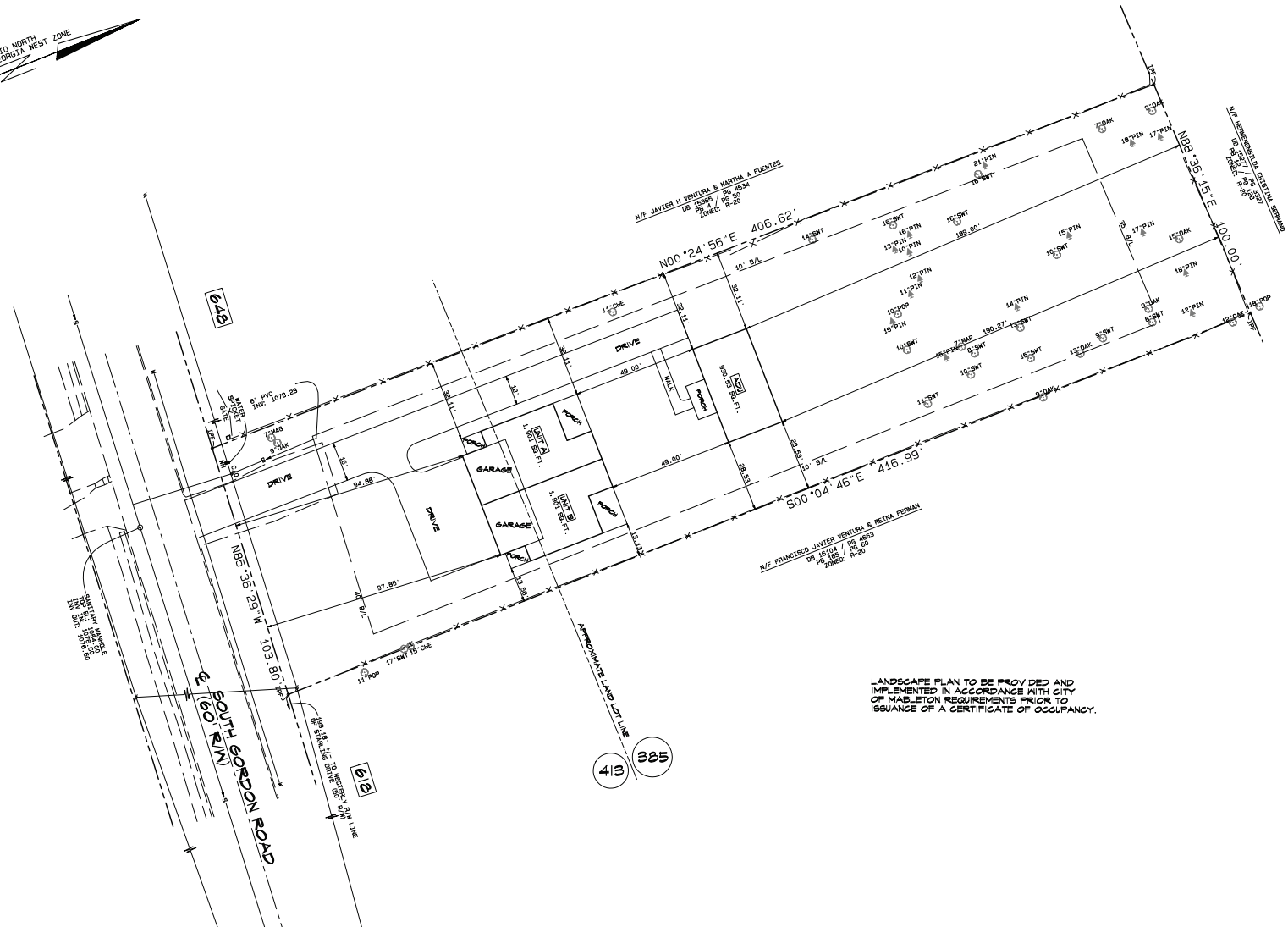
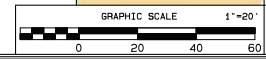
QUINTON WIGGLES
 647 South Gordon Road, N.W.
 Mableton, Georgia 30126
 (770) 895-3932
 E-Mail: quint75@pe1south.net



NO.	DATE	REVISIONS
1	2/24/2024	DESIGNED
2	2/24/2024	CHECKED
3		DATE
4		NO.
5		DATE
6		NO.
7		DATE
8		NO.
9		DATE
10		NO.

GSWCC Georgia Society of Professional Surveyors
 Gilbert E. Quinones
 Level III Certified Engineer
 Certificate No. 12025
 Issue: 11/29/2024 Expires: 11/29/2027

GSWCC Georgia Society of Professional Surveyors
 Gilbert E. Quinones
 Level III Certified Design Professional
 Certificate No. 1000115134
 Issue: 11/29/2024 Expires: 11/29/2027



LANDSCAPE PLAN TO BE PROVIDED AND IMPLEMENTED IN ACCORDANCE WITH CITY OF MABLETON REQUIREMENTS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

419 385

SHEET
 1 OF 1
DRAWING NO.
 24-063-DSP-1

Rezoning Statement – Case REZ-2026-02

Honorable Chair, Esteemed Members of the Planning Commission, City Staff, and Residents of Mableton,

My name is Quinton Wiggles. I am a long-standing member of the Mableton community, a committed small business owner, and a resident whose vision for my property is grounded in family, stability, and responsible development.

As outlined in the staff report for Case REZ-2026-02, I am requesting to rezone this property from R-20 Single-Family Residential to RD Residential Duplex to allow for modest and thoughtfully planned residential development.

I have proudly called Mableton home since 2006. My connection to this community is not distant or speculative—it is personal, lived, and deeply rooted. My business is located directly across from the subject property, which reflects my daily presence and long-term investment in this area. I am not an absentee developer—I am a neighbor seeking to improve my surroundings with care, intention, and accountability.

At the heart of this request is a simple and sincere goal: to develop high-quality homes that are attainable for ownership. I do not engage in short-term rental activity or speculative investment practices. My vision is centered on stability and generational value. One unit of the duplex is intended for sale, contributing to homeownership opportunities, while the other will be reserved for my eldest child—reinforcing family-centered living within this community.

Additionally, I am proposing a habitable accessory structure to serve as a personal resting space during extended work periods. This is not intended to intensify use, but rather to support a practical lifestyle aligned with my daily responsibilities.

Beyond the structures themselves, I am committed to sustainable living. I plan to dedicate a portion of the rear yard to small-scale gardening, inspired by a personal health journey that has strengthened my appreciation for wellness and organic living.

I approach this process with full respect for the City's regulatory framework. I understand that the current plans are conceptual, and I welcome continued collaboration with City staff and reviewing agencies to ensure the final design meets all applicable standards.

In an effort to engage the community, I hosted a Neighborhood Zoning Information Meeting on March 23rd at an event center on South Gordon Road. While attendance was limited, I remain open and committed to receiving feedback and addressing concerns.

Furthermore, I am willing to accept reasonable and well-founded conditions that ensure compatibility with the surrounding neighborhood and uphold the intent of the City's development policies.

Above all, I respectfully ask for fairness and thoughtful consideration. I believe this request aligns with what is permitted by right within the City's code, and I hope my intentions, circumstances, and commitment to this community are carefully weighed.

I am not seeking to overdevelop or disrupt the character of the neighborhood. I am simply seeking the opportunity to build responsibly, live intentionally, and contribute positively to the future of Mableton.

With humility, I place my trust in the wisdom and discretion of this esteemed Commission.

Thank you, and God bless you all.

A handwritten signature in black ink, appearing to read "J. D. Wispler". The signature is written in a cursive style with a large, stylized initial "J" and "D".



City of Mableton, Georgia Rezoning Application and Instructions

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

All application information submitted is a public record and is subject to the Open Records Act. This information will be posted online. Do not include any sensitive or personal information on the application or in your submitted application packet.

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

1. **Rezoning Application.** (Attachment A) Original notarized signatures of titleholder(s) and representative(s) are required.
2. **Summary of Intent.** (Attachment B)
3. **Corporate Documentation.** If the titleholder(s) is a domestic or foreign corporation, then the following documentation shall also be required:
Written authentication with the presence of the corporate seal, or a facsimile thereof, attested by the secretary or assistant secretary of the corporation, or other officer to whom the bylaws or the directors have delegated the responsibility for authenticating records of the corporation, shall attest:
 - a) That the corporate seal or facsimile thereof affixed to the document is in fact the seal of the corporation of true facsimile thereof, as the case may be;
 - b) That any officer of the corporation executing the document does in fact occupy the official position indicated, that one in such position is duly authorized to execute such document on behalf of the corporation, and that the signature of such officer subscribed thereto is genuine; and
 - c) That the execution of the document on behalf of the corporation has been duly authorized.
4. **Disclosure Form.** Zoning Application Disclosure forms (Attachments C1 and C2) must be completed.
5. **Warranty Deed.** A copy of the warranty deed that reflects the current owner(s) of the property. Security deeds are not acceptable. (Mark as Attachment D)
6. **Legal Description.** A current legal description of the subject property. If the application consists of several tracts, a legal description of each tract is required. A separate legal description of each zoning classification is also required, as well as an overall description of all tracts and/or classifications combined. No legal description should include more property than is included in the application for rezoning. (Mark as Attachment E)

7. **Tax Receipt.** A copy of the paid tax receipt for the subject property or a statement signed by an official in the Tax Commissioner's Office or other official document issued by the Tax Commissioner's Office indicating the taxes have been paid. Properties with delinquent taxes may be withdrawn by the staff or may be delayed or denied by the Mayor and Council. (Mark as Attachment F)

8. **Site Plan.** A copy of current site plan and current boundary survey drawn to scale by a registered engineer, architect, land planner, or land surveyor currently registered in accordance with applicable state laws. The plan must be stamped by the applicable professional. The plan must include the information listed below. If any item below is inapplicable, please explain why. (Mark as Attachment G)
 - a) north arrow,
 - b) land lot lines,
 - c) district lines,
 - d) lot lines,
 - e) angles,
 - f) total acreage,
 - g) bearing and distances,
 - h) adjoining street with right-of-way (present and proposed),
 - i) paving widths,
 - j) the exact size (dimensions and square footage) and location of all buildings along with intended use,
 - k) building setback.
 - l) Renderings or elevations illustrating all four sides of any building in .pdf or .jpg format in color and at a sufficient resolution for quality printing.
 - m) buffer areas,
 - n) parking spaces,
 - o) parking deck location,
 - p) lakes and streams,
 - q) utility easements,
 - r) limits of the 100-year flood plain and acreage of flood plain,
 - s) cemeteries,
 - t) wetlands,
 - u) access points,
 - v) architectural or archeological landmarks,
 - w) stormwater detention/retention areas,
 - x) percentage of impervious surface before and after changes are made to the property,
 - y) stream buffers with required width,
 - z) lot sizes (if property will be subdivided)

9. **Septic Tank Documentation.** If the property is or will be on septic tank, documentation of approval from the Cobb County Health Department (770-435-7815). (Mark as Attachment H)

10. **Statement of Agreeable Zoning Conditions.** List all the characteristics of the proposed development beyond the minimum requirements of the zoning category, including agreements reached with neighboring property owners and other community members and organizations. Attachment C may be used or the information may be on a form or letterhead used by the applicant or the applicant's representative. (Mark as Attachment I)

11. **Zoning Analysis.** A complete written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters. (Mark as Attachment J)
- (a) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;
 - (b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
 - (c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
 - (d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;
 - (e) Whether the zoning proposal is in conformity with the policy and intent of the land use plan; and
 - (f) Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal.

9. **Traffic Study.** Any application for a rezoning involving a request of more than 75 residential dwelling units or 50,000 square feet of non-residential building space, in single or multiple phases, shall be required to submit a traffic impact study (prepared in accordance with industry accepted standards, including at a minimum, level of service impacts for adjacent roadways and intersections) and mitigation package to address the cumulative effects from the project's impact. Said applicant shall also be required to coordinate and fund any recommended mitigation measures limited to project related improvements with applicable federal, state and local agencies including the Georgia Regional Transportation Authority and the Atlanta Regional Commission.

Any application for a rezoning involving a request of more than 150 residential dwelling units or 100,000 square feet of non-residential building space, in single or multiple phases, shall be required to submit a traffic impact study (prepared in accordance with industry accepted standards), the scope of which shall be determined by the Director of the Cobb County Department of Transportation or his/her designee and shall at a minimum address conditions and impacts resultant from the project within a 10 year scope. Said applicant shall also be required to coordinate and fund any recommended mitigation measures limited to project related improvements with applicable federal, state and local agencies including the Georgia Regional Transportation Authority and the Atlanta Regional Commission. (Mark the traffic study as Attachment K.)

These requirements shall not apply to a "Development of Regional Impact", as defined by the Georgia Department of Community Affairs or Georgia Regional Transportation Authority, as may be amended from time to time. (Attachment L)

10. Application fee for rezoning, please see attached Rezoning Fee Structure. (Attachment M) Fees must be paid by credit card or Venmo.

Rezoning Process Requirements

1. **Signs.** Signs provided by the City must be posted on or near the right-of-way of the nearest public street thirty (30) days before the public hearing. Both a zoning sign and pursuant sign must be posted for every 500 feet of public road frontage. Failure to post and maintain signs continuously may prohibit consideration of the application at any scheduled public hearing. It is the responsibility of the applicant to ensure that signs remain posted throughout the advertising period, including the day of the public hearings and to remain posted until the final decision by the Mayor and

Council.

2. **Mailings.** Applicants are required to provide a Certificate of Mailing that demonstrates that all property owners within a 1,000-foot radius of the subject property have been notified of the rezoning application. Applicants are encouraged to provide the letter to city staff for a cursory review prior to completing the Certificate of Mailing. The notice must be postmarked 30 calendar days prior to the Planning Commission Hearing. The applicant/representative is required to file with the Zoning Division proof of the mailing no later than 21 days prior to the Planning Commission Zoning Hearing for which the application is scheduled to be considered. Staff is authorized to continue any pending case in which the above requirements are not met. The notification must include:
 - a. A legible copy of the application and site plan
 - b. The date, time and location of the monthly public open house (see below)
 - c. Phone numbers and email addresses for the applicant and the City zoning office.
3. **Community Open House Meeting.** The applicant or their representative must attend the monthly Community Open House Meeting hosted by the City of Mableton, during which interested citizens can ask questions of both the applicant and city staff, about the application. If applications are held or continued, applicant must continue to attend the Community Open House Meetings until their application is approved or denied by the Mayor and Council. Applicants are encouraged to produce explanatory materials for these open houses. The dates, times and locations for these open houses will be updated quarterly and available for review on the city's website.
4. **Public Hearings.** The applicant or their representative must attend both the Planning Commission and Mayor and City Council zoning hearings. If the application is held or delayed by either body, there may be more than two hearings. Failure to appear at the hearing may result in denial of the application.
5. **Public Contact.** Rezoning applications are public information and will be visible on the City website, advertised in the newspaper and otherwise disseminated to the general public. Applicants and their representatives should expect communication (phone calls, emails) from members of the public and should respond to their questions and concerns with complete, factual information and courtesy.

List of Attachments

Attachment A – Rezoning Application
Attachment B – Summary of Intent for Rezoning
Attachment C – Disclosure Statements (2)
Attachment D – Warranty Deed
Attachment E – Legal Description
Attachment F – Tax Receipt
Attachment G – Site Plan
Attachment H – Septic Tank Documentation
Attachment I – Statement of Agreeable Conditions
Attachment J – Zoning Analysis
Attachment K – Traffic Study
Attachment L – Development of Regional Impact Development Thresholds
Attachment M – Rezoning Fee Structure

Email: quint 750 @ bellsouth.net.

