

Agenda Item Cover Memo

TO: Mayor and City Council, Union City

CC: Dennis Davenport, City Attorney
Ellis Still, Community Development Director
Lonnie Ferguson, Public Services Director

FR: Michelle M. Alexander, Director Strategic Planning, TCF

RE: Union City TCMU Zoning District Amendments

DA: February 10, 2020

Background. City staff have engaged property owners and stakeholders since 2018 to address concerns with the Town Center Mixed Use zoning district. Draft amendments were presented in July 2019. Through the fall and winter of 2019, several public hearings occurred at Planning Commission and at Mayor and City Council meetings and the City imposed a moratorium to study the matter further. Planning Commission had recommended to Mayor and Council that the TCMU prohibit industrial uses. Mayor and Council hired The Collaborative Firm (TCF) to assess potential alternatives.

Development of the February 18, 2020 Text Amendments. TCF submitted two briefings – one in December, 2019 and another on January 21, 2020. At that latter meeting, Council voted to approve the recommendations that were presented and instructed TCF to draft specific text amendments for consideration at the February 18, 2020 meeting. The attached text amendments retain most of the original amendments presented in the July 2019 draft. Based on a review of the Comprehensive Plan and adopted transportation plans addressing the South Fulton parkway, along with an analysis of all undeveloped TCMU properties and the thousands of acres along South Fulton parkway that will remain in Conservation Preservation status, the attached draft was crafted; in summary:

- The draft builds on prior work amending the TCMU code, which included a refinement of the list of uses and some clean-up language for clarifications. These remain as presented since July. What has changed since that version is highlighted in yellow and addresses:
- **Industrial uses.** Draft allows within the TCMU district, provided they meet certain policy, location and infrastructure criteria, as regulated via a new Conditional Use Permit, and
- **Buffer Standards.** Draft establishes planting standards for transitional buffers and extends the width of the buffer to 100 feet for all eligible industrial uses.