



CITY OF MABLETON, GEORGIA

Cobb Works Building

5656 Mableton Pkwy, Mableton, GA 30126

December 4, 2025, 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 Walker.

3. APPROVAL OF MINUTES /APPROVAL OF AGENDA

Planning Commissioner Valenzano made a motion to defer the November Planning Commission meeting minutes until the December meeting.

Second by Planning Commission Vice Chair Meyer. All approved.

Planning Commission Chair Vice Meyer made a motion to amend the Dec 4th meeting agenda by placing 5(A) ahead of 4(A) and creating new number 6. Discussion of 2026 PC Work Session and renumbering six (6) to number seven (7).

The motion was seconded by Commissioner Hardee. All approved.

4. OLD BUSINESS

A. REZ-2025-004 - 6851 Queen Mill Road (Tax Parcel 18040500240) - Request to rezone 4.0-acre parcel from R-20 to R-15 for the development of six (6) single-family detached homes.

Planning and Zoning Manager Chris Wheeler presented the case.

There were public comments in opposition.

Planning Commission Vice Chair Meyer made a motion to recommend approval of REZ-2025-004 with stipulations. The motion was seconded by Commissioner Hardee. All approved

5. NEW 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.

Planning and Zoning Manager presented the applicant for REZ-2025-006 – Tax Parcel 18020100030 (Old Alabama Rd) and Tax Parcel 18025800020 (Cardell Rd) to requested a deferral of their application to host a community meeting.

Planning Commissioner Chair Philpot made a motion to defer REZ-2025-006. All approved.

B. REZ-2025-005 – 4470 Floyd Drive (Tax Parcel 19100100060) – Request to rezone a 0.5-acre parcel from R-20 to RD for the development of a duplex project.

Planning and Zoning Manager Chris Wheeler presented the case.

There were public comments in opposition.

Planning Commissioner Valenzano made a motion to recommend approval of REZ2025-005 with the stipulations. Second by Planning Commissioner Vice Chair Meyer. Planning Commissioner Vice Chair made a motion to amend the motion to add additional stipulations. Second by Planning Commissioner Davis. All approved the motion. Planning Commissioner Philpot made a motion to amend the motion to add additional stipulations, second by Planning Commissioner Hardee. Planning Commissioner Vice Chair Meyer made a motion to amend the motion to add additional stipulation. All approved.

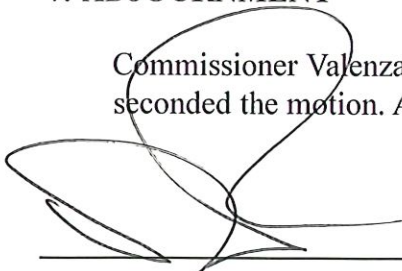
6. APPROVAL OF 2026 PLANNING COMMISSION WORK SESSION/REGUALR SCHEDULE MEETING

Planning and Zoning Manager Chris Wheeler presented the item

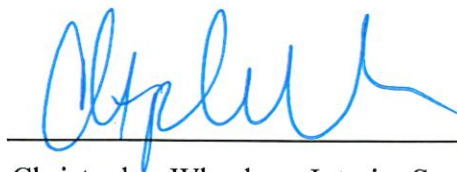
Commissioner Hardee made a motion to approve the 2026 Planning Commission Work Session (start time at 4pm) and Regular Schedule Meeting (start time at 6:30 pm). Second by Commissioner Davis. All approved.

7. ADJOURNMENT

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



Donte Philpot, Planning Commission Chair



Christopher Wheeler – Interim Secretary