



CITY OF MABLETON, GEORGIA

Cobb Works Building

5656 Mableton Pkwy, Mableton, GA 30126

May 07, 2026, at 6:30 PM

Donte Philpot – Planning Commission Chair – District 1

Robin Meyer – Planning Commission Vice Chair -Mayor Appointment

Kim Blunt - Planning Commissioner -District 2

Munzir Naqvi – Planning Commissioner – District 6

Girard Geeter – Planning Commissioner – District 3

Carl Valenzano - Planning Commissioner -District 4

Cheryl Davis - Planning Commissioner – District 5

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:

- **Cheryl Davis** – Planning Commissioner – District 5
- **Robin Meyer** – Planning Commission Vice Chair
- **Donte Philpot** – Planning Commission Chair – District 1
- **Carl Valenzano** – Planning Commissioner – District 4
- **Kim Blunt** – Planning Commissioner – District 2

Absent:

- **Girard Geeter** – Planning Commissioner – District 3
- **Munzir Naqvi** – Planning Commissioner – District 6

3. APPROVAL OF MINUTES AND AGENDA

Approval of Minutes

The Planning Commission considered the minutes from the March 05, 2026, and April 02, 2026 hearings.

Motion: Commissioner Meyer moved to approve the March and April meeting minutes.

Second: Commissioner Blunt.

Vote: Approved 5-0.

Result: Motion passed unanimously.

Approval of Agenda

Commissioner Davis moved to amend the agenda by moving the Comprehensive Plan presentation to Item 5(a).

Motion: Commissioner Davis moved to reorder the agenda.

Second: Commissioner Meyer.

Vote: Approved 5-1, with Commissioner Valenzano voting in opposition.

Result: Motion passed.

4. ORGANIZATIONAL AND PROCEDURAL ITEMS

a. Adoption of Mableton Planning Commission Policies and Procedures

The Commission discussed the proposed Mableton Planning Commission Policies and Procedures.

Motion: Commissioner Valenzano moved to adopt the Mableton Planning Commission Policies and Procedures.

Second: Commissioner Meyer.

Vote: Approved 5-0.

Result: Motion passed unanimously.

5. OLD BUSINESS (UNFINISHED BUSINESS)

a. Case No. REZ2026-002

Location: 640 South Gordon Road

Request: Rezoning from R-20 (Single-Family Residential) to RD (Residential Duplex)

Senior Planner, Sunday Odudu presented the staff report and summarized the application. Staff recommended Approval subject to conditions.

The applicants, Mr. and Mrs. Wiggles, presented the proposal and requested approval of the rezoning application, including permission for a Habitable Accessory Dwelling Unit (HADU).

Three individuals spoke in support of the application, while one speaker opposed the request, expressing concerns regarding the proposed HADU and requesting denial of that component of the application.

Commissioner Meyer expressed concerns regarding parking availability and access to the rear of the property. Commissioner Philpot raised concerns related to architectural design, residential density within the RD district, and the proposed HADU. Deputy Director Garver provided clarification regarding these concerns.

Vice Chair Meyer moved to approve the application subject to the staff-recommended stipulations and conditions, with revisions to Stipulation No. 3 requiring:

- A minimum two-car garage for each dwelling unit; and
- The final architectural design to be substantially consistent with the revised renderings submitted with the application.

Motion: Commissioner Meyer moved to approve REZ2026-002 with revised stipulations and conditions. See Exhibit A for full conditions.

Second: Commissioner Davis.

Vote: Approved 4-1, with Commissioner Valenzano voting in opposition.

Result: Motion passed.

6. NEW BUSINESS

a. Case No. TLUP2026-001

Location: 71 Hillcrest Drive

Request: Temporary Land Use Permit to park six (6) vehicles on a residential property.

The application was continued to June 4, 2026, Planning Commission public hearing.

b. Case No. TLUP2025-004

Location: 245 Hunnicutt Road

Request: Temporary Land Use Permit for a dog-sitting business.

City Planner, Latemia Richards presented the application. Staff recommended Denial.

Code Enforcement Supervisor, Innocent Martine addressed the Planning Commission of ongoing code violation issues on the subject site.

The applicant, Mr. Kevin Ortega, presented his application.

No additional individual spoke in support of the application, while one speaker opposed the request, expressing concerns regarding noise pollution and other health related impacts on adjoining properties.

Commissioner Davis expressed concerns regarding:

- The maximum duration allowed under a Temporary Land Use Permit;
- The applicant's long-term intent for commercial activity on the property; and
- The use of kennel facilities.

Commissioner Meyer raised concerns regarding:

- Business operations;
- Client activity; and
- Proposed days and hours of operation.

Motion: Commissioner Valenzano moved to deny Temporary Land Use Permit application TLUP2025-004.

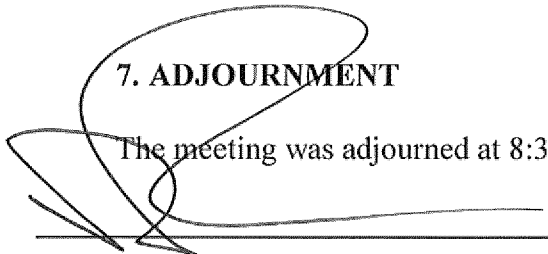
Second: Commissioner Blunt.

Vote: Denial approved 5-0.

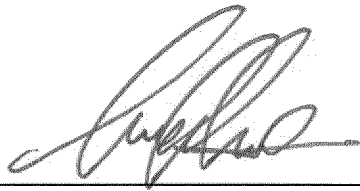
Result: Motion passed unanimously.

7. ADJOURNMENT

The meeting was adjourned at 8:30 pm.



Donte Philpot, Planning Commission Chair



Sunday Odudu – Interim Secretary

EXHIBIT A

STIPULATIONS AND CONDITIONS OF APPROVAL

Case No.: REZ2026-002

Applicant: Quinton Wiggles

Property: 640 South Gordon Road (PIN 18038500350)

1. A minimum ten-foot undisturbed landscaped buffer shall be maintained adjacent to all residentially zoned properties. The buffer shall be subject to review and approval by City staff.
2. All required buffers shall be continuously maintained by the property owner to ensure compliance with applicable standards and intended screening objectives.
3. The development shall adhere to the Modern Farmhouse architectural style and construction standards presented in the revised application, including the updated site plan and elevations submitted on April 17, 2026. The duplex shall be designed to resemble a single-family residence and shall include a minimum two-car garage for each dwelling unit.
4. Total residential density shall remain consistent with the requirements of the RD (Residential Duplex) zoning district. Development shall be limited to one duplex structure containing two dwelling units.
5. No Habitable Accessory Dwelling Unit (HADU) shall be permitted on the subject property. Any accessory structure proposed on the site shall be subject to staff review and approval.
6. Maximum impervious surface coverage shall not exceed 40 percent of the site area.
7. The development shall comply with all applicable requirements and recommendations from Cobb County Water and Sewer, Stormwater Management, Fire Services, and the Department of Transportation.
8. The site shall comply with all erosion and sedimentation control requirements. If a Land Disturbance Permit is not obtained within six months of approval, the property shall be stabilized and replanted as necessary to satisfy minimum tree preservation and replacement requirements.
9. Additional right-of-way shall be dedicated within twelve (12) months of zoning approval to provide a minimum of forty (40) feet from the roadway centerline. Access to the site shall be limited to one driveway.
10. The Land Disturbance Permit application shall include a revegetation plan addressing areas of the site that were previously cleared and graded without authorization.