

UNION CITY, GEORGIA
PUBLIC HEARING MINUTES
MONDAY, OCTOBER 5, 2020
1:00 P.M.

LOCATION: ZOOM TELE-CONFERENCE & IN COUNCIL CHAMBERS

PRESENT:

Mayor Vince R. Williams
Mayor Pro Tem Shayla J. Nealy
Councilmember Angelette Mealing
Councilmember Christina Hobbs
Councilmember Brian K. Jones
Councilmember Angelette Mealing
City Attorney - Dennis Davenport
City Manager – Sonja Fillingame
Assistant City Manager – Tarsha Calloway
City Clerk – Shandrella Jewett

Public Services Director – Lonnie Ferguson
Community Development Director – Ellis Still
Human Resources Director – Linda Warren
Court Services Director – Kristie Collier
Parks & Recreation Director – Lee Blitch
Finance Comptroller – Crystal Lazarus
Court Services Director – Kristie Collier

ABSENT:

Police Chief – Cassandra Jones

Fire Chief – Joe Maddox

The meeting was called to order at 1:00 p.m.

I. NEW BUSINESS:

- A. Council to approve Resolution 2020-22 recognizing Georgia Cities Week (October 4-10, 2020)

On motion of Councilmember Mealing, seconded by Councilmember Hobbs and carried, Council approved Resolution 2020-22 recognizing Georgia Cities Week (October 4-10, 2020). Vote was unanimous.

- B. Approval of the Minutes
▪ 09/28/2020 Public Hearing

On motion of Councilmember Hobbs, seconded by Councilmember Jones and carried, Council approved the minutes regarding 09/28/2020 Public Hearing. Vote was unanimous.

II. PUBLIC HEARINGS:

- A. **A Public Hearing** for Council to hear information presented by the Atlanta Regional Commission regarding the Union City 2020 Comprehensive Plan Update.

Public Hearing Opened

No one came forth to speak for or against the matter

Public Hearing Closed

Public Hearing Closed

On motion of Mayor Pro Tem Nealy, seconded by Councilmember Mealing and carried, Council agreed to move forward with the 2020 Comprehensive Plan Update. Vote was unanimous.

- B. **A Public Hearing** (Item #20000179) to approve a request for a Stream Buffer Variance to allow encroachment of 7,020 square feet into the 50-foot Union City Stream Buffer for the reconstruction of a breached dam located near the southwestern corner of the intersection of South Fulton Parkway and Stonewall Tell Road. (Staff Recommended Approval with Conditions)

Public Hearing Opened

No one came forth to speak for or against the matter

Public Hearing Closed

On motion of Mayor Pro Tem Nealy, seconded by Councilmember Jones and carried, Council approved the request for a Stream Buffer Variance to allow an encroachment of 7,020 square feet with Conditions. Vote was unanimous.

At 1:45 p.m., Attorney Davenport stated that he needed to enter into Executive Session to discuss the following: one (1) real estate item.

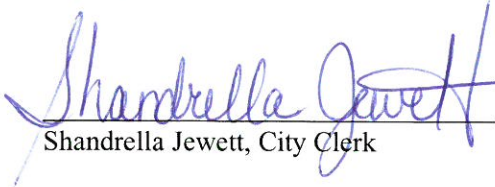
On motion of Councilmember Jones, seconded by Councilmember Hobbs and carried, Council entered into Executive Session to discuss the following: one (1) real estate item. Vote was unanimous.

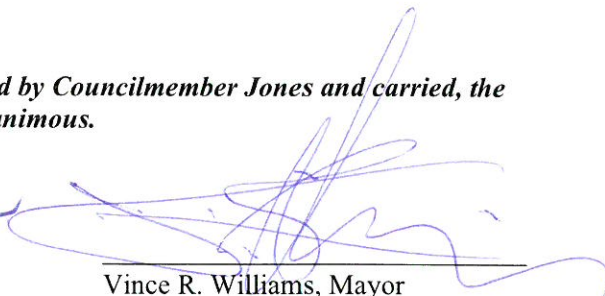
On motion of Councilmember Hobbs, seconded by Councilmember Jones and carried, Council reconvened to the Public Hearing Meeting. Vote was unanimous.

III. ADJOURNMENT:

The meeting adjourned at 2:25 p.m.

On motion of Mayor Pro Tem Nealy, seconded by Councilmember Jones and carried, the meeting adjourned at 2:25 p.m. Vote was unanimous.


