# CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Mableton, GA 30168
June 8, 2026 at 6:30 PM

The Honorable Michael Owens, Mayor
The Honorable Ron Davis, Mayor Pro Tem/District 1 Councilmember
The Honorable Michael McNeely, District 2 Councilmember
The Honorable Keisha Jeffcoat, District 3 Councilmember
The Honorable Cassandra Brown, District 4 Councilmember
The Honorable TJ Ferguson, District 5 Councilmember
The Honorable Debora Herndon, District 6 Councilmember

## CITY COUNCIL WORK SESSION MINUTES

**1. CALL TO ORDER**

Mayor Owens called the meeting to order at approximately 6:38pm.

**2. ROLL CALL**

Mayor Owens affirmed that all were present, and a quorum was met. City Clerk Hiott noted for the record. City Attorney Walker-Ashby was running late due to car trouble.

**3. INVOCATION**

Invocation was led by City Manager Tanks.

**4. PLEDGE OF ALLEGIANCE**

Pledge of Allegiance was led by City Solicitor Flynn Broady.

**5. AGENDA ITEMS AND DISCUSSION**

**a. Creekside Village Affordable Housing Project Presentation - Karaey Davis - Economic Development Program Manager, Jason Gaines - Mableton Development Authority Chairman , Dan Buyers - McWhirter Realty Partners, James Pitts - Greenwood CRE, and Adam Brock - Brock Built Homes**

Mayor Owens announced the item and recognized Economic Development Program Manager Karey Davis, who introduced Mableton Development Authority Chairman Jason Gaines.

Mr. Gaines provided background information on the Creekside Village project. He explained that the property was formerly the Magnolia Crossing Apartments, located at 496 Flags Drive, which had experienced major public safety issues in the past. He further explained that, through a County redevelopment bond, the property was acquired by the South Cobb Redevelopment Authority (SCRA), now known as the Mableton Development Authority. The SCRA (now the Mableton Development Authority), along with the Marietta Housing Authority, assisted with the relocation of residents, and the apartment buildings were subsequently demolished.

Mr. Gaines discussed the purchase of an additional 38 acres, bringing the total project area to 50 acres. Redevelopment efforts were delayed due to unfavorable market conditions. A market study conducted during the 2019–2020 timeframe identified the need for additional housing to generate and attract the retail and service development desired by the community. More recently, within the last two years, a bid process indicated a desire to establish additional residential development, particularly owner-occupied housing, in the area. Through that process, Brock Built Homes was selected as the developer.

Mr. Gaines reported that, to date, the Mableton Development Authority has entered into a non-binding agreement with Brock Built Homes to establish the framework for the proposed development. The development will include a minimum of 209 housing units, consisting of a mix of townhomes and single-family homes. At least 20 percent of the units, or a minimum of 42 homes, will be designated as affordable housing units.

Mr. Gaines recognized Dan Buyers of McWhirter Realty. Mr. Buyers stated that he and his partner, James Pitts of Greenwood CRE, were pleased to have represented the Urban Redevelopment Authority, the Mableton Development Authority, and previously the South Cobb Redevelopment Authority.

Mr. Buyers noted that the South Cobb Redevelopment Authority donated 15 acres south of the creek to Cobb & Douglas Public Health to support the addition of much-needed medical services in an area considered a medical desert. He discussed the competitive selection process for the development, noting that nearly 20 proposals were received. After interviews and evaluations narrowed the field to three finalists, the Mableton Development Authority selected Brock Built Homes as the developer.

Mr. Buyers then introduced Adam Brock of Brock Built Homes. Mr. Brock provided an overview of Brock Built Homes, describing it as a family-owned, full-service development company that manages projects from land development through home sales and warranty service. He highlighted the company's successful partnership with the Atlanta Housing Authority and HUD to redevelop the former Perry Homes site, now known as West Highlands, and expressed his excitement about working with the City of Mableton. Mr. Brock also discussed Brock Built's approach to affordable housing, noting that affordable homes are built to the same standards and finishes as market-rate homes and are sold at subsidized prices, allowing homeowners to gain immediate equity. He noted that while many affordable and mixed-income developments focus on rental housing, fewer projects involve for-sale housing. Mr. Brock distinguished between affordable rental housing, which focuses on long-term affordability, and affordable for-sale housing, which is intended to help buyers build equity and move beyond affordability programs in future home purchases. Mr. Brock explained the subsidy structure, noting that Brock Built provides all project financing and does not request City grant funding. Instead, the City contributes land as part of the partnership. He stated that Brock Built develops the property and, upon homes sales, the City is paid for the land. He also briefly described the base value structure and overall financial process.