Attachment A

Application for Rezoning Mableton, Georgia

Application No. _____

PC Hearing Date: _____

M&C Hearing Date: _____

Applicant Quinton Wiggles Phone# 7708993832

Address 640 South Gordon Rd Mableton, GA E-mail quint750@bellsouth.net

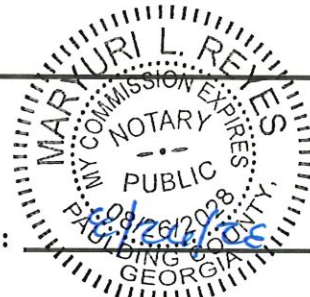
(representative's name, printed)

(representative's signature)

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: _____



Titleholder Quinton Wiggles Phone# 770-899-3832 E-mail quint750@bellsouth.net
(titleholder's name, printed)

Signature [Signature] Address 640 South Gordon Rd Mableton, GA 30122
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: 8/26/2028



Zoning Request From R20 to RD
(present zoning) (proposed zoning)

For the Purpose of Poplex Affordable Homes Size of Tract 0.99 Acre(s)
(subdivision, restaurant, warehouse, apt., etc.)

Location 640 South Gordon Rd Mableton, GA 30122
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 413 and 385 District(s) 18th

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there are/are no such assets. If any exist, provide documentation with this application.

[Signature]
(applicant's signature)

We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there is/is not such a cemetery. If any exist, provide documentation with this application.

(applicant's signature)

Attachment B

Application No. _____

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): ~~3100~~ 3574
- b) Proposed building architecture: TRADITIONAL Duplex House Plan
With AOU In Rear of Property
- c) List all requested variances: _____

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

- a) Proposed use(s): _____
- b) Proposed building architecture: _____
- c) Proposed hours/days of operation: _____
- d) List all requested variances: _____

Attachment C1

PROPERTY/FINANCIAL DISCLOSURE REPORT¹ BY APPLICANT²

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

Does any member of the Mayor and Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? NO

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


Does any member of the Mayor and Council or Planning Commission have a financial interest (direct ownership interest of the total assets or capital stock where such ownership interest is ten percent (10%) or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property? NO

If so, describe the nature and extent of such interest: N/A

Does any member of the Mayor and Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? NO

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

I certify that the foregoing information is true and correct, this 2/8 day of January, 2025.


Applicant's Signature

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

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

Attachment C2

CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

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

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

NO

If so, the applicant and the attorney representing the applicant must file a disclosure report with the Mayor and Council of Mableton within ten (10) days after this application is first filed.

Please apply the following information that will be considered as the required disclosure:

The name of the member(s) of the Mayor and Council or Planning Commission to whom the campaign contribution or gift was made: _____

The dollar amount of each campaign contribution made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application and the date of each such contribution: _____

An enumeration and description of each gift having a value of two hundred fifty dollars (\$250.00) or more made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application: _____

I certify that the foregoing information is true and correct, this 21st day of January, 2022.


Applicant's Signature

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

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

Attachment H

STATEMENT OF AGREEABLE ZONING CONDITIONS

Rezoning Statement – Case REZ-2026-02

Honorable Chair, Esteemed Members of the Planning Commission, City Staff, and Residents of Mableton,

My name is Quinton Wiggles. I am a long-standing member of the Mableton community, a committed small business owner, and a resident whose vision for my property is grounded in family, stability, and responsible development.

As outlined in the staff report for Case REZ-2026-02, I am requesting to rezone this property from R-20 Single-Family Residential to RD Residential Duplex to allow for modest and thoughtfully planned residential development.

I have proudly called Mableton home since 2006. My connection to this community is not distant or speculative—it is personal, lived, and deeply rooted. My business is located directly across from the subject property, which reflects my daily presence and long-term investment in this area. I am not an absentee developer—I am a neighbor seeking to improve my surroundings with care, intention, and accountability.

At the heart of this request is a simple and sincere goal: to develop high-quality homes that are attainable for ownership. I do not engage in short-term rental activity or speculative investment practices. My vision is centered on stability and generational value. One unit of the duplex is intended for sale, contributing to homeownership opportunities, while the other will be reserved for my eldest child—reinforcing family-centered living within this community.

Additionally, I am proposing a habitable accessory structure to serve as a personal resting space during extended work periods. This is not intended to intensify use, but rather to support a practical lifestyle aligned with my daily responsibilities.

Beyond the structures themselves, I am committed to sustainable living. I plan to dedicate a portion of the rear yard to small-scale gardening, inspired by a personal health journey that has strengthened my appreciation for wellness and organic living.

I approach this process with full respect for the City's regulatory framework. I understand that the current plans are conceptual, and I welcome continued collaboration with City staff and reviewing agencies to ensure the final design meets all applicable standards.

In an effort to engage the community, I hosted a Neighborhood Zoning Information Meeting on March 23rd at an event center on South Gordon Road. While attendance was limited, I remain open and committed to receiving feedback and addressing concerns.

Furthermore, I am willing to accept reasonable and well-founded conditions that ensure compatibility with the surrounding neighborhood and uphold the intent of the City's development policies.

Above all, I respectfully ask for fairness and thoughtful consideration. I believe this request aligns with what is permitted by right within the City's code, and I hope my intentions, circumstances, and commitment to this community are carefully weighed.

I am not seeking to overdevelop or disrupt the character of the neighborhood. I am simply seeking the opportunity to build responsibly, live intentionally, and contribute positively to the future of Mableton.

With humility, I place my trust in the wisdom and discretion of this esteemed Commission.

Thank you, and God bless you all.

A handwritten signature in black ink, appearing to read "J. D. Wispler". The signature is written in a cursive style with a large, stylized initial "J" and "D".

Attachment K

Developments of Regional Impact Development Thresholds

Type of Development	Notification Only	Rural and Developing Rural	Maturing Neighborhoods, Established Suburbs, Developing Suburbs, and other places not mentioned in this table	Regional Centers, and Regional Employment Corridors	Region Core
(1) Office	400,000 gross square feet	400,000 gross square feet	500,000 gross square feet	600,000 gross square feet	700,000 gross square feet
(2) Commercial	Greater than 300,000 gross square feet	300,000 gross square feet	400,000 gross square feet	500,000 gross square feet	600,000 gross square feet
(3) Wholesale & Distribution	Greater than 500,000 gross square feet	500,000 gross square feet	500,000 gross square feet	500,000 gross square feet	500,000 gross square feet
(4) Hospitals and Health Care Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day	300 new beds	400 new beds	500 new beds	600 new beds
(5) Housing	Greater than 400 new lots or units	400 new lots or units	500 new lots or units	600 new lots or units	700 new lots or units
(6) Industrial	Greater than 500,000 gross square feet; or employing more than 1,600 workers; or covering more than 400 acres	500,000 SF or 1600 workers	500,000 SF or 1600 workers	500,000 SF or 1600 workers	500,000 SF or 1600 workers
(7) Hotels	Greater than 400 rooms	400 rooms	500 rooms	600 rooms	700 rooms
(8) Mixed Use	Gross square feet of 400,000 or more (with residential units calculated at either 1800 square feet per unit or, if applicable, the minimum square footage allowed by local development regulations); or covering more than 120 acres; or if any of the individual uses meets or exceeds a threshold as identified herein	400,000 gross square feet (with residential units calculated at 1800 square feet per unit, or the minimum allowed by the host local government)	500,000 gross square feet (with residential units calculated at 1500 square feet per unit, or the minimum allowed by the host local government)	600,000 gross square feet (with residential units calculated at 1000 square feet per unit, or the minimum allowed by the host local government)	700,000 gross square feet (with residential units calculated at 1000 square feet per unit, or the minimum allowed by the host local government)
(9) Airports	All new airports, runways and runway extensions	New airports and runway extensions of 500 ft. or more	New airports and runway extensions of 500 ft. or more	New airports and runway extensions of 500 ft. or more	New airports and runway extensions of 500 ft. or more

(10) Attractions & Recreational Facilities	Greater than 1,500 parking spaces or a seating capacity of more than 6,000	1,500, seating capacity of 6,000+	1,500, seating capacity of 6,000+	1,500, seating capacity of 6,000+	1,500, seating capacity of 6,000+
(11) Post-Secondary School	New school with a capacity of more than 2,400 students; or expansion by at least 25 percent of capacity	New school with 2,400 students or expansion of at least 25%	New school with 2,400 students or expansion of at least 25%	New school with 2,400 students or expansion of at least 25%	New school with 2,400 students or expansion of at least 25%
(12) Waste Handling Facilities	New facility or expansion of use of an existing facility by 50 percent or more	New facility within 1 mile of public facility (airport, school, reservoir, river, etc.), otherwise, notification only	New facility within 1 mile of public facility (airport, school, reservoir, river,...), otherwise, notification only	New facility within 1 mile of public facility (airport, school, reservoir, river,...), otherwise, notification only	New facility within 1 mile of public facility (airport, school, reservoir, river,...), otherwise, notification only
(13) Quarries, Asphalt & Cement Plants	New facility or expansion of existing facility by more than 50 percent	New facility within 1 mile of public facility (airport, school, reservoir, river,...), otherwise, notification only	New facility within 1 mile of public facility (airport, school, reservoir, river,...), otherwise, notification only	New facility within 1 mile of public facility (airport, school, reservoir, river,...), otherwise, notification only	New facility within 1 mile of public facility (airport, school, reservoir, river,...), otherwise, notification only
(14) Wastewater Treatment Facilities	New major conventional treatment facility or expansion of existing facility by more than 50 percent; or community septic treatment facilities exceeding 150,000 gallons per day or serving a development project that meets or exceeds an applicable threshold as identified herein	Notification only (MNGWPD)	Notification only (MNGWPD)	Notification only (MNGWPD)	Notification only (MNGWPD)
(15) Petroleum Storage Facilities	Storage greater than 50,000 barrels if within 1,000 feet of any water supply; otherwise, storage capacity greater than 200,000 barrels	50,000 barrels if within 1,000 ft. of water supply	50,000 barrels if within 1,000 ft. of water supply	50,000 barrels if within 1,000 ft. of water supply	50,000 barrels if within 1,000 ft. of water supply

of the proposed building(s) on the rezoning site, **whichever fee is greater.**

There is also a **deposit fee of \$300.00** for sign(s), which will be refunded if the sign(s) are returned within **thirty (30)** days after the final decision by the Mayor and Council plus a non-refundable fee of \$15.00 per sign issued by Mableton Community Development Staff.

Attachment L



REZONING FEE STRUCTURE

Acres/Square Footage	Single-Family Residential (R-80, R-40, R-30, R-20, R-15, CS)	Medium/High Density Residential (RD, RA-5, SC, RM-8, RSL, FST, RM-12, MHPS, MHP)	Commercial, Industrial, Office (LRO, NRC, LRC, OI, UVC, PVC, CRC, OMR, OS, PSC, TS, GC, LI, HI)
0 – 5 Acres	\$ 500	\$ 750	\$1,000
5 – 10 Acres	\$1,000	\$1,500	\$2,000
10 – 20 Acres	\$1,500	\$2,000	\$2,500
20 – 100 Acres	\$2,000	\$2,500	\$3,000
100 + Acres	\$2,500 + \$25 per acre	\$3,000 + \$25 per acre	\$3,500 + \$25 per acre
0 to 20,000 sq. ft.		\$ 700	\$ 900
20,001 to 50,000 sq. ft.		\$1,200	\$1,500
50,001 to 100,000 sq. ft.		\$1,500	\$1,800
100,001 to 500,000 sq. ft.		\$2,000	\$2,200
500,001 + sq. ft.		\$2,000 + \$90 per 100,000 sq. ft	\$2,200 + \$ 115 per 100,000 sq. ft.

NOTE: The **maximum** fee for any rezoning application \$10,000. Fees must be paid by credit card or Venmo.

(Effective September 11, 2001) Any single-family residential rezoning application being filed for the sole purpose of changing the zoning classification to reflect the existing lot sizes(s) and/or lot configuration, that proposes no increase in density or additional development activities, will be charged an application fee of \$100.00 plus a refundable \$300.00 sign bond plus a non-refundable fee of \$15.00 per sign issued by Mableton Community Development Staff.

The fee for medium/high density residential, commercial, industrial, or office rezoning applications will be based on the total number of acres being rezoned or the total square footage

of the proposed building(s) on the rezoning site, **whichever fee is greater.**

There is also a **deposit fee of \$300.00** for sign(s), which will be refunded if the sign(s) are returned within **thirty (30)** days after the final decision by the Mayor and Council plus a non-refundable fee of \$15.00 per sign issued by Mableton Community Development Staff.

24-1366

Return Recorded Document to: *Duffani Hawes*
The Hawes Law Firm, LLC
425 Buford Highway
Suite 202
Suwanee, GA 30024

LIMITED
WARRANTY DEED

STATE OF GEORGIA
COUNTY OF GWINNETT
PARCEL ID# 18038500350

FILE #: 24-1366

THIS INDENTURE made this 2 day of Dec, 2024, between Luis Infante-Alatorre and Miriam Guadalupe Moncada Garcia of the County of Cobb and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Quinton Wiggles as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

All that tract and parcel of land lying and being in Land Lot 413 and 385 in the 18th District and second section of Cobb County, Georgia, and being known as the Lots Number 17 of the R. K. Cochran and Cochran Estate Subdivision, as per plat made by Gordon Nalley, C. E., dated April 1939 and recorded in Plat Book 4, Page 50, in the Clerk of Superior Court's Office, Cobb County, Georgia and more particularly described as follows:

Beginning at a point on the North side of Old Austell Road and three hundred ninety (390) feet East of Pisgah Road and running North a distance of four hundred (400) feet; thence East three hundred twenty-four (324) feet; thence South four hundred twenty-seven (427) feet to the North side of Old Austell Road; thence West along the North side of Old Austell Road three hundred twenty-three (323) feet to the points of beginning, being improved property with a house thereon. Old Austell Road is now known as South Gordon Road.

FOR INFORMATIONAL PURPOSES ONLY:
PARCEL ID: 18038500350
PROPERTY ADDRESS: 640 S Gordon Rd
Mableton, GA 30126

Also Known By Street and Number: 640 S Gordon SW Road, Mableton, GA 30126

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

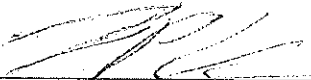
TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

24-1366

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

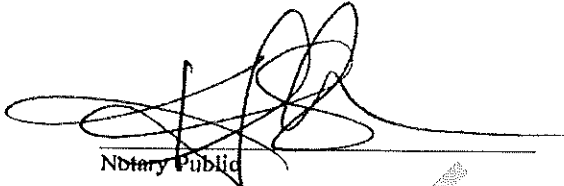
Signed, sealed and delivered in presence of:




Witness



Luis Infante-Alatorre (SEAL)



Notary Public



Miriam Guadalupe Moncada Garcia (SEAL)



Unofficial Copy

All that tract and parcel of land lying and being in Land Lot 413 and 385 in the 18th District and second section of Cobb County, Georgia, and being known as the Lots Number 17 of the R. K. Cochran and Cochran Estate Subdivision, as per plat made by Gordon Nalley, C. E., dated April 1939 and recorded in Plat Book 4, Page 50, in the Clerk of Superior Court's Office, Cobb County, Georgia and more particularly described as follows:

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FOR INFORMATIONAL PURPOSES ONLY:
PARCEL ID: 18038500350
PROPERTY ADDRESS: 640 S Gordon Rd
Mableton, GA 30126

LMI
HGKG

Also Known By Street and Number: 640 S Gordon SW Road, Mableton, GA 30126

SITE PLANS for 640 SOUTH GORDON ROAD

PARCEL NO.: 18038500350
LAND LOTS 385 & 413; 18TH LAND DISTRICT
COBB COUNTY, GEORGIA
CITY OF MABLETON:

24-HOUR CONTACT: QUINTON WIGGLES: (770) 899-3832

GSWCC
Gilbert E. Quinones
Level II Certified Design Professional
0000019138
11/29/2024

GSWCC
Gilbert E. Quinones
Level II Certified Design Professional
0000019138
11/29/2024

GER
COVER SHEET
640 SOUTH GORDON ROAD
MABLETON, GEORGIA 30126



CALL BEFORE YOU DIG
IT'S THE LAW

OWNER	BUILDER	ENGINEER
QUINTON WIGGLES 647 South Gordon Road, N.W. Mableton, Georgia 30126 (770) 899-3832 E-Mail: quint7008de@go.rr.net	QUINTON WIGGLES 647 South Gordon Road, N.W. Mableton, Georgia 30126 (770) 899-3832 E-Mail: quint7008de@go.rr.net	GILBERT E. QUINONES, P.F., P.L.S., CDM 1093 Hamming Lane Johns Creek, Georgia 30097 (678) 778-5489 E-Mail: gilbert@georgiantech.com

COBB COUNTY FIRM PANEL 18067C0212H EFFECTIVE 3/4/2019



Legend

REGULATED AREAS (FIRM 1708)
 1. 100 Year Flood Hazard (V100)
 2. 500 Year Flood Hazard (V500)
 3. Special Flood Hazard Areas (SFHA)
 4. Coastal High Water Mark (CHWM)
 5. Other Flood Hazard Areas (V99, V95, V50, V20, V10, V5, V2, V1, V0.5, V0.2, V0.1, V0.05, V0.02, V0.01, V0.005, V0.002, V0.001)

UNREGULATED AREAS
 1. Other Flood Hazard Areas (V99, V95, V50, V20, V10, V5, V2, V1, V0.5, V0.2, V0.1, V0.05, V0.02, V0.01, V0.005, V0.002, V0.001)

Other symbols include: 1. Wetland, 2. Wetland of Uncertain Status, 3. Wetland of Uncertain Status, 4. Wetland of Uncertain Status, 5. Wetland of Uncertain Status, 6. Wetland of Uncertain Status, 7. Wetland of Uncertain Status, 8. Wetland of Uncertain Status, 9. Wetland of Uncertain Status, 10. Wetland of Uncertain Status.



