

# MINUTES



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## CITY COUNCIL REGULAR MEETING

Tuesday, May 18, 2021

7:00 PM

Zoom Tele-Conference (Meeting ID: 850 9169 0592; Passcode: 761874) & In Council Chambers

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### ROLL CALL:

Mayor Vince R. Williams  
Councilmember Brian K. Jones  
Councilmember Angelette Mealing  
Councilmember Shayla J. Nealy  
City Attorney - Dennis Davenport  
City Manager - Sonja Fillingame  
Assistant City Manager - Tarsha Calloway

### PRESENT:

City Clerk - Shandrella Jewett  
Assistant City Clerk - Peri Manning  
Community Development Director - Ellis Still  
Fire Chief - Joe Maddox  
Human Resources Director - Linda Warren  
Police Chief - Cassandra Jones  
Public Services Director - Lonnie Ferguson

### ABSENT:

Mayor Pro Tem Christina Hobbs  
Parks & Recreation Director – Lee Blitch

Court Services Director – Kristie Tucker

### I. CALL TO ORDER:

The meeting was called to order at 7:00 p.m.

### II. INVOCATION AND PLEDGE OF ALLEGIANCE TO THE FLAG:

Invocation by Mayor Williams

### III. APPROVAL OF THE AGENDA:

Council discussed the removal of the below agenda item (Section IX. (A.) under Public Hearings).

A **Public Hearing** for Council to consider a request for a Stream Buffer Variance for property located at 4775 Derrick Road to impact the Stream Buffer and the Impervious Setback requirements.

*On motion of Councilmember Jones, seconded by Councilmember Mealing and carried, Council approved the agenda with the removal of Section IX, A under Public Hearings. Vote was unanimous.*

**IV. MEETING OPEN TO THE PUBLIC TO DISCUSS ITEMS NOT ON AGENDA: (2 MIN)**

- Ebony Hilliard, 4205 Jordans Bank – Requested Council to consider building a movie theatre in Union City
- Shirley Chambers, 7347 Red Oak Road – Requested Council to consider adding a red light on Peters Road (near the curve)

**V. PRESENTATIONS/ACKNOWLEDGEMENTS OF AWARDS AND ACHIEVEMENTS:**

- Acknowledgment and Recognition of Employee of the Month

The Employee of the Month was awarded to Allen Pierce (Public Services Department)

- Proclamation regarding “Municipal Clerks Week”
- Proclamation regarding “Public Service Week”
- Proclamation regarding “National Day of Prayer”
- Proclamation regarding “Parks to Kids Day”
- Proclamation regarding “Do Something Good for your Neighbor Day”
- Proclamation regarding “61st Annual National Public Works Week”

**VI. OLD BUSINESS:**

None

**VII. CONSENT AGENDA:**

*All matters listed on the Consent Agenda are considered to be routine and will be approved by one motion. No separate discussion will take place on these items. If discussion of any Consent Agenda item is desired, the item will be moved to the Regular Agenda for separate consideration.*

- A. Council to approve the Work Session Minutes dated 04/20/2021.
- B. Council to approve the Regular Council Meeting Minutes dated 04/20/2021.
- C. Council to approve the submittal of a request for Strongside to provide broker service for the City's insurance.
- D. Council to approve the submittal of a request to allow permits and tax customers to pay via check. This is in addition to the City's current agreement with Government Windows, LLC so customers may have the ability to pay via e-checks.
- E. Council to approve the submittal of a request to reappoint members of the Housing Authority.

*On motion of Councilmember Nealy, seconded by Councilmember Mealing and carried, Council approved the Consent Agenda. Vote was unanimous.*

**VIII. NEW BUSINESS:**

- A. Council to approve the submittal of a request to enter into an agreement with Fulton County Board of Registration and Election to conduct Union City's November 2, 2021 Municipal General Election.

Council requested staff to speak with the Board of Election and Registration Office regarding the “no refund” language under Article 4, Section 4.2 of the agreement.

