



CITY OF MABLETON, GEORGIA
Riverside EpiCenter
135 Riverside Pkwy, Austell, GA 30168
March 10, 2025 at 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 WORK SESSION AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. INVOCATION**
- 5. APPROVAL OF AGENDA**
- 6. PRESENTATIONS/ACKNOWLEDGEMENTS/PROCLAMATIONS**
- 7. PUBLIC HEARING**
 - a. Public Hearing of a Resolution Updating the Zoning and Permitting Fee Schedule and for Other Lawful Purposes - City Attorney Emilia Walker-Ashby**
- 8. AGENDA ITEMS AND DISCUSSION**
- 9. PRE REGULAR MEETING AGENDA REVIEW**
- 10. ANNOUNCEMENTS**
- 11. 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))**
- 12. ADJOURNMENT**

Persons with special needs relating to handicapped accessibility, disability, or foreign language may contact the City Clerk at (404) 927-9502 or susan.hiott@mableton.gov at least three days prior to the meeting. The clerk can be located at the City of Mableton Offices, Riverside EpiCenter, 135 Riverside Pkwy, Austell, Georgia 30168 during regular office hours.



AGENDA ITEM MEMORANDUM

MEETING OF: March 10, 2025

DEPARTMENT:

ISSUE/AGENDA ITEM TITLE: Public Hearing of a Resolution Updating the Zoning and Permitting Fee Schedule and for Other Lawful Purposes - City Attorney Emilia Walker-Ashby

BACKGROUND/SUMMARY: This is pending legal review and update.

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:

1. ZONING PUBLIC NOTICE Fee Schedule Resolution Public Hearing (2)
2. Updated Mableton Rezoning Fee Schedule Rev. 2.22.25 (2)
3. Resolution Updating Zoning and Permitting Fee Schedule Rev. 2.22.25 (1)

**PUBLIC NOTICE
CITY OF MABLETON, GEORGIA
PUBLIC HEARING**

Notice is hereby provided that the City Mableton, Georgia, Mayor and Council will conduct a public hearing during the City's **March 10, 2025** City Council Meeting commencing at **6:30pm**, in consideration of a **resolution updating the City of Mableton, Georgia, Zoning and Permitting Fee Schedule**.

The meeting will take place at **Riverside EpiCenter, 135 Riverside Pkwy, Austell, GA 30168**. The public is invited to attend the meeting and public hearing for oral comments, or submit written comments on the subject to the City Clerk by email at: susan.hiott@mableton.gov. A copy of the proposed ordinance may be retrieved from the City Clerk for the purpose of public inspection.



CITY OF MABLETON ZONING AND PERMITTING FEE SCHEDULE

Rezoning Fees			
Acres/Square Footage	Single-Family Residential (R-80, R-40, R-30, R-20, R-15, CS)	Medium/High Density Residential (RD, RA-5, SC, RM-8, RSL, FST, RM-12, MHPS, MHP)	Commercial, Industrial & Office (LRO, NRC, OI, UVC, PVC, CRC, OMR, OS, PSC, TS, GC, LI, HI)
0-5 Acres	\$500	\$750	\$1,000
5-10 Acres	\$1,000	\$1,500	\$2,000
10-20 Acres	\$1,500	\$2,000	\$2,500
20-100 Acres	\$2,000	\$2,500	\$3,000
100 + Acres	\$2,500 + \$25 per acre	\$3,000 + \$25 per acre	\$3,500 + \$25 per acre
0 to 20,000 sq ft		\$700	\$900
20,001 to 50,000 sq ft		\$1,200	\$1,500
50,001 to 100,000 sq ft		\$1,500	\$1,800
100,001 to 500,000 sq ft		\$2,000	\$2,200
500,001 + sq ft		\$2,000 + \$90 per 100,000 sq ft	\$2,200 + \$115 per 100,000 sq ft

NOTES:

(a) sq ft = square feet

(b) The **maximum** fee for any rezoning application \$10,000.

(c) Any single-family residential rezoning application being filed for the sole purpose of changing the zoning classification to reflect the existing lot sizes(s) and/or lot configuration, that proposes no increase in density or additional development activities, will be charged an application fee of \$100 plus a refundable \$300 sign bond plus a non-refundable fee of \$15 per sign issued by the City.

(d) The fee for medium/high density residential, commercial, industrial, or office rezoning applications will be based on the total number of acres being rezoned or the total square footage of the proposed building(s) on the rezoning site, **whichever fee is greater**.

(e) There is also a **deposit fee of \$300** for sign(s), which will be refunded if the sign(s) are returned within **thirty (30)** days after the final decision by the City Council, plus a non-refundable fee of \$15 per sign issued by the City.