Mr. Brock referenced the Creekside Village PPP Affordable Housing Project brochure and explained that the "penciled" site plan shows 216 units, while the current project description reflects 209 units due to ongoing engineering, permitting, and approval processes. He noted that the plan allows flexibility to adjust to site conditions and potential minor land changes, which may impact unit count and layout. He also stated that the 20 percent affordable housing requirement is based on the final approved unit yield. Mr. Brock added that the project summary is included in the agenda packet. Mr. Brock noted that the project is in the early stages, with significant engineering and related work required prior to breaking ground.

Council questions and answers followed.

Councilmember Jeffocat asked for clarification on the 20% affordable housing requirement. Mr. Brock and Mayor Owens explained the use of deed-restricted covenants and noted the project is a voluntary partnership rather than mandated inclusionary zoning.

Councilmembers inquired about project timing. Mr. Brock stated permitting and engineering would take approximately 90–100 days, followed by final approvals. He projected one year of horizontal development, three to five years of vertical construction, and a total completion timeline of five to seven years. He estimated a housing mix of roughly 90 single-family homes and 126 townhomes (about 40/60), with unit sizes ranging from approximately 1,400 to 2,800 square feet, subject to refinement. Regarding retail, Mr. Brock stated none is currently planned, as the project is primarily residential. Staff noted prior studies and site constraints that may limit retail viability, though increased housing could support future retail in the broader area. Mr. Brock also described preliminary lot sizes and potential amenities, including open-air pavilions and green space, with details to be refined in future site plan phases.

Mayor Owens asked if there were any additional questions. There were none.

**b. Mableton Municipal Court - Biannual Municipal Court Report — Chief Judge Che A. Karega, II, Court Administrator Mallory Minor, and City Solicitor Flynn Broady**

Mayor Owens announced the item and recognized Court Administrator Mallory Minor, along with Honorable Chief Judge Che Karega and Solicitor Flynn Broady. Mrs. Minor provided an overview of court operations, accomplishments, and ongoing initiatives.

Administrator Minor presented information on the Georgia Judiciary System, Georgia Judiciary boundaries map, Georgia Bureau of Investigation map, GBI compliance and audit processes, the Administrative Office of the Courts report, and the quarterly report for Professional Probation Services. She also highlighted the passage of Georgia General Assembly House Bill 304, recognizing the Municipal Court Clerks Association, and House Bill 1452, establishing a technology fee. Additional updates included the Court's partnership with Procivica, recent staffing hires, and events hosted and attended by the court team.

Councilmember Herndon asked if there was a reduction to the technology fee, and Administrator Minor responded. Councilmember Jeffcoat inquired about the status of virtual court, and Administrator Minor stated it is operating successfully, with plans to implement a hybrid court option in the future. Councilmember Jeffcoat also asked about the anticipated opening of the court building. Administrator Minor and City Manager Tanks responded that it is expected between July and August.

City Manager Tanks requested that Administrator Minor provide an update on court compliance and accomplishments. Solicitor Broady responded, noting that the court's primary focus is compliance and cleaning up the City.

Councilmember Ferguson asked about probation for ordinance violations. Solicitor Broady explained it functions primarily as a payment plan but will evolve as the City begins handling misdemeanors and traffic cases. Councilmember Ferguson also asked what is needed for the court to be fully operational. Court Administrator Minor responded with the requirements for achieving full compliance. Councilmember Herndon asked what is needed for the City to expand court services. Administrator Minor responded that additional support for the Solicitor and Judge is needed. City Manager Tanks emphasized that the court was established with the intent of being fully functional. Councilmember Ferguson requested clarification on the cost of the court's needs and expenditures to date. City Manager Tanks noted the costs were approved prior to the budget year through an amendment. Administrator Minor added that the funds are included in the professional services and solicitor's budget.

City Manager Tanks requested an explanation of how case volume is managed. Solicitor Broady responded that the City is currently staffed to handle approximately 1,000 to 2,000 cases. Administrator Minor added that staffing remains critical, as most cases are adjudicated by City staff. Councilmember Brown asked what additional resources are needed for the Court to manage the anticipated increase in caseload.

Mayor Owens stated that the City's Municipal Court is empowered by the State to operate like any other court. He emphasized that no additional services have been added beyond what is authorized by state law, which also determines where cases are heard. He noted that, once fully operational, the court is expected to handle all matters permitted under state law for municipal courts.