LIST OF DRAWINGS

DRAWING NUMBER	TITLE	ISSUE DATE	LAST REVISED DATE
24-063-SP-1	COVER SHEET	02-09-2025	
24-063-SP-2	EXISTING CONDITIONS	02-09-2025	
24-063-SP-3	SITE PLAN	02-09-2025	
24-063-SP-4	TREE PRESERVATION PLAN	02-09-2025	
24-063-SP-5	CONSTRUCTION DETAILS	02-09-2025	
24-063-SP-6	CONSTRUCTION DETAILS (1 OF 4)	02-09-2025	
24-063-SP-7	CONSTRUCTION DETAILS (2 OF 4)	02-09-2025	
24-063-SP-8	CONSTRUCTION DETAILS (3 OF 4)	02-09-2025	
24-063-SP-8	CONSTRUCTION DETAILS (4 OF 4)	02-09-2025	

DESIGN PROFESSIONAL CERTIFICATE
 I certify under penalty of law that this plan was prepared after a site visit to the site and was prepared under my supervision and control.

GILBERT E. QUINONES, P.F., P.L.S., CDM
 Level II Certified Design Professional

SITE AREA : 41,045 SQ.FT.
LIMITS OF DISTURBANCE: 21,662 SQ.FT.
IMPERVIOUS AREA: 5,683.35 SQ. FT.

USE	AREA (SQ. FT.)
RESIDENCE	8,310.70
GARAGE	507.28
FRONT PORCH	176.00
FRONT YARD	25.00
BACK PORCH	371.37
PAVEMENT	47.00
DRIVEWAY	1,901.20
TOTAL	12,048.55

IMPERVIOUS COVERAGE: 13.57%

QUINTON WIGGLES
 647 South Gordon Road, N.W.
 Mableton, Georgia 30126
 (770) 899-3832
 E-Mail: quint7008de@go.rr.net

GEORGIA
 PROFESSIONAL SEAL
 GILBERT E. QUINONES
 11/29/2024

PROJECT INFORMATION

NO.	DATE	DESCRIPTION
1	02-09-2025	ISSUED FOR PERMIT

SHEET 1 OF 8

DATE: 02-09-2025

PROJECT: 24-063-SP-1

LOCATION: 640 SOUTH GORDON ROAD, MABLETON, GA 30126



TREE LEGEND

CHE	CHERRY
MAG	MAGNOLIA
MAP	MAPLE
OAK	OAK
PN	PINE
POPL	POPLAR
SMT	SWEETGUM

AREA = 41,895 SQ.FT.
0.9618 ACRES
ZONED: R-20

SITE AREA : 41,895 SQ.FT.
IMPERVIOUS AREA: 8,983.30 SQ FT.
IMPERVIOUS COVERAGE: 21.44%

CONSULTING CIVIL ENGINEER LAND SURVEYOR
 1093 Hammond Lane
 Jonesboro, GA 30213
 Phone: (770) 782-2488
 E-Mail: g31bert@georgiasurvey.com

DUPLEX SITE PLAN
 640 SOUTH GORDON ROAD
 MABLETON, GEORGIA 30126

QUINTON WIGGLES
 647 South Gordon Road, N.W.
 Mableton, Georgia 30126
 (770) 895-3932
 E-Mail: quint75@pe1south.net

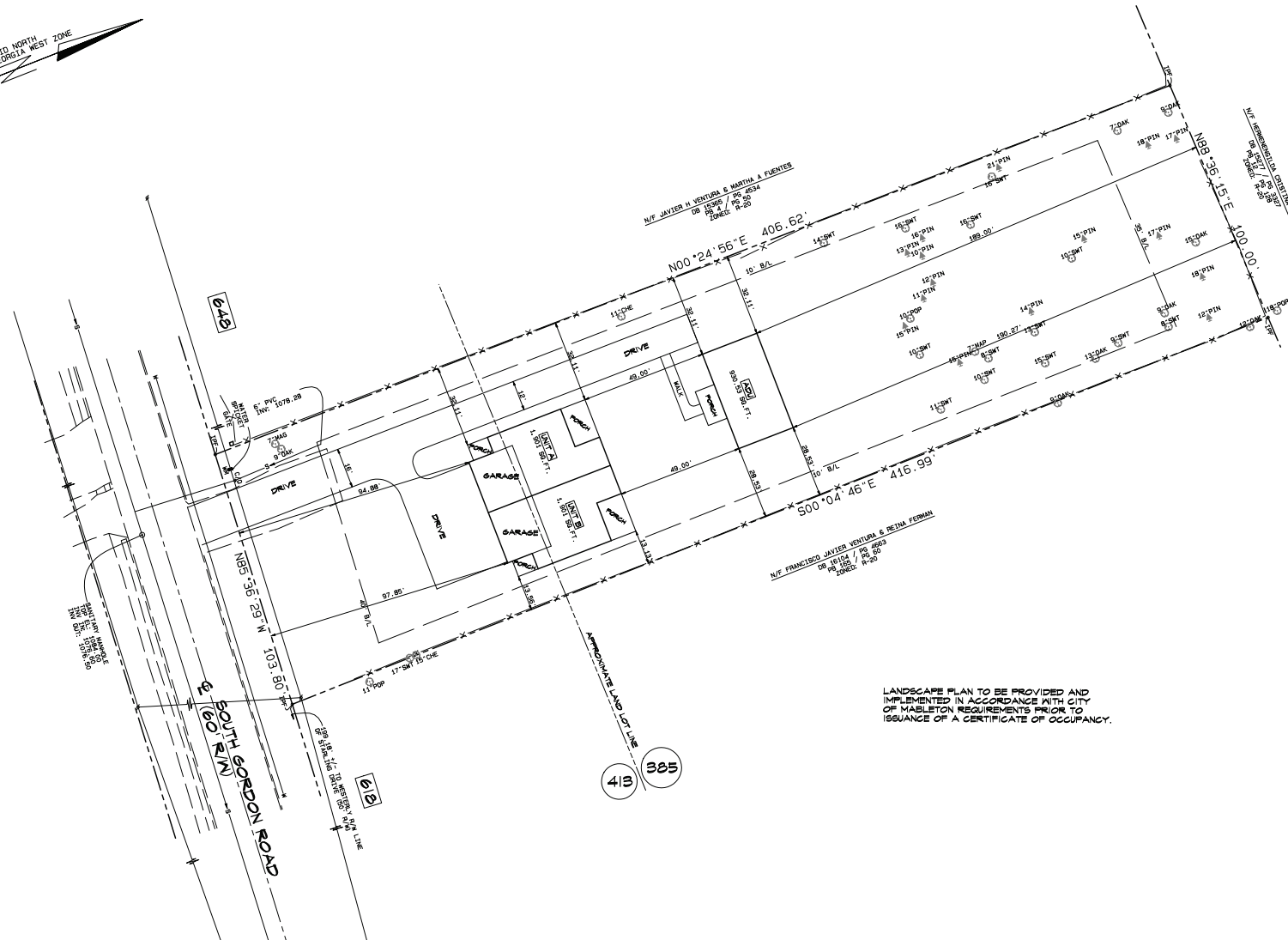


NO.	DATE	REVISIONS
1	2/24/2024	DESIGNED
2	2/24/2024	CHECKED
3		DATE
4		NO.
5		DATE
6		NO.
7		DATE
8		NO.
9		DATE
10		NO.

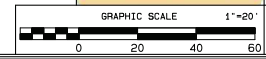
GSWCC Georgia Society of Professional Surveyors
 Georgia Surveyors and Land Surveyors
 Commission

Gilbert E. Quinones
 Level III Certified Design Professional

Commission Number: 000215134
 Issue: 11/29/2024 Expires: 11/29/2027



LANDSCAPE PLAN TO BE PROVIDED AND IMPLEMENTED IN ACCORDANCE WITH CITY OF MABLETON REQUIREMENTS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



SHEET 1 OF 1
DRAWING NO. 24-063-DSP-1

GEORGIA UNIFORM CODING SYSTEM FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES

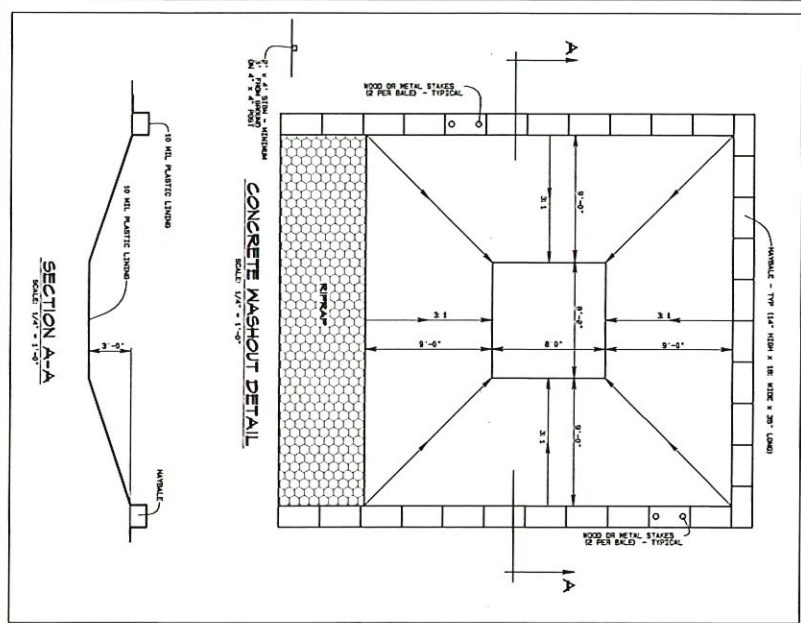
GEORGIA SOIL AND WATER CONSERVATION COMMISSION

STRUCTURAL PRACTICES

CODE PRACTICE	SYMBOL	DESCRIPTION
1		Check dam
2		Sediment trap
3		Rock check dam
4		Log check dam
5		Straw check dam
6		Tire check dam
7		Concrete check dam
8		Gabion check dam
9		Riprap check dam
10		Vegetative check dam
11		Concrete curb
12		Metal curb
13		Plastic curb
14		Concrete apron
15		Riprap apron
16		Vegetative apron
17		Concrete structure
18		Riprap structure
19		Vegetative structure
20		Concrete structure
21		Riprap structure
22		Vegetative structure
23		Concrete structure
24		Riprap structure
25		Vegetative structure
26		Concrete structure
27		Riprap structure
28		Vegetative structure
29		Concrete structure
30		Riprap structure
31		Vegetative structure
32		Concrete structure
33		Riprap structure
34		Vegetative structure
35		Concrete structure
36		Riprap structure
37		Vegetative structure
38		Concrete structure
39		Riprap structure
40		Vegetative structure

VEGETATIVE PRACTICES

CODE PRACTICE	SYMBOL	DESCRIPTION
1		Grass
2		Sod
3		Straw mulch
4		Wood chip mulch
5		Paper mulch
6		Plastic mulch
7		Geotextile
8		Riprap
9		Concrete curb
10		Metal curb
11		Plastic curb
12		Concrete apron
13		Riprap apron
14		Vegetative apron
15		Concrete structure
16		Riprap structure
17		Vegetative structure
18		Concrete structure
19		Riprap structure
20		Vegetative structure
21		Concrete structure
22		Riprap structure
23		Vegetative structure
24		Concrete structure
25		Riprap structure
26		Vegetative structure
27		Concrete structure
28		Riprap structure
29		Vegetative structure
30		Concrete structure
31		Riprap structure
32		Vegetative structure
33		Concrete structure
34		Riprap structure
35		Vegetative structure
36		Concrete structure
37		Riprap structure
38		Vegetative structure
39		Concrete structure
40		Riprap structure
41		Vegetative structure
42		Concrete structure
43		Riprap structure
44		Vegetative structure
45		Concrete structure
46		Riprap structure
47		Vegetative structure
48		Concrete structure
49		Riprap structure
50		Vegetative structure



GSWCC
Georgia Soil and Water Conservation Commission

Charles E. Odum
Professional Engineer
License No. 112727A
Expires: 11/2027

DATE	REVISIONS	DESCRIPTION	DATE
2-09-2025 <td>1 <td>SCALE AS NOTED <td></td> </td></td>	1 <td>SCALE AS NOTED <td></td> </td>	SCALE AS NOTED <td></td>	
	2 <td>DRAWN G.E.O. <td></td> </td>	DRAWN G.E.O. <td></td>	
	3 <td>DESIGNED G.E.O. <td></td> </td>	DESIGNED G.E.O. <td></td>	
	4 <td>CHECKED G.E.O. <td></td> </td>	CHECKED G.E.O. <td></td>	
	5 <td>LAND LOT: 353 <td></td> </td>	LAND LOT: 353 <td></td>	
	6 <td>18TH LAND DISTRICT <td></td> </td>	18TH LAND DISTRICT <td></td>	
	7 <td>C089 COUNTY, GA. <td></td> </td>	C089 COUNTY, GA. <td></td>	

QUINTON WIGGLES
647 South Gordon Road, N.W.
Suite B
Mableton, Georgia 30126
(770) 699-3932
E-Mail: quint750@bellsouth.net

CONSTRUCTION DETAILS
(3 OF 4)