*On motion of Councilmember Jones, seconded by Councilmember Mealing and carried, Council tabled the item for 30 days. Vote was unanimous.*

**IX. PUBLIC HEARING(S):**

- A. A **Public Hearing** for Council to consider a request for a Stream Buffer Variance for property located at 4775 Derrick Road to impact the Stream Buffer and the Impervious Setback requirements. (Staff Recommended Denial)

The item was removed from the agenda.

*On motion of Councilmember Jones, seconded by Councilmember Mealing and carried, Council approved the removal of the above item (Section IX, A). Vote was unanimous.*

- B. A **Public Hearing** for Council to approve a partial update to the Union City Livable Centers Initiative (LCI) as required by the Atlanta Regional Commission (ARC) after a 10 year period. (Staff Recommended Approval)

Director Still led the discussion regarding the above request to update the Livable Centers Initiative. The ten (10) year mark has not been reached. However, staff thought it would be good to partner with a company to assist with the initiative. The program promotes a greater livable mobility and would develop alternatives to existing employment centers. In 2003, the City approved a Livable Center Study which was done by ARC and updated in 2013. The boundary areas includes: Flat Shoals Road (on the north), Oakley Road (to the west), Jonesboro Road (to the South), and Watson Street (to the East).

Public Hearing Opened

No one came forth to speak

Public Hearing Closed

*On motion of Councilmember Mealing, seconded by Councilmember Jones and carried, Council approved the partial update to the Union City Livable Centers Initiative. Vote was unanimous.*

**X. RECOMMENDATIONS FROM THE PLANNING COMMISSION:**

- A. A **Public Hearing** for Council to approve a request by Onestreet Residential to rezone approximately 7.62 +/- acres from GC (General Commercial District) to TCMU (Town Center Mixed Use District). (Staff and Planning Commission Recommended Approval)

Director Still led the discussion regarding the above rezoning request from Onestreet Residential. The properties are located at 6822 Shannon Parkway, 6633 Mall Boulevard, and 0 Mall Boulevard. The properties are currently vacant and total 7.62 acres. The proposed use for the properties are: Mixed Use Development (Residential Multifamily, Residential Duplexes, and Commercial).

Ms. Kathryn Zickert of Smith, Gambrell & Russell, LLP spoke on behalf of the petitioner, Onestreet Residential. Onestreet Residential has been in business since 1986, and has built a reputation as one of Georgia's premier multifamily developers for affordable senior housing. Onestreet Residential specialize in active adult and mixed-use communities. The price points for the units are \$700.00 - \$1,100.00. This would be a 62+ community. The property is fully compliant with the Land Use Plan and the LCI that was just passed. The petitioner proposed up to 52 square feet of retail use on the ground floor which would be separately parked. Also, there would be a doggie park, grilling stations, media rooms, game rooms, bistro lounge, fitness facilities, meeting rooms, craft rooms, and a community garden, etc. Ms. Zickert stated "this is a great way to reimagine and create a great opportunity for the City."

Public Hearing Opened

Kathy Butler, 2215 Jeanie Drive – Requested Council to consider the type of vendors that would lease the retail space

Public Hearing Closed

***On motion of Councilmember Mealing, seconded by Councilmember Jones and carried, Council approved the request of Onestreet Residential. Vote was unanimous.***

- B. A **Public Hearing** for Council to approve a rezoning request by National Church Residences for property located on Red Oak Road from PUD (Planned Unit Development) to TCMF (Town Center Multi-family) with a PUD Overlay. (Staff and Planning Commission Recommended Approval)

Director Still led the discussion regarding the above rezoning request. The proposal was for 157 multifamily senior home apartment units. The property is currently vacant and is located at 7300 Lester Road. The proposed use would be affordable senior housing with the potential for a community center development at a future date. The property is owned by Christian City and would be leased by National Church Residences.

Mr. Dennis Richards (Senior Housing Development Director of National Church Residences, 260 Peachtree Street, Atlanta, GA) spoke on behalf of the petitioner, National Church Residences. He introduced the following team: Attorney Julia Sellers (Zoning Counselor for Dillard Sellers Law Firm, 1776 Peachtree Street), Bill Folley (President and Architect of Folley Designs), Keith Horton (CEO of Christian City), George Martin (COO of Christian City), and Abdul Amir (Traffic Engineer of A&R Engineering).

