

CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
July 8, 2024 @ 6:30 PM

The Honorable Michael Owens, Mayor
The Honorable Ron Davis, District 1 Councilmember
The Honorable Dami Oladapo, District 2 Councilmember
The Honorable Keisha Jeffcoat, Mayor Pro Tem/District 3 Councilmember
The Honorable Patricia Auch, District 4 Councilmember
The Honorable TJ Ferguson, District 5 Councilmember
The Honorable Debora Herndon, District 6 Councilmember

CITY COUNCIL SPECIAL CALLED MEETING - **WORK SESSION AGENDA**

1. **CALL TO ORDER** Mayor Michael Owens
2. **ROLL CALL**
3. **AGENDA ITEMS AND DISCUSSION**
 - a. **Planning and Zoning Transition and Comprehensive Plan Discussion**
 - b. **Pension Plan Update**
4. **ADJOURNMENT**

City of Mableton

Zoning Transition Presentation

July 8, 2024

ITBS

Rob Hosack

Chris Miller



Objectives

Facilitate a smooth transition in re-adoption of Cobb County Zoning Ordinance into a City of Mableton Ordinance with minimal disruption and extraction of provisions that are not relevant to Mableton.

Incorporate best practices into ordinance, based on lessons learned.



Overarching Principles

Combine/shorten (where appropriate) various articles in Cobb County's current zoning ordinance to reduce redundancy and duplicative provisions.

Where possible, shorten by referencing applicable statute versus copying and pasting/insert.

Identify applicable zoning districts to include and exclude from Cobb's zoning ordinance (via GIS).

Overarching Principles

Develop individual district regulations by setting uniform standards for all residential, commercial and industrial districts (same as Cobb's).

Identify any conflicting ordinance provisions for Mayor and Council to make decisions in advance of finalizing draft of MZC.

Develop new organizational structure for MZC to facilitate a user-friendly flow of ordinance provisions.

Identify tasks for City Attorney that are necessitated by the adoption of a new zoning ordinance.

Overarching Principles

Maintain all definitions and district regulations as they currently are applied to the property by the Cobb County Zoning Ordinance so as not to grandfather uses or create any nonconforming uses.

Incorporate the Mableton Form-Based Code and the South Cobb Implementation Strategy into the MZC.

Inquire as to recommended numbering system to be utilized for MZC.

Questions for Mayor & Council-Direction Forward

- Permitted Uses
 - Mindset is making sure adoption of new ordinance does not cause harm to property owner by creating a non-conforming status unintentionally.
 - Cobb ordinance currently provides permitted use regulations in both an overall chart and within each individual zoning district. Chart is the controlling document. Currently some conflicts exist.
- Council preference for city department names of planning, zoning and code enforcement.
- Council preference for department head names, i.e., Community Development Director, Zoning Division Manager.



Questions for Mayor & Council-Direction Forward

- Conflicting definitions for one term/use, i.e.-two definitions of the same item.
- Conflicting regulations for Self Service Storage Facilities.
 - Including confusion as to accepting new applications for such.
- How do we want to number/organize the new zoning ordinance.
- Prohibition (in county ordinance) from accepting new PRD rezoning applications. Do we want to follow same?
- Condominiums and High-Rise Apartments; where to put them.

Questions for Mayor & Council-Direction Forward

- CF (future commercial) and IF (future industrial)
- Major roadways (as it relates to where to allow for oversized signs). Cobb ordinance may include some roads not within our city limits. Do we want to enhance current Cobb language to include some select major roads inside the city limits?
- Regulations for amenities and rec areas and pools in SC (Suburban Condominium) District-correct an omission of such in Cobb Ordinance.
- Chart denoting parking requirements omits about 6 uses (that are in permitted use chart). Council or consultant to determine?



Questions for City Attorney (perhaps M&C as well)

- Does city anticipate adopting a peddler's ordinance?
- Does city anticipate adopting a licensing ordinance for alcohol?
- Does city anticipate adopting a licensing ordinance for sexually oriented businesses?
- Does city anticipate adopting a tree preservation and replacement ordinance?
- Does city want to adopt county or its own fees schedule?

Questions for City Attorney (perhaps M&C as well)

- How will Metropolitan River Protection Act (MRPA) provisions be administered?
- Does city anticipate having a Tree Replacement Fund?
- Administration and correct reference to Mableton Parkway/Veterans Memorial Highway Design Overlay District.
- Administration and correct reference to Austell Road Design Overlay District.

Anticipated Tasks/Deliverables Moving Forward

Task/Deliverable	Participants	Target for Completion	Council Asks/Needs
Preliminary Analysis and Framework Development Task 1	M&C City Staff Consultants	7-8-24	Yes
Preliminary Draft Ordinance Task 1	M&C City Staff Consultants	7-22-24	Possibly-If needed 8-12-24 and 8-26-24
Ongoing Advisement Task 2	City and County Staff Consultants	Ongoing	Possibly-TBD
Creation of Related Documents, SOP's, Fees Task 3	City and County Staff Consultants-including IT-Gov't Pilot Software	8-23-24	Yes-8-26-24
Implementation Task 4	M&C City Staff Consultants Citizens	9-15-24	Yes Potential adoption of new ordinance

Questions and Comments

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