



CITY OF MABLETON, GEORGIA

Cobb Works Building

5656 Mableton Pkwy, Mableton, GA 30126

June 5, 2025, at 6:00 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

Planning Commissioner Chair Philpot called the meeting to order.

2. ROLL CALL

Planning Commission Chair Philpot conducted the roll call and all were presented except for Planning Commissioner Cheryl Davis and Commissioner Vinis Walker

3. APPROVAL OF MINUTES

Planning Commissioner Chair Philpot opened the discussion to any commissioner who had questions.

Vice Chair asked Planning and Zoning Manager Mr. Wheeler if he received her edits of the May 6th Planning Commission Meeting minutes. Mr. Wheeler stated he received the notes and will accept the corrections.

Planning Commission Chair requested Mr. Wheeler to add amendments in the minutes to reflect the desire to have the elevations to submitted with the full application package. Mr. Wheeler stated he would go back and review the minutes to accurately reflect the conversation.

Vice Chair asked Mr. Wheeler if the minutes be voted on and Mr. Wheeler stated the minutes would be not be approved at this meeting until staff had made the suggested edits along with the prior meeting minutes. Vice Chair made a motion to defer the approval of the minutes until the correction are made. Second by Commissioner Hardee. All approved.

4. OLD BUSINESS

Planning and Zoning Manager presented the staff power point presentation. Mr. Wheeler provided updated information for the planning commission regarding the applicant's landscape plan and proposed building elevations. Mr. Wheeler provided staff

Planning Commissioner Chair Philpot opened the public hearing.

The applicant Pastor Goggins presented their case. The applicant provided information related to the applicant's church history, the history of the site design, the building elevation and the surrounding area. Applicants deferred the remainder of time for rebuttal.

No person signed up in opposition to the application

Chairman Philpot closed the public hearing and asked the planning commissioners if they had questions for the planning staff or the applicant

Commissioner Valenzano asked the applicant since the church building is smaller than the original will the façade be relatively similar or will it change. Pastor Goggin stated the front will be same, but that they had considered a metal building but decided to keep the front elevation to the same.

Vice Chair asked the applicant if the smaller church building architectural design would still have the same appearance from the street.

Chairman Philpot asked the applicant about the proposed tree island in the site plan and if the applicant would consider removing the trees from the island due to the potential tree species causing damage in the parking lot.

Commissioner Miller asked the applicant what is the percentage of the building elevation would be stucco. The applicant stated the sides and back would be stucco.

Vice Chair asked the applicant how much brick would be on the front and sides of the proposed building. The applicant stated the front half of the front elevation would be brick and rest of the side would be stucco. The sides of the building would be stucco. Vice Chair stated that it was her understanding of the Veterans Memorial Design Guidelines that front side has to be primarily brick and stucco was limited to 25% and asked if the façade is amenable to increase the amount of brick. The applicant stated what the applicant would adhere to code the requirement.

Vice Chair provided a brief history of the intent of the Veteran Memorial Highway Design Guidelines.

Commissioner Hardee asked staff if the planning commission could waive the design guidelines. Mr. Wheeler stated the planning commissioner could recommend waving the design guidelines.

Commissioner Valenzano expressed concern regarding waving the design guidelines would create a precedent. Chairman Philpot agreed with the statement.

Commissioner Hardee asked staff to confirm the required architectural design standard for the building. Staff agreed with the statement. Chairman Philpot read the several requirements from the Mableton Zoning Ordinance related to a church.

Chairman Philpot closed the public hearing.

Chairman Philpot asked the applicant what the timeline is for the church to be built. The applicant gave a timeline ranging from 6 months – 18 months.

Vice Chair asked staff if the Planning Commission approved the rezoning, then would the planning commission then be approving the variance. Staff stated no since the variance request was not advertised. Chairman Philpot asked staff should they include the parcel information in the condition to which staff stated no.

Commissioner Valenzano motioned to approved Rezoning Case-2025-001 with the recommended conditions one through nine in the staff report and add condition number 10 which included Cobb County DOT recommendation with the removal of Cobb County DOT condition number 3 “paying fee in lieu to comply with recommended County standards if constraints exist and subject to City of Mableton approval”. Second by Commissioner Miller. Vice Chair made a motion to amend the motion by adding two additional conditions “(1)Property to be developed in accordance with the site plan submitted March 13, 2025, and no expansion of the proposed building or additional building due to the lack of sewer capacity and (2)Building architectural design to be substantially similar to the design presented to the Planning Commission on June 5th, 2025, and except to be modified to meet the Veterans Memorial Highway Design Standards.” Commissioner Valenzano seconded the motion. All in favor. None opposed.

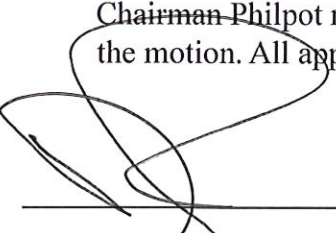
Chairman Philpot stated he will email staff related to a special call meeting in July.

5. NEW BUSINESS

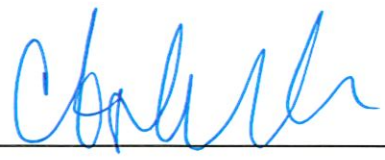
NONE

6. ADJOURNMENT

Chairman Philpot made a motion to adjourn the meeting. Commissioner Valenzano seconded the motion. All approved.



Donte Philpot, Planning Commission Chair



Christopher Wheeler – Interim Secretary