City of Mableton Zoning and Permitting Fee Schedule



Item		Fee
Zoning Certification Request		\$100
Sign Permit		\$7 per \$1,000 of estimated cost
Exist Structure Relocation Permit		\$100
Temporary Construction Office Permit		\$25
Temporary Sales Office Permit		\$50
Temporary Tent Permit		\$25
Special Land Use Permit Application		\$1,000
Land Use Permit Application		\$150
OSC Application		\$500
Application Type	Fee	Fee Break Down
Variances (Residential, Churches, Livestock, Builders, and Commercial)	\$25.00 - \$500 \$100 sign fee deposit \$15 fee per sign	Application Fees: Residential - \$150, Churches - \$450, Livestock - \$25, Builders - \$450 & Commercial - \$500 In addition to the application fee, there is a deposit of \$100 for signs, which will be refunded if signs are returned within thirty (30) days after the final decision by the Board of Zoning Appeals. Sign deposits will only be refunded to the person or entity that originally paid the sign deposit. There will also be a non-refundable fee of \$15 per sign issued by the City.



Temporary Land Use	\$150 \$50 renewal fee \$100 deposit for signs \$15 per sign fee	Application Fee: \$150 In addition to the application fee, there is a deposit of \$100 for signs, which will be refunded if signs are returned within thirty (30) days after the final decision by the City. The signs must be returned to qualify for the refund. There will also be a non-refundable fee of \$15 per sign issued by the City.
Special Land Use	\$1,000 - \$5,000 \$300 deposit for signs \$15 fee per sign	Application Fee: \$1,000
Other Business	\$300 \$50 for additional request \$15 per sign fee	Application Fee: \$300 for first request + \$50 for each additional request. In addition to the application fee, there is a non-refundable fee of \$15 per sign issued by the City.
Open Space Community (OSC) Overlay Zoning District	\$100 \$15 fee per sign	

NOTES:

- (a) To qualify as a residential request, the applicant must be the present or future resident.
- (b) A \$5,000 Consultant Review fee will be assessed for applications involving Telecommunications Towers and/or facilities. This fee must be paid when this application is submitted.

**A RESOLUTION UPDATING THE CITY OF MABLETON ZONING AND
PERMITTING FEE SCHEDULE AND FOR OTHER LAWFUL PURPOSES**

WHEREAS, the City of Mableton (“City”) is a municipal corporation duly organized and existing under the laws of the State of Georgia;

WHEREAS, the duly elected governing authority of the City is the Mayor and Council (“City Council”) thereof;

WHEREAS, Sec. 1.13(23) of the City Charter authorizes the City “[t]o provide comprehensive city planning for land use, signage, outside advertising, and development by zoning and to provide subdivision regulation and the like as the City Council deems necessary and reasonable to ensure a safe, healthy, and aesthetically pleasing community”;

WHEREAS, the City Council desires through this Resolution to update the City’s Zoning and Permitting Fee Schedule;

WHEREAS, the Mayor and City Council have caused to be conducted a properly advertised public hearing in accordance with the Georgia Zoning Procedures Act prior to adoption of this Resolution; and

WHEREAS, the City Council finds this Resolution to be in the best interests of the health, safety, and general welfare of the City.

IT IS HEREBY RESOLVED by the governing authority of the City of Mableton, as follows:

Section 1: *Adoption of Updated Zoning Fee Schedule.* The City of Mableton Zoning and Permitting Fee Schedule is hereby updated as attached hereto.

Section 2. It is hereby declared to be the intention of the City Council that:

- (a) All Resolutions and parts of Resolutions in conflict with this Resolution are hereby repealed.
- (b) All sections, paragraphs, sentences and phrases of this Resolution are or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.
- (c) To the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Resolution is severable from every other section, paragraph, sentence, clause or phrase of this Resolution. No section, paragraph, sentence, clause or

phrase of this Resolution is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Resolution.

- (d) In the event any portion of this Resolution shall be declared or adjudged invalid or unconstitutional, it is the intention of the City Council of the City that such adjudication shall in no manner affect the other sections, sentences, clauses or phrases of this Resolution which shall remain in full force and effect, as if the invalid or unconstitutional section, sentence, clause or phrase were not originally a part of this Resolution.

Section 3. As of the adoption of this Resolution, Cobb County, Georgia, is issuing and assessing special license, permitting and regulatory fees within the City pursuant to Chapter 78, Article III of the Official Code of Cobb County, Georgia. All persons, entities, businesses within the City, owning property within the City and/or doing business within the City, shall continue to comply with Chapter 78, Article III of the Official Code of Cobb County, Georgia, until such time that the City formally transitions from the County to the City the services, assessments, license, permitting regulated under Chapter 78, Article III of the Official Code of Cobb County, Georgia.

Section 4. The City Attorney and City Clerk are authorized to make non-substantive editing and renumbering revisions to this Resolution for proofing and renumbering purposes.

Section 5. The effective date of this Resolution shall be the date of adoption, unless ordained otherwise by the City, or required otherwise by the City Charter, state and/or federal law. In the event that any effective date herein is determined by a Court of law to be invalid, said effective date shall instead be the earliest date allowed by law.

SO RESOLVED this _____ day of _____, 2025.

ATTEST:

CITY OF MABLETON, GEORGIA:

Susan D. Hiott, City Clerk

Michael Owens, Mayor

APPROVAL AS TO FORM:

Emilia Walker-Ashby, Interim City Attorney