



CITY OF MABLETON, GEORGIA

Cobb Works Building

5656 Mableton Pkwy, Mableton, GA 30126

June 4, 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

Girard Geeter – Planning Commissioner – District 3

Carl Valenzano - Planning Commissioner -District 4

Cheryl Davis - Planning Commissioner – District 5

Munzir Naqvi – Planning Commissioner – District 6

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
- **Munzir Naqvi** – Planning Commissioner – District 6

Absent:

- **Girard Geeter** – Planning Commissioner – District 3

3. APPROVAL OF MINUTES AND AGENDA

Approval of Minutes

The Planning Commission considered the minutes from May 07, 2026, hearings.

Motion: Commissioner Meyer moved to approve May 07, 2026, meeting minutes.

Second: Commissioner Valenzano.

Vote: Approved 6-0.

Result: Motion passed unanimously.

4. OLD BUSINESS (UNFINISHED BUSINESS)

None

5. NEW BUSINESS

a. 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.

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

Two additional individuals spoke in support of the application affirming Mr. Ortega's professionalism and affordable dog-sitting operations in the city of Mableton.

Motion: Planning Commission Chair Philpot entertained a motion to add ninety (90) seconds to the public comments session to allow more people to speak in support and in opposition to the application.

Second: Commissioner Blunt.

Vote: Approved 6-0.

Result: Motion passed unanimously.

One additional speaker spoke in support of the application, citing the quality and professionalism of the services provided by the applicant's dog-sitting business.

One speaker spoke in opposition to the request, expressing concerns regarding the compatibility of the proposed business operations with the surrounding residential neighborhood.

Chair Philpot closed the public comment session and opened the public hearing for deliberation and comments by the Planning Commissioners.

Commissioner Philpot inquired whether a limit could be established on the number of animals permitted for boarding or kenneling at the site.

Commissioner Blunt asked a question regarding the difference in requirements for dog kenneling vs dog sitting.

Commissioner Blunt asked if the applicant would entertain only pet-sitting and ceasing kennel activity on the property

Commissioner Meyer acknowledged the letters of support submitted for the application but expressed concerns regarding:

- The intensity of the proposed business operations.
- The applicant's ability to maintain compliance with applicable code requirements.
- The potential negative impact of the property's commercial appearance on the surrounding neighborhood.

Commissioner Valenzano expressed concerns regarding:

- The suitability of the proposed business within the residential neighborhood.
- The applicant's prior code violation cases and reports.

Commissioner Davis concurred with the concerns raised by Commissioners Meyer and Valenzano and further expressed concerns regarding:

- The appropriateness of the proposed location for the business.
- The lack of a long-term plan to relocate the business to a permanent commercial location.

Commissioner Naqvi concurred with the concerns expressed by the other Commissioners and raised additional concerns regarding:

- The precedent that approval of the request could establish.
- The suitability of the proposed location for the dog-sitting business.

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

Second: Commissioner Davis.

Vote: Denial approved 6-0.

Result: Motion passed unanimously.

7. ADJOURNMENT

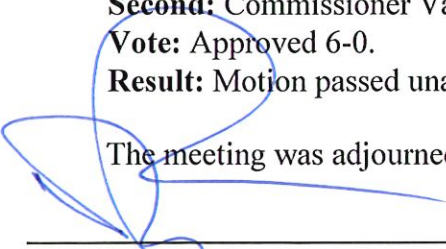
Motion: Commissioner Philpot moved to adjourn the meeting.

Second: Commissioner Valenzano.

Vote: Approved 6-0.

Result: Motion passed unanimously.

The meeting was adjourned at 7:25 pm.



Donte Philpot, Planning Commission Chair



Sunday Odudu – Interim Secretary