Attorney Sellers and Keith Horton spoke regarding the rezoning request.

Public Hearing Opened

- Bob Stockmeier, 4347 Red Oak Road – Spoke against the matter
- Timothy Neff, 2149 Red Oak Circle – Spoke against the matter
- Janice Turber, 7601 Lester Road – Spoke in favor of the matter
- Cynthia Chamblee, 440 Devers Court – Spoke against the matter (*submitted 52 signatures*)
- Diana Pajaud, Gene Middle Manor of Christian City – Spoke in favor of the matter
- Carla Williams, 2183 Red Oak Circle – Spoke in favor of the matter
- Alma Shulton, 2133 Red Oak Circle – Spoke in favor of the matter
- Bill Folley of Folley Designs, 21 Puritan Mill – Spoke in favor of the matter
- Kathy Butler, 2215 Jeanie Drive - Commented on the matter
- Renee Walker, 4607 Joshuas Trail – Commented on the matter
- John Davis, 2143 Red Oak Circle – Spoke in favor of the matter

Rebuttal by Attorney Sellers

Public Hearing Closed

***On motion of Councilmember Nealy, seconded by Councilmember Jones and carried, Council approved the rezoning request by National Church Residences. Vote was unanimous.***

- C. A **Public Hearing** for Council to approve a development plan request by National Church Residences for property located on Red Oak Road from PUD (Planned Unit Development) to TCMF (Town Center Multi-Family) with a PUD Overlay. (Staff and Planning Commission Recommends Approval)

Director Still led the discussion regarding the above request to approve a development plan associated with the previously approved rezoning request by National Church Residence. The request required a separate approval and included specifications. The setbacks were: 20 foot transition yard, 10 foot side yard (adjacent to the street), and 20 foot rear yard.

Mayor Williams and the Council made recommendations regarding the plan.

Director Still stated he would defer all requested changes to the applicant.

Petitioner, Bill Folley (Folley Designs) and Attorney Julie Sellers (Dillard Sellers Law Firm, 1776 Peachtree Street) provided feedback regarding Mayor and Council's recommendations.

Public Hearing Opened

- Renee Walker, 4607 Joshuas Trail – Commented regarding the matter
- A Shelton, 2133 Red Oak Circle – Spoke in favor of the matter
- Cynthia Chamblee, 440 Devers Court – Commented regarding the matter
- Diana Pajaud, address unknown – Spoke in favor of the matter
- Bob Stockmeier, 4347 Red Oak Road – Spoke against the matter

Rebuttal by Attorney Sellers

Attorney Davenport asked Attorney Sellers if she was agreeable to amending the plan to include a change to the side buffer from 10 feet to 20 feet. Attorney Sellers agreed.

Public Hearing Closed

***On motion of Councilmember Jones, seconded by Councilmember Mealing and carried, Council approved the amended development plan requested by National Church Residences with a noted setback change of 20, 20, 20. Vote was unanimous.***

#### **XI. CITY MANAGER'S REPORT:**

*Congratulatory remarks and acknowledgements extended to:*

- City Clerk Jewett, Assistant City Clerk Manning, and Court Clerk Tucker regarding Municipal Clerk's Week
- Public Works Team
- Public Safety Team (Police and Fire Department)

*Remarks:*

- Kenneth L. Johnson Depot building – The project is moving forward and making good progress

#### **XII. CITY ATTORNEY'S REPORT:**

A. Executive Session

#### **XIII. REPORTS & ANNOUNCEMENTS FROM MAYOR & COUNCIL:**

##### **Comments by Councilmember Nealy:**

*Congratulatory remarks and acknowledgements extended to:*

- The residents, shareholder, and partner of Union City for voicing their concerns
- Allen Pierce (Public Services Department) - Employee of the Month
- Everyone that received a Proclamations
- City Manager Fillingame, Assistant City Manager Calloway, Chief Jones, Director Still, Director Ferguson, Director Blich, and staff members for everything done to push Union City forward