640 SOUTH GORDON ROAD
MABLETON, GEORGIA 30126

GEQ
CONSULTING
CIVIL ENGINEER
AND
LAND SURVEYOR

1693 Hannsford Lane
Jones Creek, Georgia 30097
(678) 778-9889
E-Mail: g110r7e@georgiatech.com



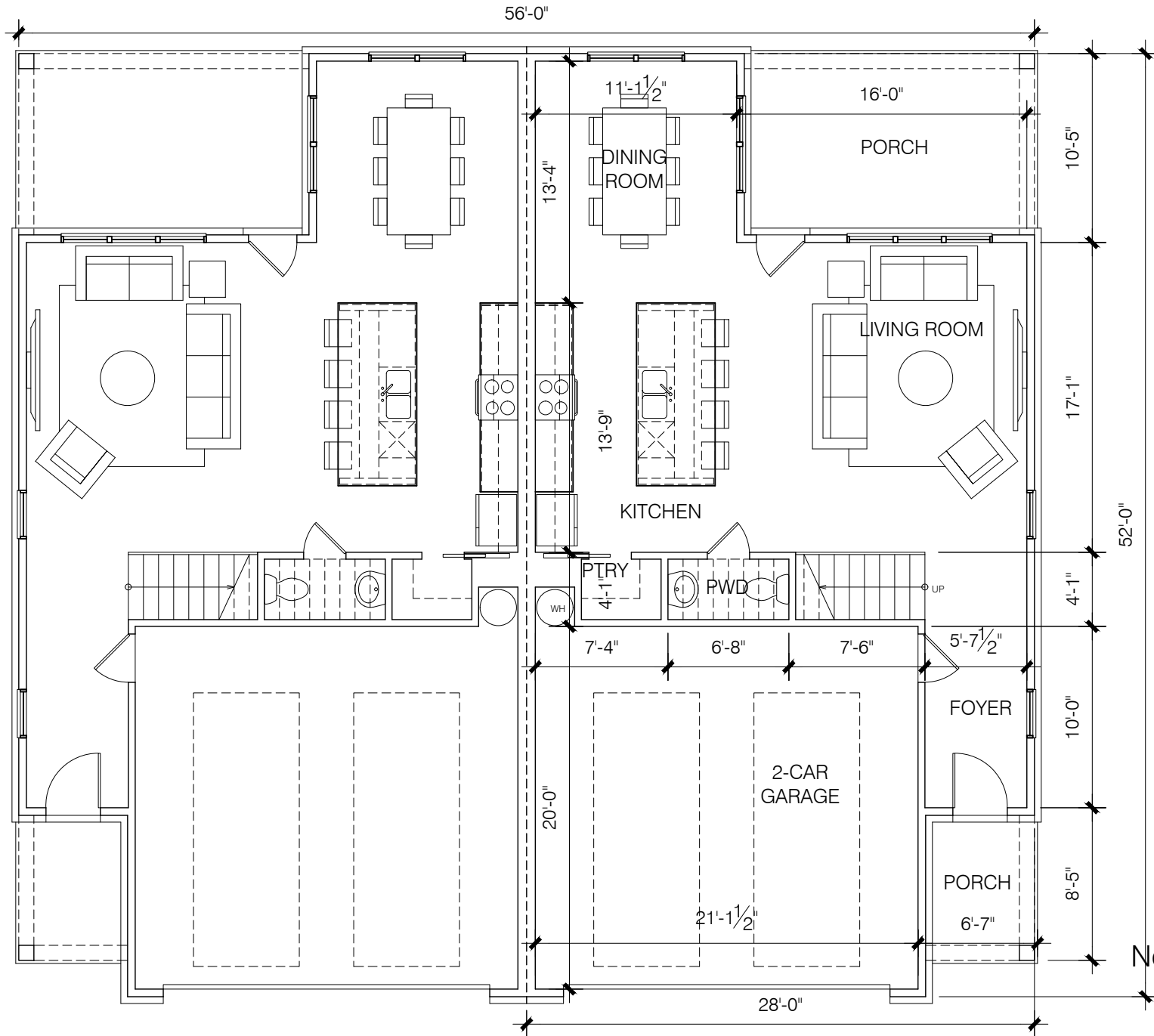
FRONT VIEW



REAR VIEW



FRONT VIEW (HADU)



New Duplex Residence

640 South Gordon Rd.
Mableton, GA 30126

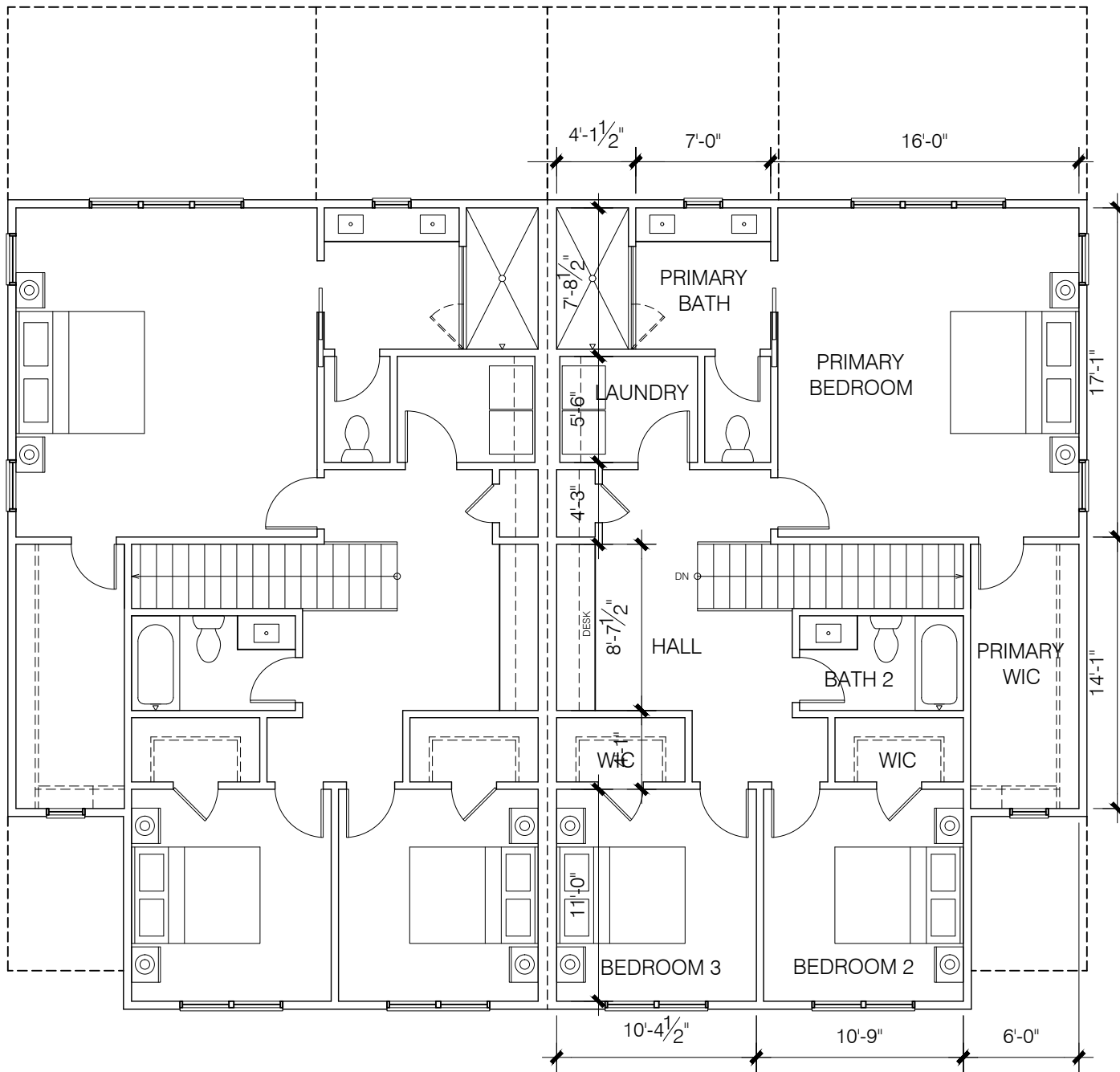
For: Quinton Wiggles

04-16-2026

PER UNIT:
1ST FL: 785 SF
2ND FL: 1116 SF
TOTAL: 1901 SF

1 floor plan - 1st floor
SCALE: 1/8" = 1'-0"





New Duplex Residence

640 South Gordon Rd.

Mableton, GA 30126

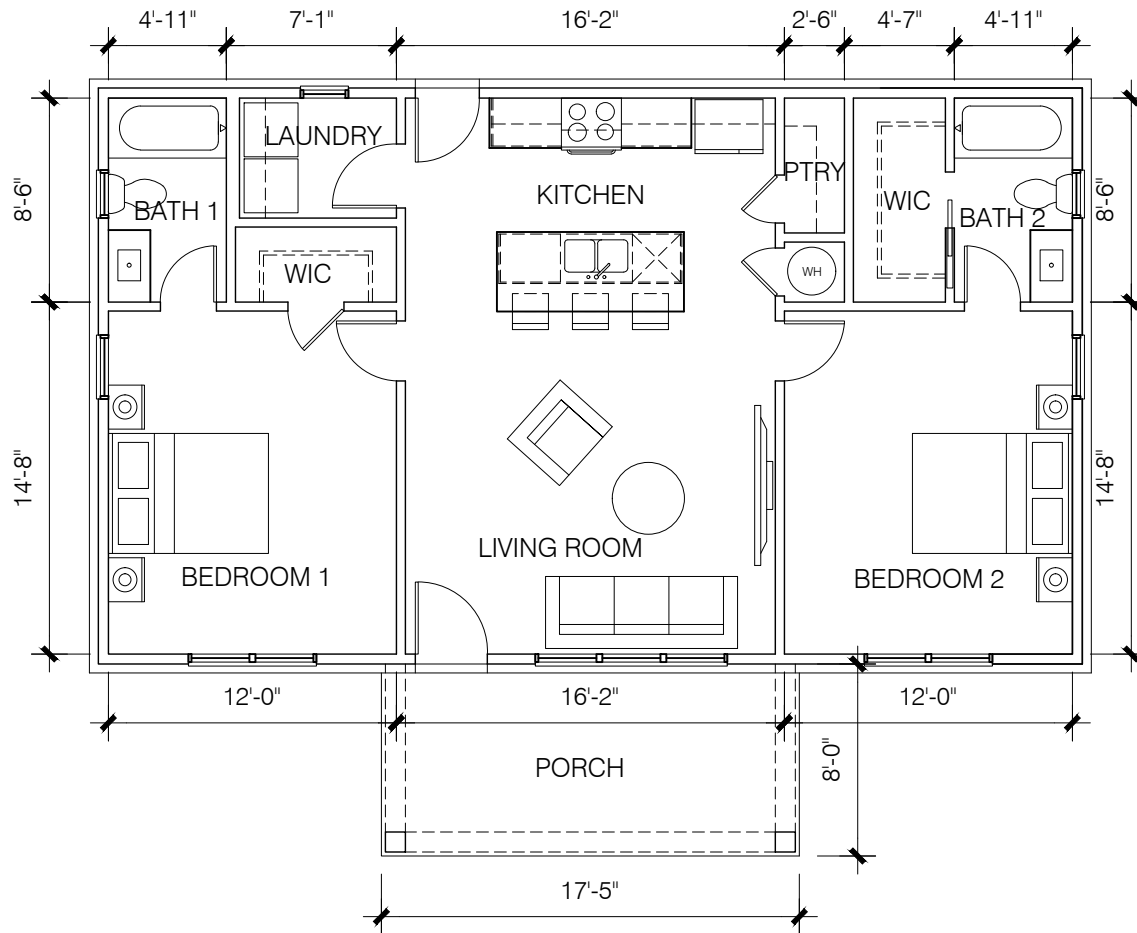
For: Quinton Wiggles

04-16-2026

2 floor plan - 2nd floor

SCALE: 1/8" = 1'-0"





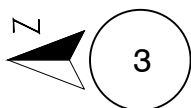
New Duplex Residence

640 South Gordon Rd.

Mableton, GA 30126

For: Quinton Wiggles

04-16-2026



floor plan - ADU

SCALE: 1/8" = 1'-0"

ADU: 984 SF



GOTSCH STUDIO
ARCHITECTURE & DESIGN

WIDTH: **44ft.-4in.**
DEPTH: **43ft.-6in.**
HEIGHT: **22ft.**
FOUNDATION:

Slab Foundation
PAID OPTION **Crawlspace Foundation**
PAID OPTION **Basement Foundation**
PAID OPTION **Walkout Basement Foundation**

MAIN ROOF PITCH: **8:12**
EXTERIOR FRAMING:

2x4 Wood
PAID OPTION **2x6 Conversion**

CEILING HEIGHTS

FIRST FLOOR: **9 feet**

WHAT'S INCLUDED IN THESE PLANS?

- **Cover Sheet**

Cover sheet typically includes a front view of the plan (may be in color), index of pages included, and other miscellaneous notes and details.

- **Foundation Plan & Details**

Foundation plans describe to the builder, the type of foundation requested by the home owner or the type of foundation required by a certain geographic area. In most cases, the foundation plan will include footing sizes and locations, footing details and other important information needed to properly construct the home. In some specific areas, a structural engineer may be required to review and certify the house plans purchased. These reasons include, but are not limited to the following: seismic (earthquake) considerations, high wind (coastal , mountainous areas, etc.), snow loads, etc.

- **Floor Plans**

The floor plans locate all walls, interior and exterior, of the entire building, denote ceiling heights and treatments, locate all plumbing fixtures, cabinets, door and window locations and sizes, gives square footage measurements, locate water heaters and hvac systems.

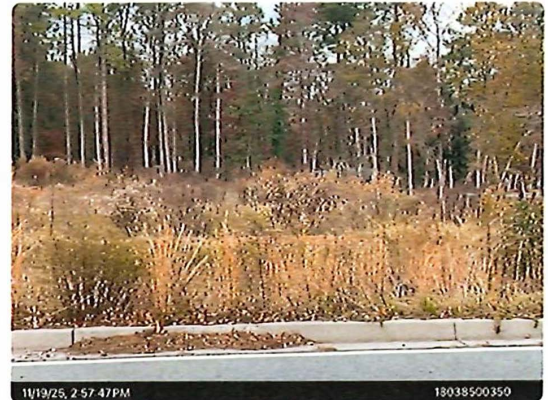
- **Exterior Elevations**

The exterior elevations are used to depict the exterior finishes (brick, siding, stucco, etc.), roof styles

Cobb County, GA

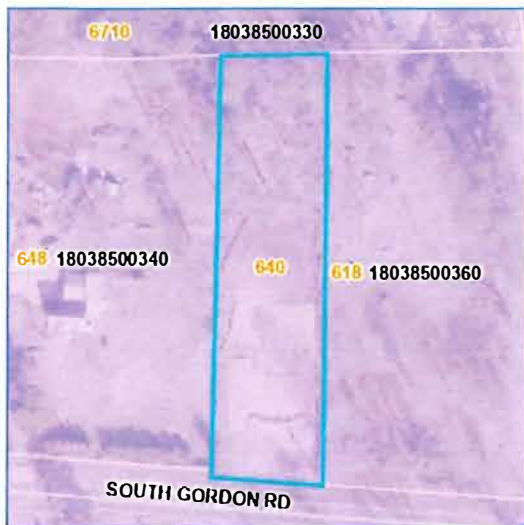
Composite Summary

ParcelNumber 18038500350
 PropertyAddress 640 S GORDON RD
 Class R3 - Residential vacant
 Acres 0.99
 LandSquareFootage 43124
 Neighborhood M0009991 -
 TaxDistrict (M) MABLETON
 SubdivisionName 9991 - HOMESITE



Map

Click the image below to open and view the map.



Owner

[WIGGLES QUINTON](#)
 640 S GORDON RD
 MABLETON GA 30126

Owner Info Last Updated 4/17/2025

Appraised Values

Year	Property Class	LUC	Appraised Land	Appraised Building Value	Total Appraised Value
2025	R3	100	\$94,810	\$0	\$94,810

[Show Historical Appraised Values](#)

Assessed Values

Year	Assessed Land	Assessed Building Value	Total Assessed Value
2025	\$37,924	\$0	\$37,924

[Show Historical Assessed Values](#)

Permits

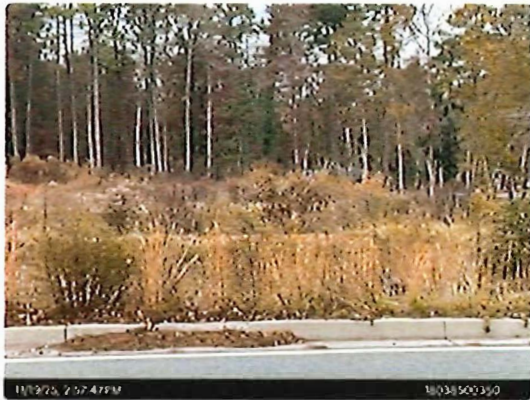
Date	Number	Amount	Purpose	Status
03/26/2024	2024-1689	\$296,981	HOUSE, NEW	I - Incomplete

Sales Information

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sales Validity	Grantor	Grantee	Recording
12/2/2024	\$100,000	WD	16248	4425	VALID SALE	INFANTE-ALATORRE LUIS & GARCIA MIRIAM GU	WIGGLES QUINTON	Click Here
11/21/2024	\$0	QC	16248	4423		JOHNSON MARY	INFANTE-ALATORRE LUIS	Click Here
11/21/2024	\$0	QC	16248	4421		WILBANKS SYLVIA ANN	INFANTE ALATORRE LUIS	Click Here
11/21/2024	\$0	QC	16248	4419		KATHLEEN ALLEY	INFANTE ALATORRE LUIS	Click Here
9/22/2021	\$0		15984	0712		INFANTE-ALATORRE LUIS	INFANTE ALATORRE LUIS & MONCADA GARCIA M	Click Here
9/22/2021	\$50,000		15984	0710	VALID SALE	HOWARD JOHN SA A/K/A PAUL HOWARD JOHN SA,	INFANTE ALATORRE LUIS	Click Here
7/24/2021	\$0	ESTD	15954	0998		ESTATE OF PAUL H. JOHN SA	WILBANKS SYLVIA & ALLEY KATHLEEN & WILBA	Click Here

As an enhanced customer service, the Superior Court Clerk and Tax Assessors' Office has created this direct link to deed documents. **Not all deeds display on the Tax Assessors' Website!** For complete deed research, visit the Superior Court Clerk's website at <https://superiorcourtcclerk.cobbcounty.gov/landmark>

Photos



No data available for the following modules: 2025 Undeliverable Notices, Upcoming Visits, Summary - Personal Property, Current Year Business Forms, Appraised Values - Personal Property, Residential Improvement Information, Commercial Improvement Information, Accessory Information, Appeals, Sketches, Additions.