Shandrella Jewett, City Clerk


Vince R. Williams, Mayor

TCMU Zoning District
Analysis and
Amendments
Oct 14, 2020






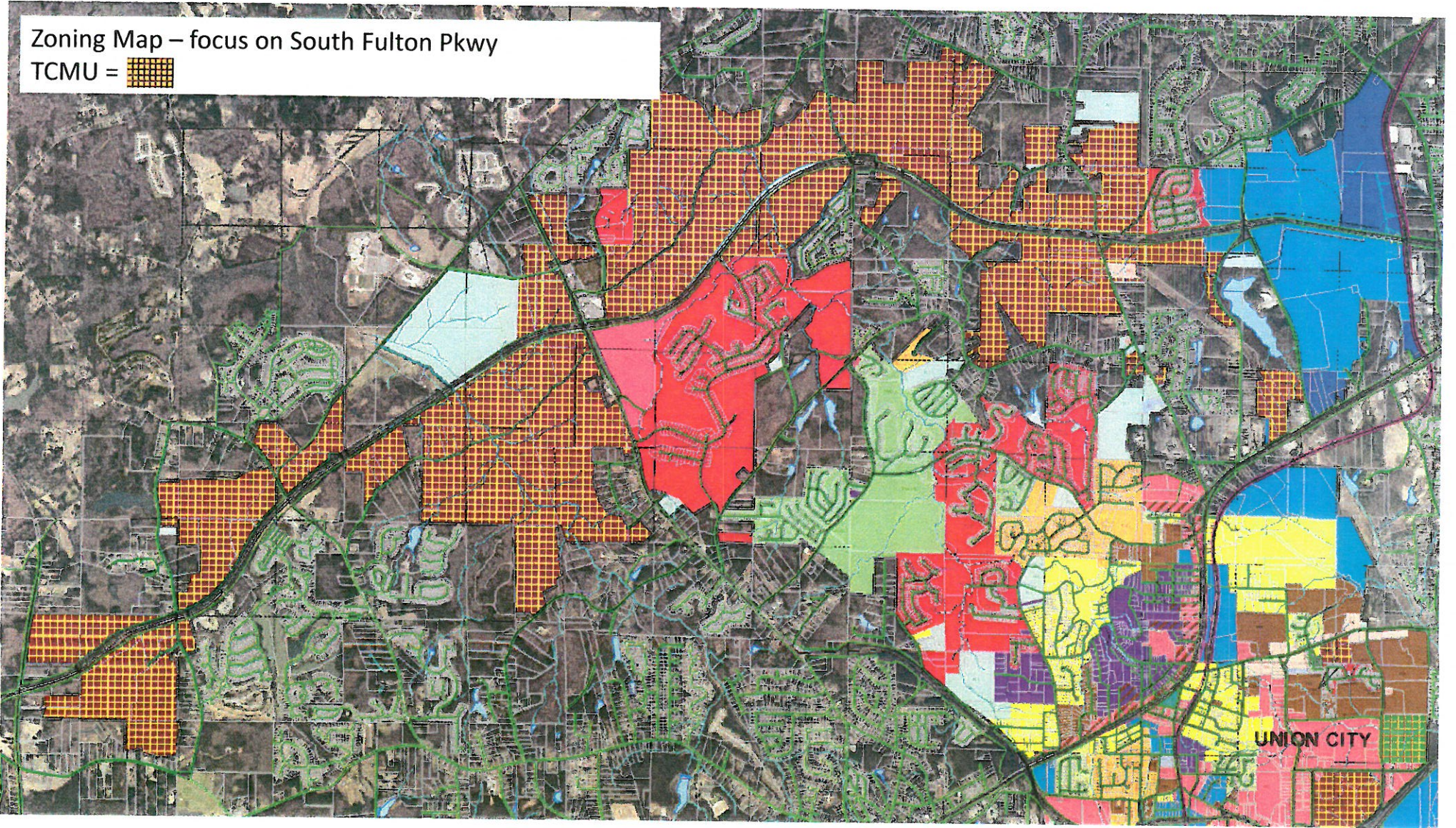
Background and Purpose of Project:

