



CITY OF MABLETON, GEORGIA

Cobb Works Building

5656 Mableton Pkwy, Mableton, GA 30126

April 2, 2026, at 6:30 PM

District 1 - Donte Philpot – Planning Commission Chair

Mayor Appointment -Robin Meyer – Planning Commission Vice Chair

District 2 - Kim Blunt – Planning Commissioner

District 3 - Girard Geeter – Planning Commissioner

District 4 - Carl Valenzano – Planning Commissioner

District 5 - Cheryl Davis – Planning Commissioner

District 6 - Munzir Naqvi – Planning Commissioner

PLANNING COMMISSION REGULAR MEETING MINUTES

1. CALL TO ORDER

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

2. ROLL CALL

The following Planning Commissioners were in attendance:

- District 1 - **Donte Philpot** – Planning Commission Chair
- Mayor Appointment -**Robin Meyer** – Planning Commission Vice Chair
- District 3 - **Girard Geeter** – Planning Commissioner
- District 4 - **Carl Valenzano** – Planning Commissioner
- District 5 - **Cheryl Davis** – Planning Commissioner
- District 6 - **Munzir Naqvi** – Planning Commissioner
- **Absent:** District 2 – **Kim Blunt** – Planning Commissioner

3. APPROVAL OF MINUTES / APPROVAL OF AGENDA

- **Minutes:** The Commission considered the minutes from the March Planning Commission hearing. Commissioner Valenzano made a motion to defer the approval of the minutes to the May 7, 2026, hearing. Vote: Approved 6-0.
- **Agenda:** Commissioner Davis moved to reorder the agenda to move the Comprehensive Plan presentation to Section 5a. Second by Commissioner Meyer. Vote: 5-1; Nay by Commissioner Valenzano.

4. OLD BUSINESS (UNFINISHED BUSINESS)

REZ-2025-006 – Tax Parcel 18020100030 (Old Alabama Rd) and Tax Parcel 18025800020 (Cardell Rd) - Request to rezone 22 acres from R-20/OSC to RA-6 for the development of 94 single-family detached homes.

- Planning and Zoning Manager Christopher Wheeler formally requested to withdraw the application without prejudice as the applicant was not present for the meeting.
- Commissioner Meyer moved to approve the withdrawal without prejudice. Second by Commissioner Naqvi.
- **Action:** Approved 6-0.

5. NEW BUSINESS

A. Presentation of the City of Mableton 2045 Comprehensive Plan *(Item moved per agenda reordering)*.

- Mr. John Funny formally presented the comprehensive plan.
- **Action:** No action was taken.

B. **REZ-2026-002 – 640 South Gordon Road (Tax Parcel 18038500350)** - Request to rezone from R-20 to RD for a duplex development.

- Planning and Zoning Manager Christopher Wheeler presented the application. Staff recommend approval of request.
- The applicant Mr. Wiggle was present and presented their case.
- There was public comment in opposition to the application.
- The Commission raised concerns regarding rental management, parking, and architectural design.
- The applicant was instructed to provide a revised site plan, updated elevations, and a landscape plan showing canopy tree plantings.
- **Action:** Commissioner Valenzano moved to defer the application to the May 7, 2026, hearing. Second by Commissioner Meyer. Approved 6-0.

C. **REZ-2026-003 – 0 Stallion Parkway (Tax Parcel 19108000540)** - Request to rezone 3.5 acres from NRC to RSL for a 61-unit senior housing development.

- Christopher Wheeler presented the application. Staff recommend denial of the request.
- The applicant Pivotal LLC was present and presented their case.
- Commissioner Naqvi moved to extend public comments; seconded by Commissioner Geeter.
- There was public comment in support of the application.
- Commissioner Valenzano made a motion to recommend approval with staff stipulation (Exhibit A) and to amend Stipulation #1 regarding zoning reversion if tax credits are not received within two years, the zoning will revert to the original zoning classification. Seconded by Commissioner Geeter.
- Commissioner Meyer moved to require revised elevations (including gable roofing) and a revised site plan with outdoor amenities (picnic shelter, community garden, walking trail, covered porch, and sun deck with grill). Second by Commissioner Valenzano.
- **Action:** Both motions to revise stipulations and the site plan were approved 6-0. *See Exhibit A for full conditions.*

6. PROCEDURAL ITEMS

Discussion of Mableton Planning Commission Policy and Procedures

- The Commission discussed the formal adoption of operating policies and procedures.
- **Action:** No action was taken.

7. ADJOURNMENT

The meeting was adjourned at 8:30 pm.

Donte Philpot, Planning Commission Chair



Christopher Wheeler – Interim Secretary

EXHIBIT A

STIPULATIONS AND CONDITIONS OF APPROVAL

CASE NO: REZ 2026-03

APPLICANT: PIVOTAL LLC

PROPERTY: 0 STALLION PARKWAY SW (PIN 19108000540)

The approval of this rezoning from NRC to RSL is subject to the following conditions:

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

8. Agency Compliance: The development is subject to all comments and recommendations from the following departments:

- City of Mableton Fire Department.
- Water and Sewer Division.
- Stormwater Management Division.
- Cobb County Department of Transportation (DOT).

Staff recommendation with redline based on Planning Commission Motion.