Ownership and characteristic data are the most current information available. All appraised/assessed values are as of Jan 1, 2026.
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 1/21/2026, 8:04:36 AM

[Contact Us](#)

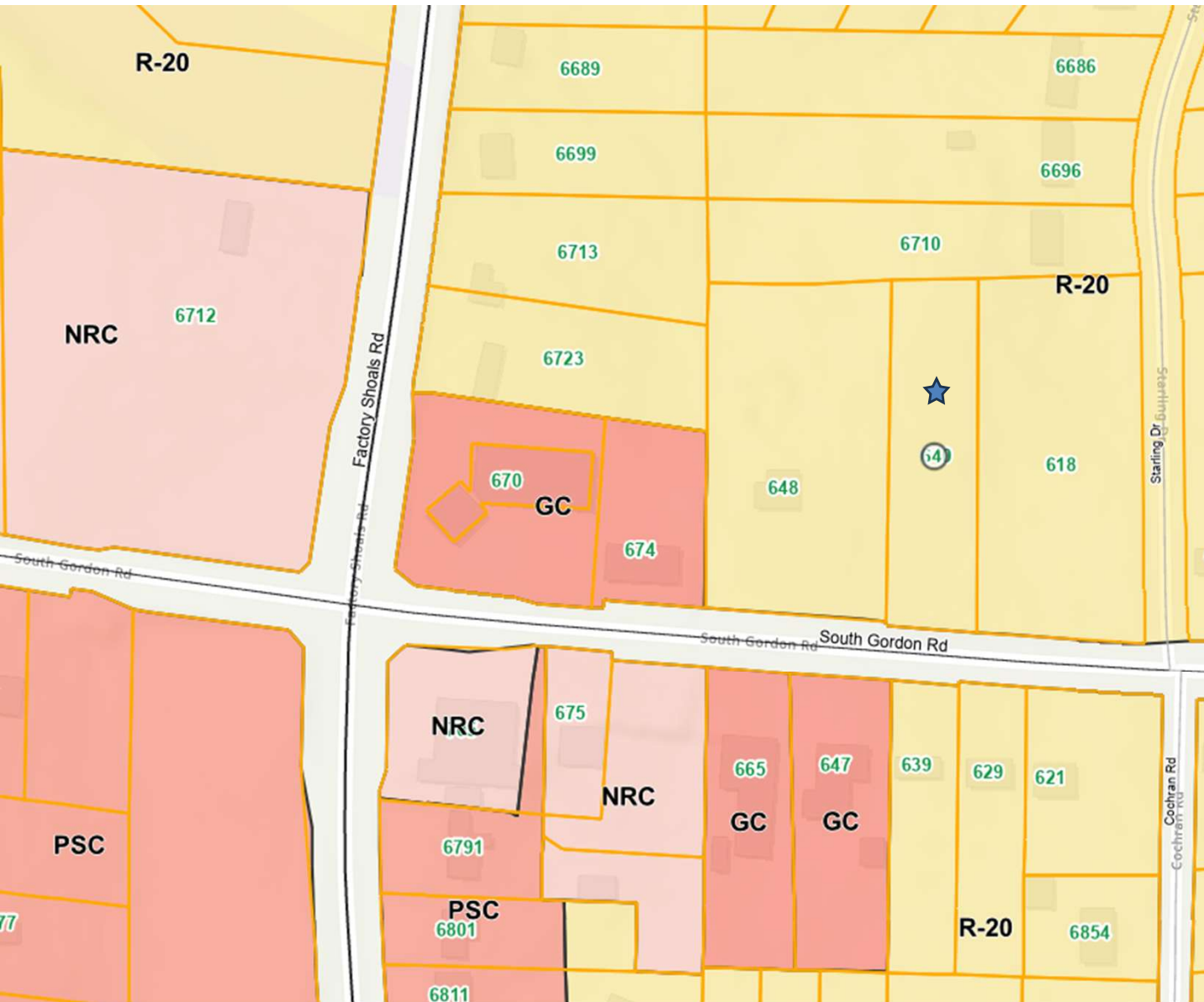
Developed by
 **SCHNEIDER**
 GEOSPATIAL

REZ 2026-002 / 640 South Gordon Rd

- **Case Number:** REZ 2026-02
- **Current Zoning:** R-20 Zoning District
- **Proposed Request:** Rezoning from Single Family Residential (R-20) to Residential Duplex (RD) for the purpose of developing a duplex and habitable accessory dwelling unit.
- **Applicant:** Quinton Wiggles
- **Property Address:** 640 South Gordon Road.
- **Acreage:** 0.96
- **District:** 2 Council member Michael McNeely
- **Parcel Identification:** 18038500350
- **Future Land Use:** Medium Density Residential, MDR



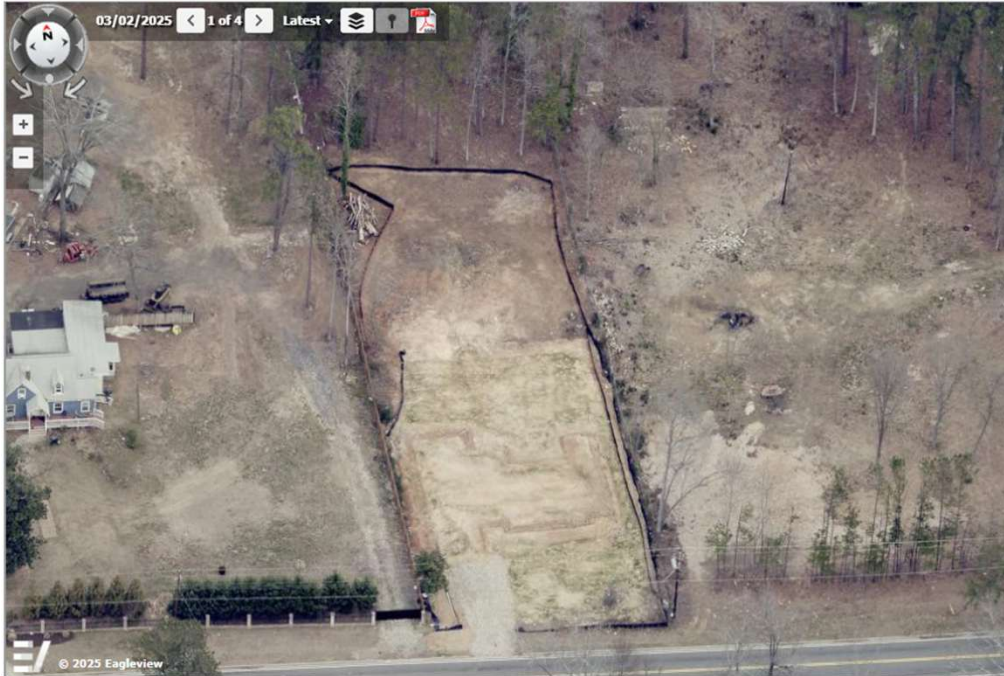
Zoning Map



Future Land Use Map



Aerial Map and Site Imagery



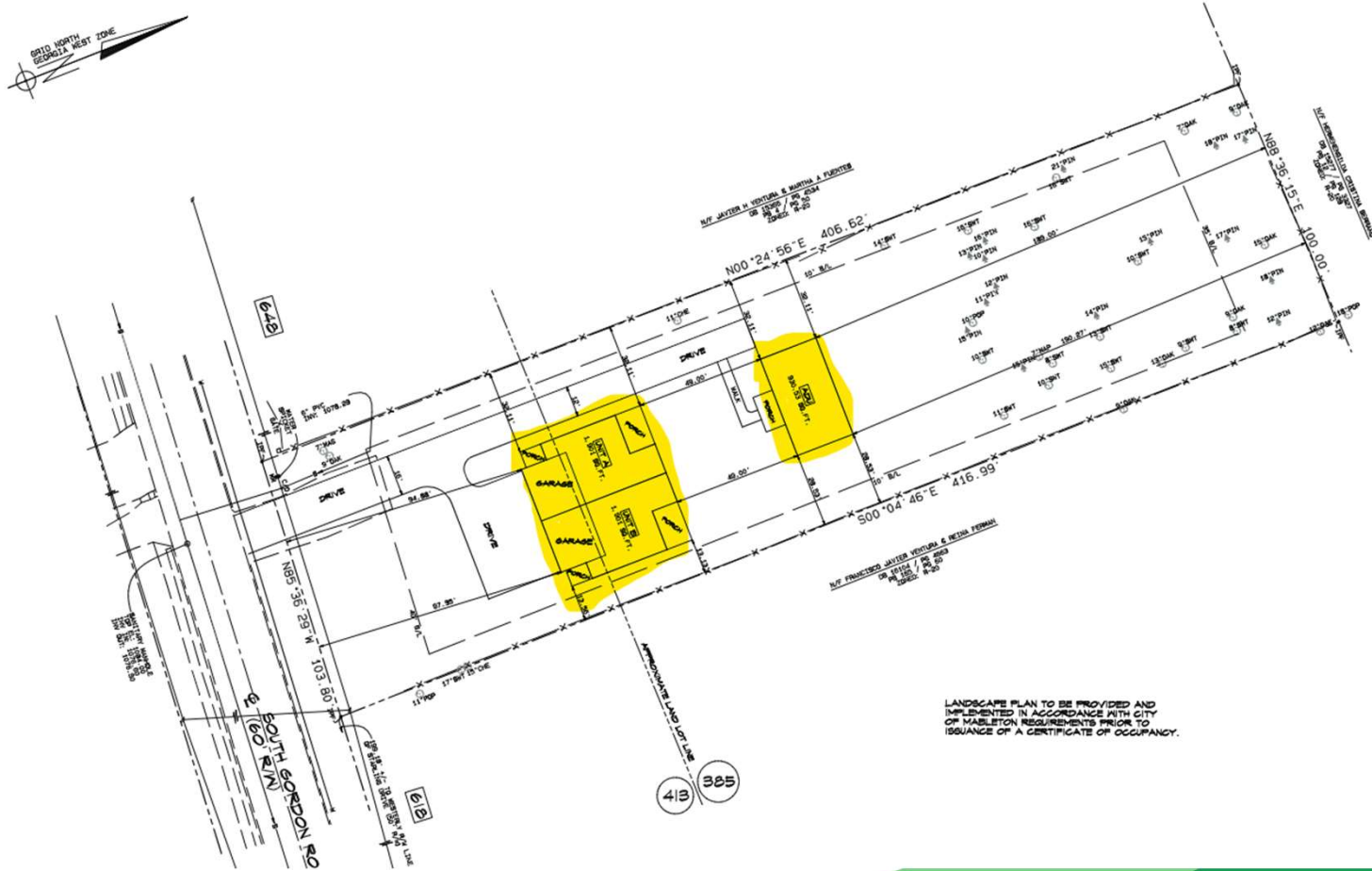
Surrounding Area



Site Plan

1 Duplex structure
(2 Units with single car garages)

1 Habitable Dwelling Unit



Proposed Elevation(s)

Front view



Rear view



Conceptual Elevations - Applicant proposes single car garages

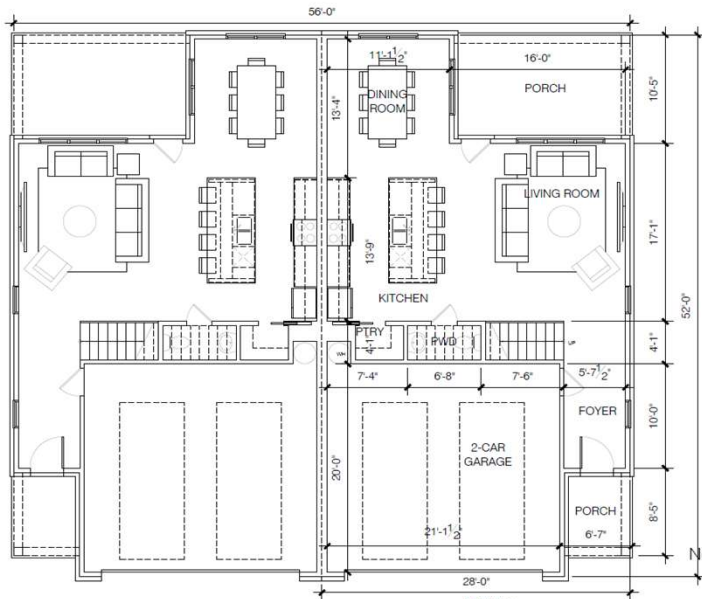


Proposed Elevation (HADU)



Proposed Interior Plans(s)

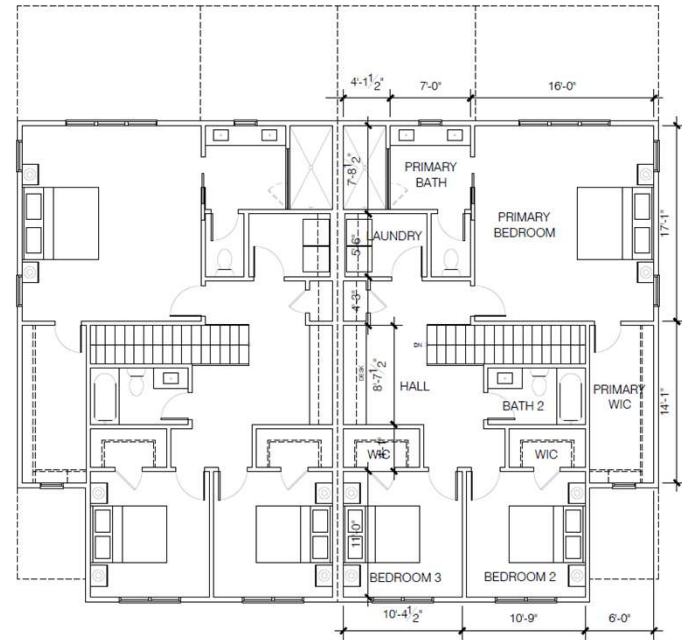
Conceptual only
Applicant proposes single car garages.