- Sept 2019:** Mayor & City Council conducted a public hearing considering changes to the “Town-Center Mixed-Use” (TCMU) zoning district
- Moratorium:** Mayor & City Council approved a 90-day moratorium to allow further study
- Oct 2019:** Planning Commission votes to recommend removing industrial uses from the TCMU zoning district
- Nov 2019:** Mayor & Council approved securing consulting services to assist in analyzing and refining the TCMU zoning district
- Dec 17, 2019:** TCF briefed on approach, method and project deliverables; moratorium extended to Jan 2020 regular meeting
- Jan 21 & Feb 18 :** City Council Meetings: public hearings
- Mar 9 & 12:** Community/Stakeholder Meetings
- Sept 28:** City Council Meeting: public hearing
- Oct 14:** City Council Meeting: public hearing



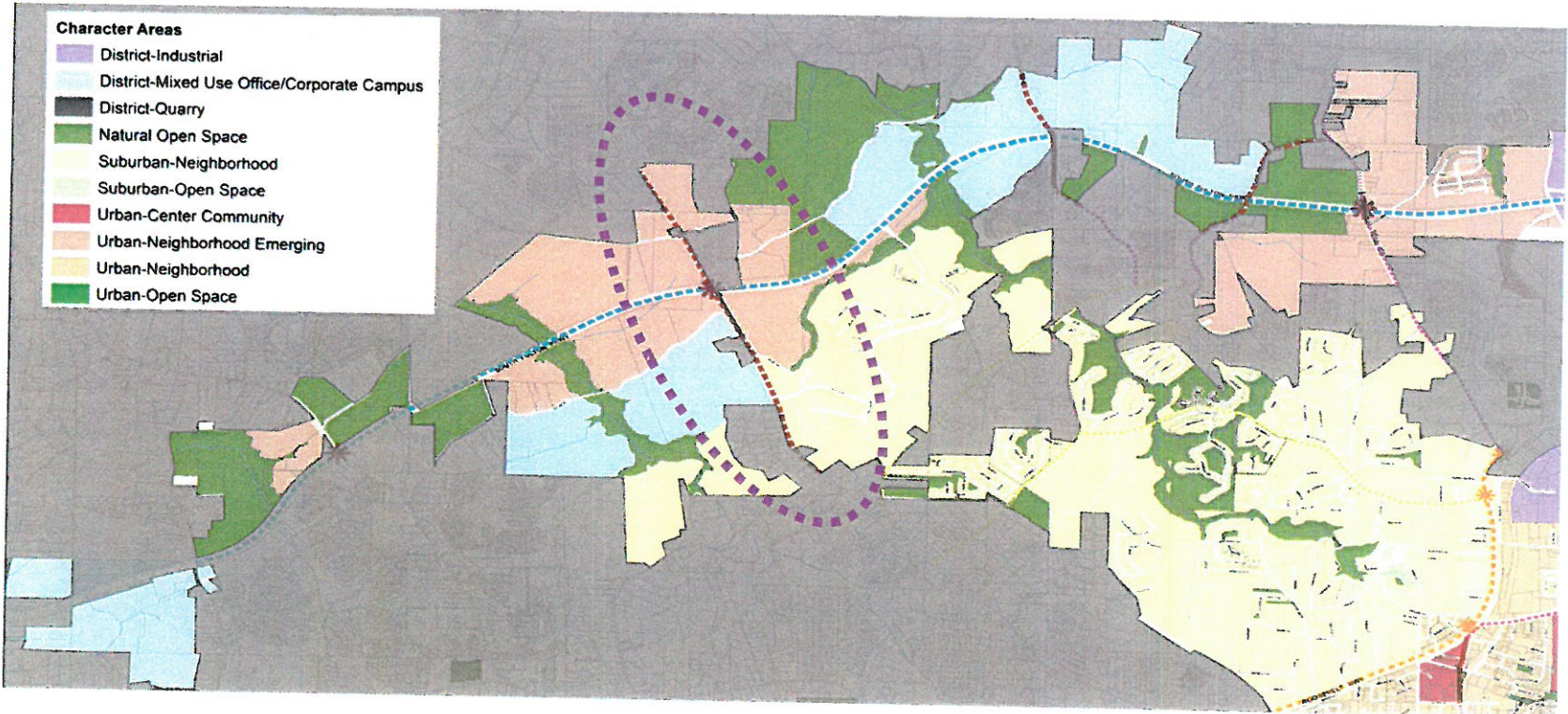
Zoning Map – focus on South Fulton Pkwy

TCMU = 





Existing Town Center Mixed Use (TCMU) parcels + Policy Framework



TCMU Zoning District Analysis and Refinements Project

2015: Comp Plan policy: mixed-use
Results to date: almost all development exclusively **light industrial**

Jobs impact: successful **over 4,800 jobs** (2019)

2015: Comprehensive Plan defines desired uses along S F Parkway as follows:

District-Mixed Use Office/Corporate: *industrial...low-intensity manufacturing, distribution, wholesale trade...*

Urban Neighborhood Emerging: *high density/intensity residential*

Analysis: new development fairly consistent with adopted policy, with some challenges emerging



Draft Amendments: Special Administrative (Use) Permit for Industrial Uses

Key Provisions:

Location and Impact Criteria for TCMU Industrial Uses – Future Land Map may develop with industrial uses in Mixed-Use Office...or Industrial Character Area.