City Manager Tanks noted that the Municipal Court went live in November of the previous year and is currently transitioning to a hybrid model. Councilmember Ferguson asked about procedural differences between virtual and in-person court, and Solicitor Broady responded that operations are the same. Councilmember Herndon inquired whether the court would remain virtual or transition to in-person hearings, and Administrator Minor stated the City is moving toward a hybrid model to support efficiency and innovation.

Mayor and Council thanked Administrator Minor and the court staff for their work. Councilmember Ferguson requested additional information on case management and compliance.

Councilmember Ferguson asked about probation services. City Attorney Walker-Ashby and City Manager Tanks explained the probation process, noting that it is intended to ensure due process protection while providing the City flexibility in enforcement and sentencing.

**c. Townhall Process - Communications Director Gregory Woods**

Mayor Owens announced the item and recognized Communications Director Gregory Woods. City Manager Tanks noted that the presentation was in response to a request from Council. Director Woods presented the Town Hall Request Process and Protocol, outlining a standardized process for planning and executing town halls on behalf of the Mayor and Council. The presentation is included in the official record. He noted that the Communications Department's goal is to ensure the City's town hall events are well-staffed, appropriately promoted, well-prepared, and responsive to residents.

Director Woods highlighted the Communications Department's needs for coordination with Council, including adequate notice, key information, and creative direction. He requested that Council provide at least six weeks' notice when requesting a town hall event and outlined key steps in the planning and preparation process.

Director Woods emphasized the roles of the Council Assistant, Communications Department, and City Directors in supporting town hall events. He outlined best practices for annual planning and noted these guidelines apply to other City-hosted events. He requested that Council incorporate town hall planning into the budget cycle.

Councilmember Ferguson requested clarification on the notice requirement. City Manager Tanks emphasized that the process is a recommendation to improve efficiency and encourage annual planning of town halls. Councilmember Jeffcoat asked whether Council was involved in developing the policy and if the policy was solidified. Director Woods clarified the six-week notice is intended to allow adequate preparation and is flexible.

Councilmembers discussed scheduling flexibility, attendance expectations, and coordination. The City Manager noted that an additional executive assistant will support Council with event planning in coordination with the Communications Department. Several Councilmembers expressed support, and the Communications Department was commended.

No formal action was taken on the item.

**d. TLUP 2025-004 - 245 Hunnicut Rd- Parcel ID 18039100080 - Request for temporary land use permit for a dog sitting business in the RA-4 (Single Family Residential) zoning district. Community Development Director - Michael Hughes**

Mayor Owens announced the item and recognized Deputy Director Tina Garver to present. The presentation is available on record. Deputy Director Garver provided background information regarding the application, stating that the request was for a Temporary Land Use Permit (TLUP) to allow the property owner to continue operating a dog sitting and kennel service. She stated that the property owner does not have an authorized business license and that both the Planning Commission and city staff recommended denial of the request.

Deputy Director Garver stated that the property is zoned RA-6 (Single-Family Residential) and within a residential area, making the business use incompatible with the current zoning designation. She noted that the case originated from a Code Enforcement complaint related to noise violations and operation without a business license. Additional code violations involving outdoor storage were noted. Mrs. Garver reviewed the zoning map and Future Land Use Map— low density residential. She also reviewed an aerial image of the property and identified several trailers and a potential storage use that are not permitted. Finally, she reviewed the surrounding properties map, floor plan, and the criteria considered in evaluating the application.

Deputy Director Garver provided additional information regarding the business operations and background, noting that the property is currently subject to code violations. She stated that staff had received correspondence both in support of and in opposition to the application and noted that a hearing was scheduled for later in the month.

Councilmember Ferguson asked about the intention of the TLUP and what will happen after it has expired. Deputy Garver indicated that the applicant does not currently have a plan beyond the two years, and he would like to stay at the property long term.

Councilmember Ferguson asked whether the business was allowed to continue operating without a valid business license. Deputy Director Garver confirmed it is still operating, but Code Enforcement has initiated violation proceedings. The City Manager provided additional clarification, and Deputy Director Garver stated she would provide an update on the status of the operation and the code enforcement violation status.

**e. Presentation on GDOT Local Road Assistance Funds FY 2026 Application - Director Michael Hughes**

Mayor Owens announced the item and recognized Community Development Director Michael Hughes, who presented the proposed GDOT Local Road Assistance grant application. Director Hughes reported that no local match is required and that applications are being accepted through June 15. The provided documentation is available in the record.

Director Hughes provided a list of roads recommended by Cobb DOT for funding based on a pavement assessment and noted that Brookwood Road was specifically recommended. He stated that the estimated cost to mill, patch, and resurface the roadway is $990,000. Councilmember Ferguson inquired about upcoming work in the area and how it may impact the proposed project if selected.