1 floor plan - 1st floor
SCALE: 1/8" = 1'-0"

PER UNIT:
1ST FL: 785 SF
2ND FL: 1116 SF
TOTAL: 1901 SF

New Duplex Residence
640 South Gordon Rd.
Mableton, GA 30126
For: Quinton Wiggles
04-16-2026



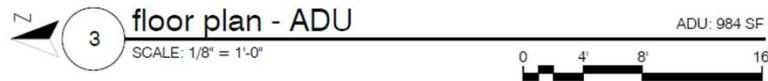
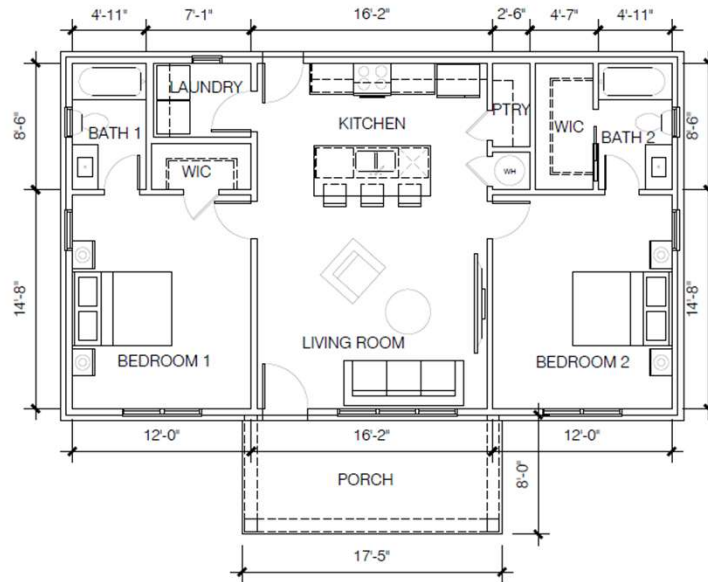
2 floor plan - 2nd floor
SCALE: 1/8" = 1'-0"



New Duplex Residence
640 South Gordon Rd.
Mableton, GA 30126
For: Quinton Wiggles
04-16-2026



Proposed Interior Plans (HADU)



New Duplex Residence
 640 South Gordon Rd.
 Mableton, GA 30126
 For: Quinton Wiggles
 04-16-2026

GOTSCH STUDIO
 ARCHITECTURE & DESIGN



Purpose and Definition

Purpose and intent. The RD district is established to provide locations for the development of affordable single-family detached or attached owner-occupied residential dwelling units, including duplexes. The dwelling units are to be designed to be placed on an individual lot attached to another dwelling unit or on an adjoining lot where the units will be attached by a common party wall. This residential use is designed to be located within or on the edge of properties delineated for medium density residential categories as defined and shown on the Comprehensive Plan. When residentially compatible institutional and recreational uses are developed within the RD district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

Habitable Accessory Dwelling Unit shall mean an additional dwelling unit located on the same parcel as a principal dwelling unit within select single-family residential zoning districts.



Section 2.03 (3) a-e of the Zoning Criteria

1. Whether the zoning proposal is in conformity with the policy and intent of the land use plans.
2. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.
3. Whether there are other existing or changing conditions affecting the use and development of the property which gives grounds for either approval or disapproval of the zoning proposal.
4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
5. Community Impact: Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby properties.
6. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.



PLANNING STAFF RECOMMENDATION

The planning and zoning staff recommends ***Approval with conditions.***

The proposal is consistent with the Future Land Use Map and provides a transition between the major corridor (South Gordon Road) and the interior single-family neighborhoods.

Recommended Conditions for Approval:

1. This development shall have a minimum of ten-foot undisturbed landscaped screening buffer adjacent to all residential properties. The buffer shall be subject to approval by City staff.
2. Buffers shall be regularly maintained by the property owner to ensure that the objectives and standards set out in this subsection are met.
3. This development must adhere to the modern farmhouse architectural style and high-quality construction standards presented in the application



PLANNING STAFF RECOMMENDATION

4. Total density must remain within the RD (residential duplex) district guidelines (not to exceed 2 dwelling units per acre).
5. No HADU (Habitable Dwelling Unit) to be permitted on the subject property.
6. Maximum impervious surface shall not exceed 40 percent.
7. Adherence to all requirements from Cobb County Water/Sewer, Stormwater, Fire, and DOT.
8. The site must meet all code requirements for erosion and sediment control. Additionally, if a land disturbance permit is not issued within 6 months of this approval, the site must be stabilized and planted to meet minimum tree requirements.
9. Additional right-of-way shall be donated within 12 months of zoning approval for a minimum of 40' from the centerline. The site is limited to one driveway.
10. The land disturbance plan for this site, must include revegetation plan for the area that was previously cleared and graded without a permit.



Received 7/25
Fee Amt \$215.00
Application No. LUP-25-002

Application for Temporary Land Use Permit Mableton, Georgia

PC Hearing Date: 10/9
M&C Hearing Date: 10/22

Applicant Kevin Ortega Negrón Phone # 470-585-0543 E-mail Kevin@pawssiondoghouse.com
Address 245 Hunnicutt Rd SE
(representative's name, printed) Mableton GA 30126

Phone # 470-585-0543 E-mail Kevin@pawssiondoghouse.com
(representative's signature)

Signed, sealed and delivered in presence of:

Nyree Simpson
(Notary Public)



My commission expires: January 27, 2026

Titleholder Pawssion Pet Care LLC Phone # 470-585-0543 E-mail Kevin@pawssiondoghouse.com

Signature Kevin Ortega Negrón Address 245 Hunnicutt Rd SE Mableton, GA 30126
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

Notary Public _____ My commission expires: _____

Present Zoning _____

Type of Permit

Temporary Land Use ; Poultry on less than two acres _____; Other _____

Renewal - Yes _____ No first application providing premium pet sitting services for dogs in a safe, structured,

For the Purpose of home-based environment. Services include supervised play, rest areas, and enrichment activities with a focus on holistic care and wellness. All services by

Location 245 Hunnicutt Rd SE Mableton GA 30126 appointment only.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) _____ District _____

Size of Tract 1.2 Acre(s)

Will any site improvements (i.e., grading, tree removal, paved parking, detention facilities, additions to house or other permitted structure, etc.) be undertaken on the subject property? Yes _____ No

ATTACHMENT B1

**Application for
Temporary Land Use Permit
Mableton, Georgia**

Application # _____

PC Hearing Date _____

M&C Hearing Date _____

For Business Use or for a Use Not Permitted

1. Type of business or request? home-based pet sitting
2. Number of employees? 1 (Kevin)
3. Days of operation? mon. through sun.
4. Hours of operation? 8a - 8p (Goal: 8a - 6p)
5. Number of clients, customers or salespersons coming to the property per day? 0-1 Per week? 5-7 many days out of every month we don't expect anyone
6. Where do clients, customers and/or employees park? Driveway: _____ Street: _____ Other
(explain): We have a large gravel parking lot outside our yard by the mailbox
7. Signs? No: Yes: _____ If Yes, then how many, size and location:

8. Number of vehicles related to this request? (Also state type of vehicle, i.e. dump truck, box truck, passenger cars) Personal Vehicle (2010 Honda Element)
9. Deliveries? No: Yes: _____ (If Yes, then how many per day or week, and is the deliver via semi-truck, USPS, Fedex, UPS, etc) _____
10. Does the applicant live at the property? Yes: No: _____
11. Any outdoor storage? No: Yes: _____ (If Yes, state what is kept outside):

12. Length of time requested (24 months maximum): 24 mos.
13. Is the application a result of a Code Enforcement action? No: _____ Yes: (If Yes, attache a copy of the Notice of Violation and/or tickets to this form.) @ Kevin's screenshots, 05/19/25
14. Any additional information? (Attach additional sheets if needed.)

Applicant Signature Kevin Ortega Negrón Date: 07/10/25

Applicant Name (printed) Kevin Ortega Negrón

ATTACHMENT B2

**Application for
Temporary Land Use Permit
Mableton, Georgia**

Application # _____

PC Hearing Date _____

M&C Hearing Date _____

For Number of Adults and/or Vehicles

1. Number of unrelated adults in the house? _____
2. Number of related adults in the house? _____
3. Number of vehicles at the house? _____
4. Where do the residents park? Driveway: _____ Street: _____ Garage: _____
5. Does the property owner live in the house? Yes: _____ No: _____
6. Any outdoor storage? No: _____ Yes: _____ (If Yes, state what is kept outside:

7. Length of time requested (24 months maximum): _____
8. Is the application a result of a Code Enforcement action? No: _____ Yes: _____ (If Yes, attache a
copy of the Notice of Violation and/or tickets to this form.)
9. Any additional information? (Attach additional sheets if needed.)

Applicant Signature _____ Date: _____

Applicant Name (printed) _____

WORKING STAFF USE ONLY BELOW THIS LINE

Address of property: _____

Size of house per Cobb County Tax Assessor records: _____

Number of related adults proposed: _____

Number permitted by code: _____

Number of unrelated adults proposed: _____

Number permitted by code: _____

Number of vehicles proposed: _____

Number permitted by code: _____

Number of vehicles proposed to be parked outside: _____ Number permitted by code: _____

PROPERTY/FINANCIAL DISCLOSURE REPORT¹ BY APPLICANT²

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

Does any member of the Mayor and Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? NO

If so, describe the nature and extent of such interest: n/a

Does any member of the Mayor and Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is ten percent (10%) or more) or corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property? NO

If so, describe the nature and extent of such interest: n/a

Does any member of the Mayor and Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? NO

If so, describe the relationship and the nature and extent of such interest: n/a

I certify that the foregoing information is true and correct, this 10 day of July, 2025.

Kevin Ortiz Negron
Applicant's Signature

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

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

ATTACHMENT C2

CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

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

Has the applicant² made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars (\$250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars (\$250.00) or more to a member or members of the Mayor and Council or Planning Commission who will consider the application? no

If so, the applicant and the attorney representing the applicant must file a disclosure report with the Mayor and Council of Mableton within ten (10) days after this application is first filed.

Please apply the following information that will be considered as the required disclosure:

The name of the member(s) of the Mayor and Council or Planning Commission to whom the campaign contribution or gift was made: n/a

The dollar amount of each campaign contribution made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application and the date of each such contribution:

n/a

An enumeration and description of each gift having a value of two hundred fifty dollars (\$250.00) or more made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application:

n/a

I certify that the foregoing information is true and correct, this 10 day of July, 2025

Kevin Ortega Mezon

Kevin Ortega Negron
Applicant's Signature

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

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

OF
OF

LIMITED WARRANTY DEED

THIS INDENTURE, made on October 13th, 2022, between

BENNETT HUTCHINSON IV

her referred to as "Grantor") and

PAWSSION PET CARE LLC

her referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal
atives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER
AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of
resents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and
d, and by these presents does grant, bargain, sell and convey unto Grantee,

SEE ATTACHED EXHIBIT A

OTHER WITH all and singular the rights, members and appurtenances thereto, to the same being,
; or in anywise appertaining (hereinafter collectively referred to as the "Premises").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and
Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever
e right and title to the Premises unto Grantee against the claims of all person claiming by, through or
antor, but not otherwise.

DEED TO SECURE DEBT
[Second Lien Position Loan]

CITY OF
COUNTY OF

THIS SECURITY DEED is given effective the 13th day of OCTOBER, 2022 by and between
AWSSION PET CARE, LLC, a Georgia Limited Liability Company, as party(ies) of the first
part (hereinafter referred to as "Grantor"), and
JENNETT HUTCHINSON, IV, as party of the second party (hereinafter referred to as
Grantee"), whose address is 100 Fred Vinson Rd., Otto, NC 28763.

WITNESSETH:

FOR CONSIDERATION hereinafter set forth and other good and valuable consideration
delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt
and sufficiency of which is hereby acknowledged, Grantor has and hereby does grant, bargain, sell
and convey unto Grantee and the heirs, legal representatives, successors and assigns of Grantee all
that tract or parcel of land known by its common street address as 245 HUNNICUTT ROAD
S.E., MABLETON, GA 30126, and being more specifically and completely described in the
Exhibit "A" attached hereto and incorporated herein by reference (hereinafter referred to as the
"Property").

THIS CONVEYANCE is made under the provisions of the existing Code of the State of
Georgia to secure a debt (and interest thereon and other indebtedness as described herein)
evidenced by a promissory note, dated October 13, 2022 and made by Grantor to order of Grantee,
for the initial principal sum of **THREE HUNDRED FORTY-FIVE THOUSAND DOLLARS**
(\$345,000.00) with the maturity date of October 13, 2025 or the occurrence of the sale or transfer
of the Property, whichever comes first. However, at the option of Grantee, Grantee may extend
the maturity date for a period of three (3) months, not to exceed two (2) such extensions. In the
event such extension is granted by Grantee, Grantor will owe an additional 1.000% of the principal
sum of this Security Deed for each month, or part thereof, so extended and the additional amounts
will be considered secured by this Security Deed.

TO HAVE AND TO HOLD said Property, together with any and all of the rights, members
and appurtenances thereof to the same being, belonging or in any way appertaining to the only
proper use, benefit and behalf of Grantee and the heirs, legal representatives, successor and assigns
of Grantee, forever, in Fee Simple.

Should the indebtedness secured hereby be paid according to the tenor and effect the
promissory note and hereof when the same shall become due and payable, and should Grantor
perform all covenants herein contained, then this Security Deed shall be canceled of record and
the Property surrendered, it being intended by the parties hereto that this Security Deed shall
operate as a deed, and not as a mortgage.

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 391 OF THE 18TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF HUNNICUTT ROAD TWO HUNDRED TWO AND FIVE TENTHS (202.5) FEET EASTERLY, AS MEASURED ALONG THE NORTHERLY SIDE OF HUNNICUTT ROAD; FROM THE NORTHEAST CORNER OF THE INTERSECTION OF HUNNICUTT ROAD AND GORDON ROAD; SAID POINT OF BEGINNING, BEING AT THE EAST SIDE OF A PROPOSED STREET; THENCE EASTERLY ALONG THE NORTHERLY SIDE OF HUNNICUTT ROAD TWO HUNDRED EIGHTY (280) FEET; THENCE NORTH ONE HUNDRED NINETY-FOUR (194) FEET; THENCE WEST TWO HUNDRED EIGHTY (280) FEET TO THE EAST SIDE OF THE ABOVE MENTIONED PROPOSED STREET; THENCE RUNNING SOUTH ALONG THE EAST SIDE OF SAID PROPOSED STREET, TWO HUNDRED AND EIGHT TENTHS (200.8) FEET TO THE NORTHERLY SIDE OF HUNNICUTT ROAD AND THE POINT OF BEGINNING.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

Parcel ID # 18039100080

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

CERTIFICATE OF ORGANIZATION

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

Pawssion Pet Care LLC
a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **06/24/2022** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on **06/30/2022**.