Access to subject property restricted to **freight routes** or, on local road, **if and only** curb cut is **within ¼ mile** from intersection. Modify draft to make measurement from the property line (more reliably objective point).

Rear Buffer: Required on all industrial use properties for environmental impact and additional tree coverage; width varies by development size

Use Buffer: Adjacent to residential; width varies by footprint size of development

Legal Nonconforming: Add provision that establishes rights as if conforming (right to expand, etc)



Draft Amendments: Mixed-Use Residential and Residential

Key Provisions:

Mixed Use & Residential: Mixed-use residential area up to 3x net lot area and stand-alone residential up to 1.5x net lot area. This provides for the density needed to make a mixed-use development possible; market interest for both Mixed Use and additional residential

Amenity Requirement: Should apply to multi-family only. Refine language to clarify calculation of required square footage dedicated as amenity for residential units. Amenity area required on top of the 15% minimum open space required for the lot.

NOTES

- P. 8: Add "Use" between "Administrative" and "Permit" in heading.
- P. 8: Remove "and nuisance" at the end of the 5th line in D (1).
- P. 8: Added the word "new" between "for" and "industrial" in the next to the last line at the bottom of the page.
- P. 9: Add sentence to 2: "Additionally, the Special Administrative Use Permit requirement shall not apply to all lots with uses and structures in existence as of October 14, 2020, and all lots which have determined to be vested under the TCMU provisions in effect on or before October 14, 2020. New uses and structures developed on these exempt lots shall be treated as conforming uses and structures within the TCMU zoning district."
- P. 9: In (3) (a), 4th line down, insert "October 14, 2020" as the revision date.
- P. 9: In (3) (b), replaced "Fulton County" with "City." Replaced "may" with "shall" in the 3rd line down.
- P. 9: In (3) (b) (ii), delete "propose" at the end of the first line, and delete "to" between "access" and "an" in the second line.
- P. 9: In (3) (b) (ii) (a), replace the language after "measured from" with "the closest property line."
- P. 10: In (c), insert "and" between "Construction" and "Maintenance" in the heading. Delete "and Route Enforcement" from the heading. At the end of the first sentence, add the language "through third party bids."
- P. 13: In (2) (b) (ii), clarify the requirement so we're not stacking buffers. The wooded buffer is part of the overall buffer requirement. I need a number for the width of the wooded buffer. I designated this as the "Wooded Buffer." I added language clarifying that the Wooded Buffer is contained within the additional buffer that is required if the use is adjacent to residential.
- P. 14: In the paragraph under the buffer table, in the seventh line down, replace "subsequent 50 feet" with "remaining buffer."
- P. 15: The buffer numbers need to be reworked in light of the increase in the buffer size.
- P. 19: (v) states that supplemental zones shall not apply to single-family developments. 1 (a) and 1 (d) on page 24 apply supplemental zones to residential units. Need to remove 1 (a) as being in conflict with (v) on page 19. None of the regulations will apply to single family development based upon the prohibition on page 19. The heading on p. 23 for (I) should have reference to "Residential" deleted.

- P. 20: In G (1), add the following to the end of the sentence: “where the primary entrance is located. However, the prohibition for the location of drive-through service windows and drive-in facilities shall apply to South Fulton Parkway for every lot with frontage on South Fulton Parkway. This prohibition may only apply to a maximum of one side of any lot.”
- P. 22: Requirements for the size of trees being planted occur on this page and on pages 23 and 31. Page 22 requires a 3” tree; page 23 requires a 3” tree, and page 31 requires a 3.5” tree. All should be consistent. Recommend changing 3.5” to 3” on page 31.
- P. 32: The parking provisions don’t work well for residential developments. The residential developments will be referred to Article X for parking regulations. The regulations in (N) will be applicable to non-residential development.
- P. 34: Delete (2). Conflicts with page 20.