Director Hughes noted that Cobb County will bid out its resurfacing project and has asked the City whether it wishes to participate in the bidding process. Councilmember Ferguson inquired whether a traffic study could be requested from Cobb County. Director Hughes stated that he would obtain additional details and provide further information regarding the work currently being conducted in the area.

Director Hughes requested that the item be placed on the Consent Agenda for Wednesday's meeting. Councilmember Ferguson opposed the request until additional information is provided with regard to his previous questions. Mayor Owens confirmed the placement of the item on the Consent Agenda for Wednesday's meeting, and Director Hughes stated he would attempt to provide responses to the outstanding questions prior to the meeting.

Councilmember Fergsuon asked about the required reports and compliance measures and whether they have been met. Director Hughes and City Clerk Hiott responded that the City is compliant.

Director Hughes also advised Council of an upcoming opportunity to apply for Local Maintenance and Improvement Grant (LMIG) funding in July and noted that the City will be applying for the funding and expected to receive its own LMIG allocation.

No formal action was required on this item.

**f. First Read - An Ordinance Amending Chapter 2, Administration, of the City Code of Ordinances and for Other Lawful Purposes - City Attorney Emilia Walker-Ashby**

This First Read of the ordinance was added following the Executive Session.

**Motion** was made by Councilmember Herndon to amend the agenda to have a first read of an ordinance amending Chapter 2, Administration of the City of Mableton Code of Ordinances (adding Item 8A). Councilmember Ferguson seconded. The motion was approved 7-0.

City Attorney Walker-Ashby explained that the ordinance would amend Chapter 2 Administration by creating Article 2. Councilmember Herndon asked for clarification regarding the change. The ordinance has been emailed to the Council for review. This item will appear on Wednesday's agenda.

## 6. PRE REGULAR MEETING AGENDA REVIEW

Mayor Owens led a general review of the regular agenda items. There was discussion about whether to leave the Consent Item 10f under Consent. Community Development Director Michael Hughes will get additional information prior to the Regular Meeting. For now, the item is to remain on the Consent Agenda.

## 7. ANNOUNCEMENTS

None.

## 8. EXECUTIVE SESSION (IF NEEDED) FOR LITIGATION (O.C.G.A. 50-14-3(B)(1)(A)REAL ESTATE(O.C.G.A. 50-14-3 (B)(1)) PERSONNEL ( O.C.G.A. 50-14-3 (B)(2)) AND MISC. EXEMPTIONS ( O.C.G.A. 50-14-3 (B)(4)&(5))

**Motion** was made by Councilmember Jeffcoat and seconded by Councilmember McNeely to go into Executive Session for litigation, real estate, and personnel. The motion passed unanimously. Yeas: Davis, McNeely, Jeffcoat, Brown, Ferguson, Herndon and Owens (9:02pm)

**Motion** was made by Councilmember Herndon and seconded by Councilmember Brown to close Executive Session. The motion carried unanimously. Yeas: Davis, McNeely, Jeffcoat, Brown, Ferguson, Herndon and Owens (11:32pm)

**Motion** was made by Councilmember Herndon to amend the agenda to have first read of an ordinance amending Chapter 2, Administration of the City of Mableton Code of Ordinances (adding Item 8A). Councilmember Ferguson seconded. The motion was approved 7-0.

City Attorney Walker-Ashby explained that the ordinance would amend Chapter 2 by creating Article 2. Councilmember Herndon asked for clarification regarding the change. The ordinance has been emailed to the Council for review. This item will appear on Wednesday's agenda.

**a. Approval to authorize the Mayor to finalize and execute the agreement with Bell South Communications for the purchase of property in the City locataed on or about 946 Mable Street, also known as 5445 Church Street, for a purchase price not to exceed $250,000 - City Attorney Walker-Ashby**

**Motion** was made by Councilmember Brown to authorize the Mayor to finalize and execute the agreement with Bell South Communications for the purchase of property in the City located on or about 946 Mable Street, also known as 5445 Church Street, for a purchase not to exceed $250,000. Councilmember Ferguson seconded the motion. The motion was approved 7-0.

## 9. ADJOURNMENT

**Motion** was made by Councilmember Jeffcoat and seconded by Councilmember McNeely to adjourn. The motion carried unanimously. Yeas: Davis, McNeely, Jeffcoat, Brown, Ferguson, Herndon and Owens

The meeting adjourned at 11:35pm.

Dr. Michael Owens, Mayor

Susan Hiott, City Clerk