Brad Raffensperger

Brad Raffensperger
Secretary of State

ARTICLES OF ORGANIZATION

Electronically Filed
Secretary of State
Filing Date: 6/24/2022 11:09:06 PM

BUSINESS INFORMATION

CONTROL NUMBER 22142398
BUSINESS NAME Pawssion Pet Care LLC
BUSINESS TYPE Domestic Limited Liability Company
EFFECTIVE DATE 06/24/2022

PRINCIPAL OFFICE ADDRESS

ADDRESS 2000 Stratsford Pl SE, Marietta, GA, 30067, USA

REGISTERED AGENT

NAME	ADDRESS	COUNTY
Kevin Ortega Negrón	2000 Stratsford Pl. SE, Marietta, GA, 30067, USA	Cobb

ORGANIZER(S)

NAME	TITLE	ADDRESS
Kevin Ortega Negrón	ORGANIZER	2000 Stratsford Pl. SE, Marietta, GA, 30067, USA

OPTIONAL PROVISIONS

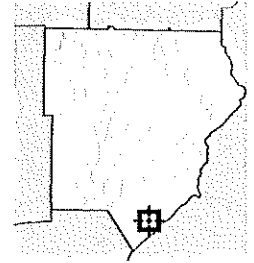
N/A

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE Kevin Ortega Negrón
AUTHORIZER TITLE Member



Overview



Legend

- Cobb Tile Index
- Cities**
 - Acworth
 - Austell
 - Kennesaw
 - Marietta
 - Powder Springs
 - Smyrna
 - Unincorporated
- Administrative Facilities
- Libraries
- Police Stations
- Fire Stations
- County Parks
- Federal Parks
- House Number Labels
- Parcels
- Roads**
 - ARTERIAL
 - INTERSTATE
 - LOCAL
 - MAJOR
 - MINOR
 - PRIVATE
 - RAMP

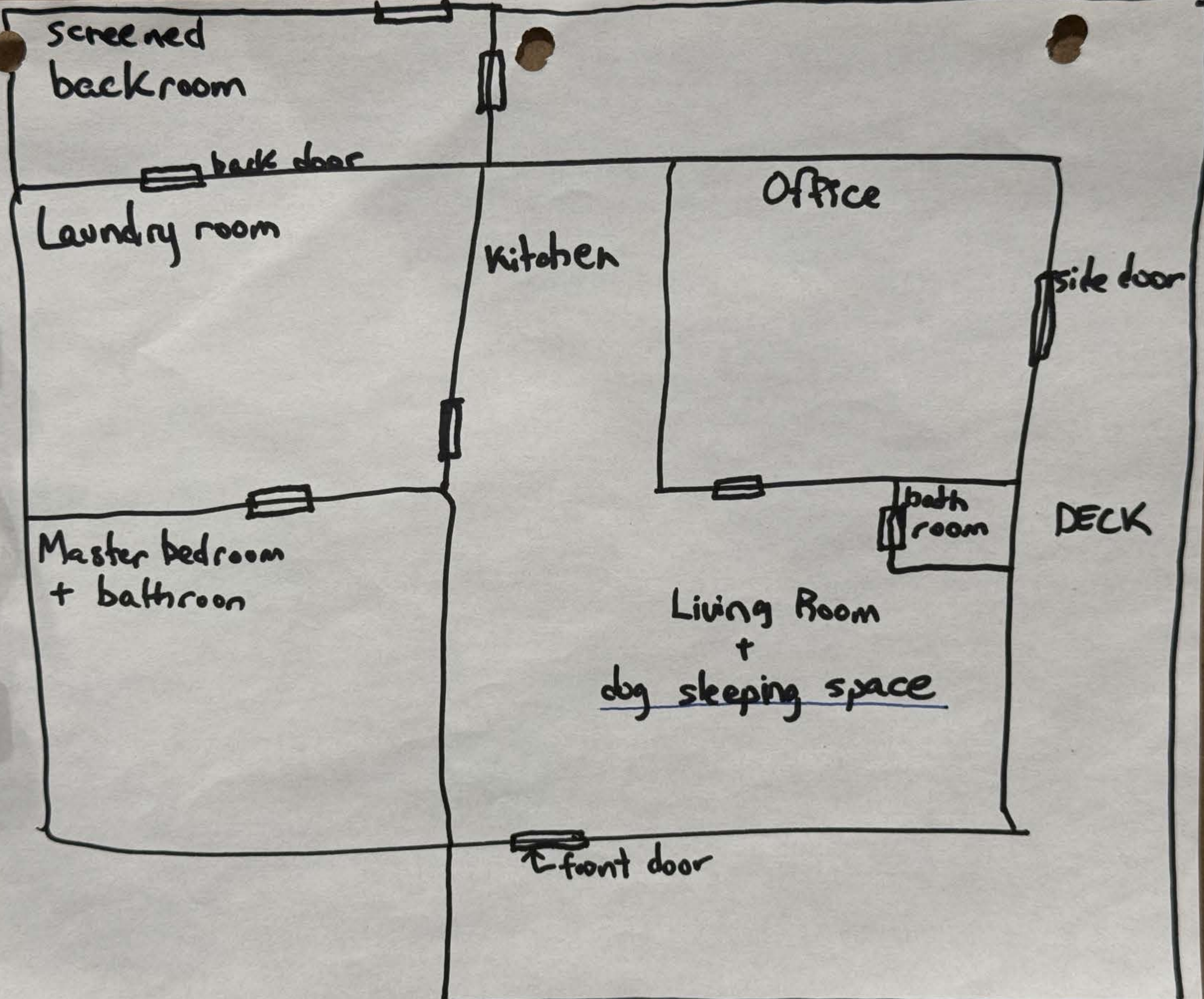
Parcel ID 18039100080
 Class Code R4 - Residential Small Tracts
 Taxing District (9) UNINCORPORATED
 Acres 1.2

Physical Address 245 HUNNICUTT RD
 Owner OWENS DOROTHY
 245 HUNNICUTT RD
 MABLETON GA 30126

Last 2 Sales			
Date	Price	Reason	Qual
n/a	0	n/a	n/a
n/a	0	n/a	n/a

Date created: 8/26/2020
 Last Data Uploaded: 8/26/2020 6:08:51 AM

Developed by Schneider GEOSPATIAL





CITY OF MABLETON PLANNING COMMISSION

SUMMARY REPORT

The applicant is requesting a Temporary Land Use Permit (TLUP2025-002) for a property located in Mableton, Georgia.

Application Overview

- Application Number: TLUP25-002
- Applicant: Kevin Ortega Negrón
- Property Owner: Pawssion Pet Care LLC
 - *(Note: 2022 Warranty Deed on file confirms transfer to LLC; City records should be updated from previous owner Dorothy Owens.)*
- Property Address: 245 Hunnicutt Rd SE, Mableton, GA 30126
- Parcel ID: 18039100080
- Acreage: 1.2 Acres
- Land Lot / District: Land Lot 391, 18th District
- Current Zoning: R-20 (Single-Family Residential District)

Request Summary

The applicant is requesting a Temporary Land Use Permit (LUP) to operate a home-based pet sitting business (Pawssion Pet Care LLC). The business provides premium, appointment-only pet care including supervised play and holistic enrichment.

- Duration Requested: 24 Months
- Site Improvements: None. No physical additions or land disturbances are proposed.
- Code Enforcement: This application is submitted in response to an active Code Enforcement action initiated on May 19.

Operational Details

- Staffing: 1 employee (the applicant).
- Operating Days: Monday through Sunday.
- Operating Hours: * *Current*: 8:00 AM – 8:00 PM
 - *Proposed Goal*: 5:00 AM – 6:00 PM
- Client Traffic: Low volume; 0–1 clients per day (averaging 5–7 clients per week).
- Parking: Utilizes the existing driveway and a large gravel parking area located by the mailbox outside the fenced yard.
- Vehicles: One personal business-related vehicle (2010 Honda Element).

Public Hearing Schedule

- Planning Commission: May 7
 - Mayor & Council: May 27
-



ZONING MAP





FUTURE LAND USE MAP





AERIAL MAP



TLUP 2025-004 / 245 HUNNICUTT ROAD

CASE NUMBER: TLUP 2025-004

APPLICANT: Kevin Ortega Negrón

REQUEST: Applicant is requesting a temporary land use permit to operate a dog pet sitting service.

PROPERTY LOCATION: 245 Hunnicutt Road, Mableton, Georgia 30126

PARCEL ID: 18039100080

ACREAGE: 1.2



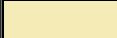

P.C. HEARING DATE: May 7, 2026

DISTRICT: 3; Councilwoman Keisha Jeffcoat



ZONING MAP

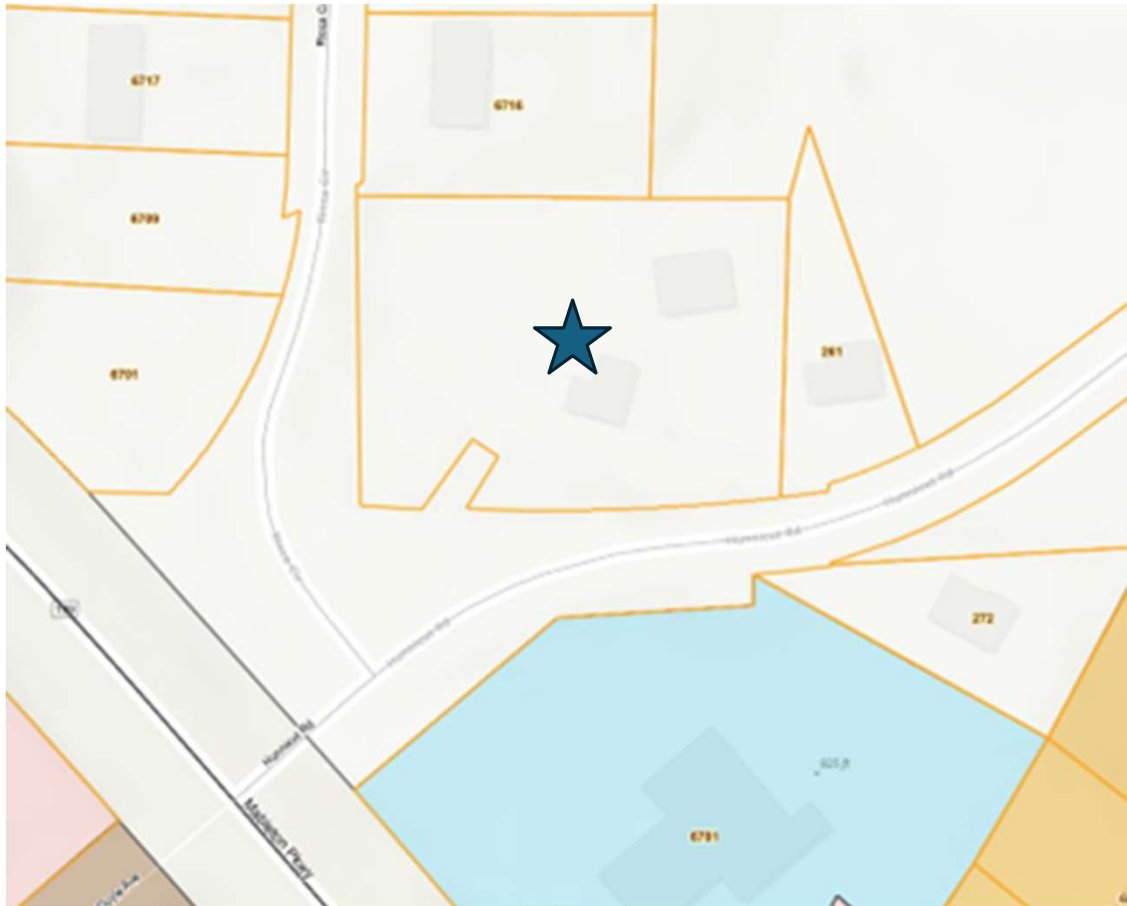







Legend	
	RA-6 (Single Family Residential)
	RM-12 (Multiple Family Residential)
	R-20 (Single Family Residential)
	NRC (Neighborhood Retail Commercial)

Star = Location of Subject Property



FUTURE LAND USE MAP



Legend	
	Low Density Residential
	Public Institutional
	Medium Density Residential
	High Density Residential
	Neighborhood Activity Center

Star = Location of Subject Property



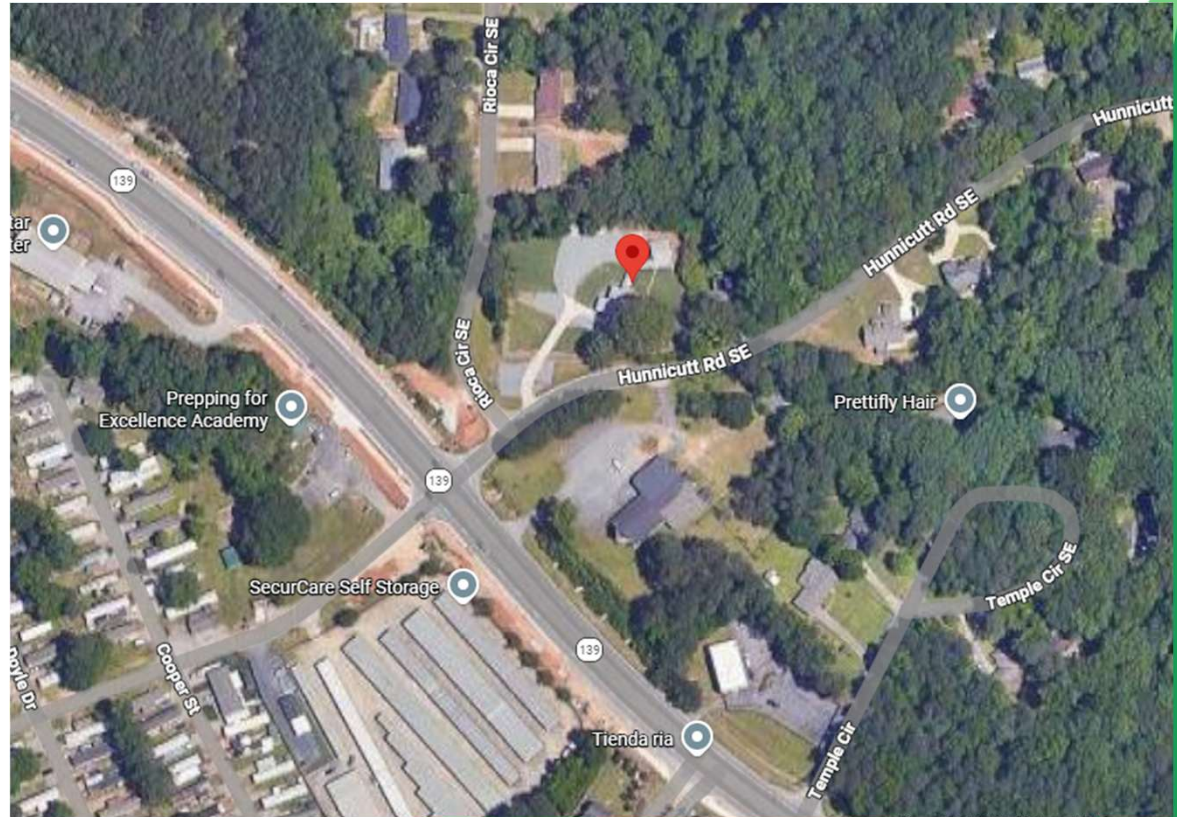
AERIAL MAP



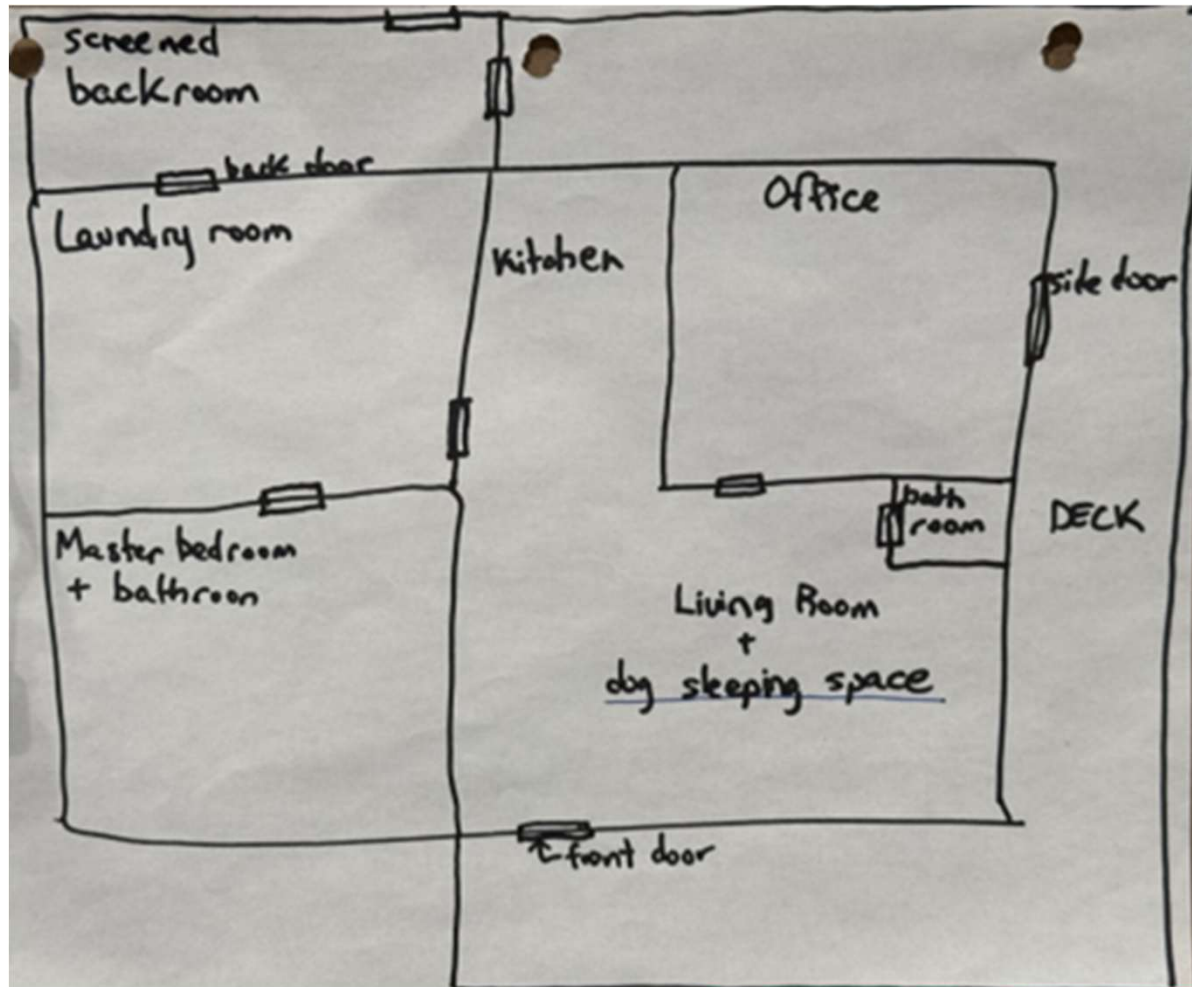
Star = Location of Subject Property



SURROUNDING AREA



INTERIOR PLAN



SITE PHOTOS



Section 5.04(9) a-l of the Zoning Criteria

- i. Safety, health, welfare and moral concerns involving the surrounding neighborhood.**
- ii. Parking and traffic considerations.**
- iii. Number of nonrelated employees.**
- iv. Number of commercial and business deliveries.**
- v. The general presumption of the Mayor and City Council that residential neighborhoods should not allow noncompatible business uses.**
- vi. Compatibility of the business use to the neighborhood.**



Section 5.04(9) a-l of the Zoning Criteria

vii. Hours of operation.

viii. Existing business uses in the vicinity.

ix. Effect on property values of surrounding property.

x. Circumstances surrounding neighborhood complaints.

xi. Intensity of the proposed business use.

xii. Location of the use within the neighborhood.