*Remarks:*

- Spoke regarding the reconvening of programs at Highway 29 Ballfields
- Spoke with Director Ferguson regarding Capital Improvement Projects
- Spoke regarding the ArcGIS portal on Union City's website that provides project updates and projects that are in the que
- Spoke regarding residents using the UC Connection App (City Happenings)
- Stated the Social Media Campaigns have been informative
- Spoke regarding staff adding a level of service aspect to the website as it relates to things outside UC jurisdiction
- Blue Ribbon Committee gearing up for another meeting in June

**Comments by Councilmember Jones:**

*Congratulatory remarks and acknowledgements extended to:*

- Allen Pierce (Public Services Department) - Employee of the Month
- Everyone that received a Proclamation
- Graduates of 2021
- Director Blitch for an awesome Sip and Paint event. Requested more Sip and Paint events
- Staff for everything done to make UC a place to live, work, and play

*Remarks:*

- May 6, 2021 - Sip and Paint
- May 8, 2021 - NACA Homebuyer's Event
- May 31, 2021 - Memorial Day Weekend

**Comments by Councilmember Mealing:**

*Congratulatory remarks and acknowledgements extended to:*

- Allen Pierce (Public Services Department) - Employee of the Month
- Everyone that received a Proclamations
- Graduates of 2021
- Fire Department and CORE for setting up COVID Testing and vaccination sites
- Human Resources Department for the webinars held each month
- Staff for everything done to make UC a place to live, work, and play

*Remarks:*

- May 6, 2021 - Sip and Paint event was successful
- May 8, 2021 - NACA Homebuyer's Event and Career Fair was successful
- Looking forward to UC Health Fair

**Comments by Mayor Williams:**

*Congratulatory remarks and acknowledgements extended to:*

- Staff for everything done to make UC a place to live, work, and play
- Graduates of 2021

*Remarks:*

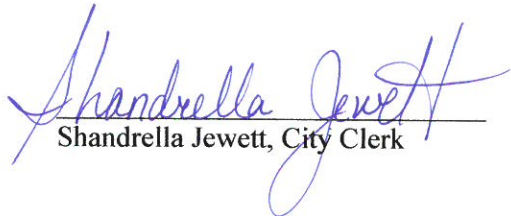
- Salute and Honor to the Honorable C.T. Martin of Atlanta in his passing (provided long term service to the City of Atlanta and the Metro Atlanta area)
- Spoke regarding facial coverings and social distance being required in Union City's buildings
- Encouraged everyone to continue wearing facial coverings in the City
- Stated it was up to restaurant owners to decide if customers should enter their place of business with or without a mask
- May 6, 2021 - Sip and Paint event was successful
- May 8, 2021 - NACA Homebuyer's event was successful
- May 9, 2021 - Mother's Day
- May 9-12 - Public Safety Week

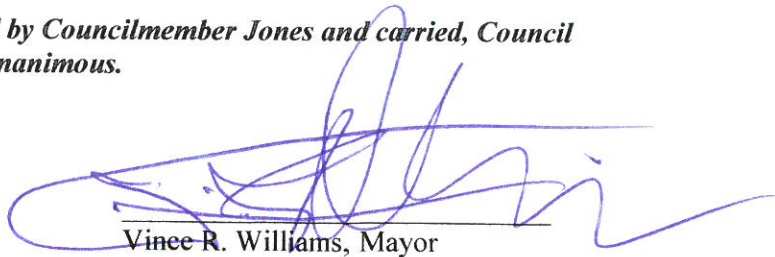
- May 31, 2021 - Memorial Day

**XIV. ADJOURNMENT:**

The meeting adjourned at 9:36 p.m.

*On motion of Councilmember Nealy, seconded by Councilmember Jones and carried, Council adjourned the meeting at 9:36 p.m. Vote was unanimous.*

  
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Shandrella Jewett, City Clerk

  
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Vince R. Williams, Mayor