



CITY OF MABLETON, GEORGIA

Cobb Works Building

5656 Mableton Pkwy, Mableton, GA 30126

January 8, 2026, at 6:30 PM

Donte Philpot – Planning Commission Chair – District 1
Robin Meyer – Planning Commission Vice Chair -Mayor Appointment
Undriss Miller - Planning Commissioner -District 2
Vinis Walker – Planning Commissioner – District 6
Jeanette Hardee – Planning Commissioner – District 3
Carl Valenzano - Planning Commissioner -District 4
Cheryl Davis - Planning Commissioner – District 5

PLANNING COMMISSION SESSION MINUTES

1. CALL TO ORDER

The meeting was called to order at 6:30 pm by Chairman Philpot.

2. ROLL CALL

All Planning Commissioners were in attendance except Commissioner Davis.

3. APPROVAL OF MINUTES /APPROVAL OF AGENDA

Planning Commissioner Meyer made a motion to approve the November and December Planning Commission meeting minutes as amended.

Second by Planning Commissioner Walker. All approved.

Planning and Zoning Manager Chris Wheeler announced several zoning cases that will not be heard that evening. The following cases were either deferred, withdrawn or held;

REZ-2025-006 – Tax Parcel 18020100030 (Old Alabama Rd) and Tax Parcel 18025800020 (Cardell Rd) – Request to rezone 22 acres from R-20/OSC to RA-6 for the development of 101 single family detached homes. - Applicant is requesting a deferral.

Planning Commissioner Valenzano made a motion to defer REZ2025-006 to the February 5th Planning Commission Meeting. Second by Planning Commissioner Hardee. All approved.

REZ-2025-008 - Tax Parcel 19115100080 (5080 Brookwood Drive SW) - Request to rezone 1.98 acres from R-20 to NRC for the development of a convenience store with self-service fuel; tenant spaces/units - The applicant is requesting a deferral.

Planning Commissioner Meyer made a motion to defer REZ2025-008. Second, by Planning Commissioner Walker. All Approved.

TLUP-2025-004 - Tax Parcel 18039100080 (245 Hunnicut Rd) Applicant seeking a temporary land use permit for a dog-sitting business. Item to be held for lack of advertising and other requirements.

Planning and Zoning Manager Chris Wheeler told the planning commission the case would be held due to lack of advertising and failure to meet other requirements.

TLUP-2025-003 - 740 Veterans Memorial - Soccer League/Training Facility - Applicant to withdraw — No action needed.

Planning and Zoning Manager Chris Wheeler told the planning commission the applicant has withdrawn their application.

4. OLD BUSINESS

A. REZ-2025-006 – Tax Parcel 18020100030 (Old Alabama Rd) and Tax Parcel 18025800020 (Cardell Rd) – Request to rezone 22 acres from R-20/OSC to RA-6 for the development of 101 single family detached homes. - Applicant to request a deferral.

It was deferred by the Planning Commission earlier in the meeting. (See Approval of Minutes/Agenda Section)

5. NEW BUSINESS

A. REZ-2025-008 - Tax Parcel 19115100080 (5080 Brookwood Drive SW) - Request to rezone 1.98 acres from R-20 to NRC for the development of a convenience store with self-service fuel; tenant spaces/units - The applicant is requesting a deferral.

It was deferred by the Planning Commission earlier in the meeting. (See Approval of Minutes/Agenda Section)

B. TLUP-2025-004 - Tax Parcel 18039100080 (245 Hunnicut Rd) Applicant seeking a temporary land use permit for a dog-sitting business. Item to be held for lack of advertising and other requirements.

Item was held by City of Mableton Planning Staff earlier in the meeting. (See Approval of Minutes/Agenda Section)

C. TLUP-2025-003 - 740 Veterans Memorial - Soccer League/Training Facility - Applicant to withdraw — No action needed.

Item was withdrawn by City of Mableton Planning Staff earlier in the meeting. (See Approval of Minutes/Agenda Section)

D. REZ-2025-009 - Tax Parcel 18039000110 (6671 Mableton Parkway) - Request to rezone a 2.33-acre parcel to rezone from R-20 to NRC for commercial development.

Senior Planner Sunday Odudu presented the case.

The applicant presented their case and argument.

There was public support for the zoning case.

There was public opposition for the zoning case

Commissioner Walker made a motion to approve the rezoning per the request of the applicant. Motion failed for lack of second.

Commissioner Miller made a motion to deny the rezoning request and approve a temporary land use permit with staff stipulations. Seconded by Commissioner Hardee. Vice Chair Meyer made a motion to amend the motion by adding additional stipulations: vehicle repair, vehicle sales, emission inspection station, auto parts sale, new and use tire sales, and parking of vehicles of business not associated with the site will not be allowed. Any dumpster used on the property must be placed in a dumpster enclosure. Seconded by Commissioner Miller. Chairman Philpot added tobacco and vape sales as prohibitive uses. All approved except Commissioner Walker.

E. REZ-2025-010 - Tax Parcel 19083800130 (3710 Cedar Drive SW) - Request to rezone the subject property from R-20 to LRO for the development of an office building.

Planning and Zoning Manger Chris Wheeler presented the case.

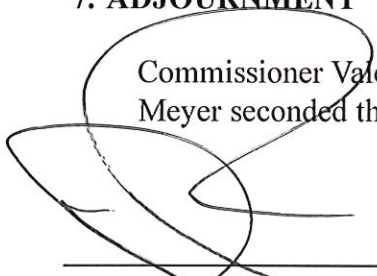
The applicant presented their case and argument.

There was public opposition for the zoning case

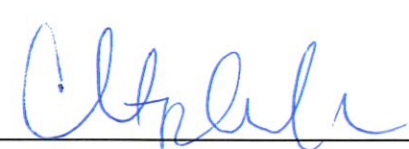
Commissioner Meyer made a motion to deny the rezoning request. Second by Commissioner Valenzano. All approved.

7. ADJOURNMENT

Commissioner Valenzano made a motion to adjourn the meeting. Commissioner Vice Chair Meyer seconded the motion. All approved.



Donte Philpot, Planning Commission Chair



Christopher Wheeler – Interim Secretary