PLANNING STAFF RECOMMENDATION

Based on the analysis, staff recommends ***DENIAL*** of the Temporary Land Use Permit Request.





AGENDA ITEM MEMORANDUM

MEETING OF: May 11, 2026

DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: FY27 Budget Priorities Presentation - Finance Director
Karen Ellis

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. Council Presentation Budget Priorities FY2027



FY 2027 BUDGET PRIORITIES

William Tanks, City Manager

Karen Ellis, Finance Director



FY 2027 BUDGET CALENDAR

- April 20 – 30 Department Meetings / Finance Review
- May 1 – 10 Senior Management / City Manager Review
- May 11 Budget Priorities Review with Council
- May 13 City Council Receives Proposed Budget Presentation
- May 27 First Public Hearing
- June 10 Second Public Hearing / Budget Adoption

CITY COUNCIL PRIORITIES

- Fiscal Soundness
- Community Engagement
- Green Initiatives
- Housing Initiatives
- Managed Growth
- Technology & Innovation
- Responsible Development





PURPOSE OF MEETING

- To receive feedback and direction from City Council as we develop the FY 2027 Budget
- Review FY 2027 planning assumptions
- Understand General Government priorities as part of the City's service delivery and capital programs



PRIORITY DRIVEN BUDGETING

- Begins with review of priorities by Council at Annual Planning Conference
- City Manager holds budget meetings with department heads in April to review current year projections and requested enhancements
- Identify budget assumptions and make decisions that are data-driven, transparent and a reflection of Council's Priorities

FY 2027 BUDGET

GENERAL FUND





OPERATING ASSUMPTIONS

- Implement Class and Pay plan with approved additions
- Include 2.5% Cost of Living Adjustment for all City employees
- Include 6% of salaries invested in staff training & development
- Provide for 25% estimated increase to Insurance Plans
- Addition of Public Works department for CDOT oversight
- Transfer funding to new Grants Fund for future grant matches - \$100,000
- Continue Pay As We Go Funding for Capital Fund Budget - \$1,750,000
- Continue funding to build City vehicle fleet and IT infrastructure - \$1,250,000
- Provide funding for continued housing initiative and a police feasibility study as well as new initiative for urban redevelopment



FY 2027 DEPT BUDGET

- **INCREASE TO DEPARTMENT – 1.57%**
 - SLIGHT INCREASE TO DUES AND ADDITION OF COUNCIL NEWSLETTER
 - TRANSFER OF PLANNING CONFERENCE EXPENSE
 - TOTAL INCREASE - **\$7,700**

- APPROVED FY26 FTES – 1
- PROPOSED FY27 FTES – 1

CITY COUNCIL



FY 2027 DEPT BUDGET

MAYOR

- **DECREASE TO DEPARTMENT – 2.95%**
 - TRANSFER OF STATE OF THE CITY EXPENSES TO GENERAL ADMINISTRATION
 - TOTAL DECREASE - **\$15,000**

- APPROVED FY26 FTES – 3
- PROPOSED FY27 FTES – 3



FY 2027 DEPT BUDGET

CITY MANAGER

- **INCREASE TO DEPARTMENT – 59.65%**
 - REQUESTED ENHANCEMENT OF 1 ASSISTANT CITY MANAGER POSITION INCLUSIVE OF BENEFITS
 - TOTAL INCREASE - **\$474,100**

- APPROVED FY26 FTES – 4
- PROPOSED FY27 FTES – 5



FY 2027 DEPT BUDGET

CITY CLERK

- **INCREASE TO DEPARTMENT – 6.42%**
 - INCLUDES FULL YEAR OF NEW PT POSITION INCLUSIVE OF BENEFITS
 - ADDITION OF BOARDS/COMMITTEE SOFTWARE
 - TOTAL INCREASE - **\$27,050**

- APPROVED FY26 FTES – 2
- PROPOSED FY27 FTES – 3



FY 2027 DEPT BUDGET

FINANCE

- **INCREASE TO DEPARTMENT – 12.61%**
 - ADDITION OF COUNCIL APPROVED REVENUE MANAGER AND REQUESTED ENHANCEMENT OF 1 NEW CONTRACT SPECIALIST POSITION INCLUSIVE OF BENEFITS
 - INCREASE TO ANNUAL SOFTWARE RENEWAL FOR ERP AND PROCUREMENT SUPPORT SOFTWARE
 - TOTAL INCREASE - **\$173,240**

- APPROVED FY26 FTES – 7
- PROPOSED FY27 FTES – 8



FY 2027 DEPT BUDGET

LEGAL

- **NO CHANGE TO DEPARTMENT**

- APPROVED FY26 FTES – 0
- PROPOSED FY27 FTES – 0



FY 2027 DEPT BUDGET

INNOVATION & TECHNOLOGY

- **INCREASE TO DEPARTMENT – 11.34%**
 - CYBER SOFTWARE REQUEST RELATED TO GRANT APPLICATION
 - TOTAL INCREASE - **\$107,900**

- APPROVED FY26 FTES – 4
- PROPOSED FY27 FTES – 4



FY 2027 DEPT BUDGET

HUMAN RESOURCES

- **INCREASE TO DEPARTMENT – 23.56%**
 - ADDITION OF COUNCIL APPROVED HR SUPERVISOR POSITION INCLUSIVE OF BENEFITS
 - ENHANCEMENT REQUEST FOR PAY & COMPENSATION STUDY AND UPGRADE TO HRIS SOFTWARE
 - TOTAL INCREASE - **\$160,100**

- APPROVED FY26 FTES – 3
- PROPOSED FY27 FTES – 4



FY 2027 DEPT BUDGET

RISK MANAGEMENT

- **DECREASE TO DEPARTMENT – 10.59%**
 - CONTINUATION OF GENERAL, AUTO, PROPERTY DAMAGE, PUBLIC OFFICIALS, CRIME AND ADDITION OF CYBERSECURITY - \$76,000
 - TOTAL DECREASE - **\$9,000**

- APPROVED FY26 FTES – 0
- PROPOSED FY27 FTES – 0



FY 2027 DEPT BUDGET

- **DECREASE TO DEPARTMENT – 25.43%**
 - REDUCTION OF FT ADMIN ASSISTANT POSITION TO PT FACILITIES TECHNICIAN INCLUSIVE OF BENEFITS
 - DECREASE TO LEASEHOLD IMPROVEMENTS TO RENTED SPACES FOR RENOVATIONS
 - TOTAL DECREASE - **\$457,000**

- APPROVED FY26 FTES – 1
- PROPOSED FY27 PTES – 1

FACILITIES & PROPERTY MANAGEMENT



FY 2027 DEPT BUDGET

COMMUNICATIONS

- **INCREASE TO DEPARTMENT – 84.78%**
 - REQUESTED ENHANCEMENT OF 2 POSITIONS INCLUSIVE OF BENEFITS – DIGITAL COMMUNICATIONS SPECIALIST AND ADMINISTRATIVE ASSISTANT
 - OTHER ENHANCEMENTS INCLUDE CITY BRANDING, WEBSITE UPGRADES, AND ADVERTISING
 - TOTAL INCREASE - **\$495,150**

- APPROVED FY26 FTES – 3
- PROPOSED FY27 FTES – 5



FY 2027 DEPT BUDGET

GENERAL ADMINISTRATION

- **INCREASE TO DEPARTMENT – 94.16%**
 - INCLUDES FUNDING FOR HOUSING INITIATIVES AND POLICE FEASIBILITY STUDY
 - TRANSFER OF GMA CITY-WIDE DUES AND STATE OF THE CITY EVENT COSTS FROM OTHER DEPTS
 - ADDITION OF CONTINGENCY FUNDING - \$50,000
 - TOTAL INCREASE - **\$221,000**

- APPROVED FY26 PTES – 5
- PROPOSED FY27 PTES – 5



FY 2027 DEPT BUDGET

MUNICIPAL COURT

- **INCREASE TO DEPARTMENT – 36.22%**
 - FULL YEAR OF PREVIOUSLY APPROVED POSITIONS INCLUSIVE OF BENEFITS
 - TOTAL INCREASE - **\$264,700**

- APPROVED FY26 FTES – 3
- PROPOSED FY27 FTES – 6



FY 2027 DEPT BUDGET

PUBLIC WORKS

- **NEW DEPARTMENT**

- INCLUDES FUNDING FOR CONTRACTUAL OVERSIGHT OF INTERGOVERNMENTAL AGREEMENT WITH COBB DOT
- TOTAL ADDITION - **\$275,000**

- APPROVED FY26 FTES – 0

- PROPOSED FY27 FTES – 0



FY 2027 DEPT BUDGET

SUSTAINABILITY, GREENSPACE & BEAUTIFICATION

- **INCREASE TO DEPARTMENT – 69.32%**
 - ENHANCEMENT REQUEST FOR 2 NEW PT BEAUTIFICATION SPECIALISTS INCLUSIVE OF BENEFITS
 - INCREASE FOR MASTER PLAN AND HOUSEHOLD WASTE EVENT
 - ADDITION OF ROW BEAUTIFICATION AND SUPPLIES
 - TOTAL INCREASE - **\$333,700**

- APPROVED FY26 FTES – 2
- PROPOSED FY27 FTES – 2, PTES – 2



FY 2027 DEPT BUDGET

PARKS & RECREATION

- **INCREASE TO DEPARTMENT – 53.29%**
 - REPLACE FUNDING REPURPOSED IN FY2026 BUDGET AMENDMENT
 - RESTRUCTURE DEPT POSITIONS
 - INCREASE TO CITY EVENTS
 - TOTAL INCREASE - **\$436,400**

- APPROVED FY26 FTES – 7, PTES-5
- PROPOSED FY27 FTES – 7, PTES-5



FY 2027 DEPT BUDGET

COMMUNITY DEVELOPMENT

- **INCREASE TO DEPARTMENT – 20.56%**
 - REQUESTED ENHANCEMENTS OF 1 APPROVED POSITION AND 2 NEW POSITIONS INCLUSIVE OF BENEFITS FOR LAND DEVELOPMENT MANAGER, PERMIT COORDINATOR AND BUILDING INSPECTOR
 - INCREASE TO ANNUAL RENEWAL FOR BUILDING/CODE ENFORCEMENT/BUSINESS LICENSE SOFTWARE
 - INCREASE TO PROFESSIONAL SERVICES FOR ZONING ORDINANCES, UDC REWRITE, AND JOINT URBAN REDEVELOPMENT PROJECT WITH ECONOMIC DEVELOPMENT
 - TOTAL INCREASE - **\$581,400**

- APPROVED FY26 FTES – 18
- PROPOSED FY27 FTES – 20



FY 2027 DEPT BUDGET

- **INCREASE TO DEPARTMENT – 15.06%**

- REQUESTED ENHANCEMENT OF 1
ADDITIONAL OFFICER

- TOTAL INCREASE - **\$159,400**

- APPROVED FY26 FTES – 8

- PROPOSED FY27 FTES – 9

**CODE
ENFORCEMENT**



FY 2027 DEPT BUDGET

ECONOMIC DEVELOPMENT

- **INCREASE TO DEPARTMENT – 65.50%**
 - REQUESTED ENHANCEMENT OF 1 ADDITIONAL POSITION – SPECIAL PROJECTS COORDINATOR
 - INCREASE TO PROFESSIONAL SERVICES FOR JOINT URBAN REDEVELOPMENT PROJECT WITH COMMUNITY DEVELOPMENT
 - IGA SUPPORT FOR DEVELOPMENT AUTHORITY AND OTHER FUTURE AGENCIES - \$100,000
 - TOTAL INCREASE - **\$405,300**

- APPROVED FY26 FTES – 3
- PROPOSED FY27 FTES – 4

POSITION SUMMARY



Department	FY2026 Budget	FY2027 Budget	Increase / (Decrease)
City Council	1.0	1.0	0.0
City Mayor	3.0	3.0	0.0
City Manager	4.0	5.0	1.0
City Clerk	3.0	3.0	0.0
Finance & Administration	7.0	8.0	1.0
Information Technology	4.0	4.0	0.0
Human Resources	3.0	4.0	1.0
Facilities & Property Management	1.0	1.0	0.0
Communications	3.0	5.0	2.0
General Administration	5.0	5.0	0.0
Municipal Court	3.0	6.0	3.0
Public Safety	0.0	3.0	3.0
Public Works	0.0	0.0	0.0
Sustainability Greenspace & Beautification	2.0	4.0	2.0
Parks & Recreation	12.0	12.0	0.0
Community Development	18.0	20.0	2.0
Code Enforcement	8.0	9.0	1.0
Economic Development	3.0	4.0	1.0
Total	80.0	97.0	17.0



FY 2027 BUDGET

TREE & BEAUTIFICATION FUND

- Utilize existing funding for future planting and other beautification projects
- Review upcoming projects with Mayor and Council
- FY2026 Funding from General Fund - \$160,000
- **FY2027 Funding from General Fund - \$0**



FY 2027 BUDGET

OPERATING GRANTS FUND

- New Fund setup to track future grant awards and related projects
- General Fund support for grant match requirements
- **FY2027 Funding from General Fund - \$0**



FY 2027 BUDGET

- **SIX FLAGS SSD** – Maintain 3.5 mills for Tax Digest 2026
- **PUBLIC SAFETY SSD** – Certify millage rate to support City-wide public safety services

SPECIAL DISTRICT FUNDS



FY 2027 BUDGET

CAPITAL PROJECT FUND

- Continue Capital Contingency funding for future land acquisition / projects - \$750,000
- Continue Capital funding for city-wide IT software and equipment capital purchases - \$150,000
- Fund Capital implementation costs for Finance and Community Development enterprise software - \$500,000
- Continue Fleet Purchase and Replacement funding - \$600,000
- Establish project funding for existing City properties - \$1,000,000

- **FY2027 Funding from General Fund - \$3,000,000**



FY 2027 BUDGET

CAPITAL GRANTS FUND

- New Fund setup to track future capital grant awards and related projects with Federal and State entities, i.e. LMIG, CDBG, LCI, SS4A
- General Fund support for grant match requirements
- **FY2027 Funding from General Fund - \$100,000**



FY 2027 BUDGET

URBAN REDEVELOPMENT AGENCY FUND

- General Fund support for annual debt service requirements
 - Series 2024 - \$515,322.50
 - Series 2025 - \$458,587.50
- **FY2027 Funding from General Fund - \$973,910**



QUESTIONS ?