



Community Development
5047 Union Street
Union City, GA 30291-1497

(770) 515-7950
www.UnionCityGa.org

Minutes

**Planning Commission Meeting
Monday, August 30th, 2021
7:00 pm**

PRESENT:

**Chairwoman - Marilyn McCain
Vice Chairwoman Linda Johnson
Member – Robert Potts
Member – Trevor Cason
Member - Jo Croom (Virtual)
Assistant City - Attorney Patrick Stough**

**Community Development Director - Ellis Still
City Planner II- Janna Keller
City Planner – Terry Curry (Virtual)**

I. CALL TO ORDER:

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

II. APPROVAL OF MINUTES:

Monday, April 26th, 2021

A motion was made by Vice Chairwoman Linda Johnson, seconded by Member Trevor Cason, the agenda was approved with the correction of the name CEO Christian City Keith Horton. Vote was unanimous. 4-0

III. OLD BUSINESS:

None

IV. NEW BUSINESS:

- A. Item #21000182: A request to rezone Parcels #: 09F310001391505, 09F310001391497, 09F310001390341, 09F310001391380, 09F310001391604, 09F310001391372, & 09F310001390895 located at Southwood Road, Union City, consisting of 42.22 acres from R-1 with a PUD overlay to TCMF. The proposal is to develop a townhome community totaling 268 units. (Public Hearing)**

1. PRESENTATION AND/ OR COMMENTS:

**Director of Community Development
Dillard Sellers Attorneys at Law**

**Ellis Still
Baxter Russel representing the
(Petitioner) Highline Properties
Fisk Hopkins
Gordan Smith (Virtual)
Patrick Waylor**

2. THE COMMISSIONERS HAD QUESTIONS ABOUT THE FOLLOWING TOPICS:

- **Categories of map**
- **Entrances and exits**
- **Responsible party for the sewer**
- **Sewer capacity**
- **Units per acre**
- **Amenities for children ex: playground**
- **Gated community and security**
- **Section 8**
- **Income for renters**
- **Communities resembling these townhomes at present in Union City**

3. REMARKS FROM THE PETITIONERS:

- **Class A Luxury rental townhome with low maintenance**
- **Brick/Stone fronts, washer/dryer**
- **Target audiences are young professionals, empty nesters, etc.**
- **Full time onsite management**
- **Amenities – Pool, dog park, walking trails, grilling area, and green spaces**
- **Landscaping handled by management**

4. PUBLIC HEARING OPEN TO THE PUBLIC (2 MIN.)

- **Elizabeth Macklin**
- **Gloria Hill**

5. REMARKS FROM THE PUBLIC:

- **Traffic**
- **Responsibility of renters to take care of property**

6. PUBLIC HEARING CLOSED TO THE PUBLIC

7. REMARKS FROM THE COMMISSIONERS, PETITIONER, AND OTHERS:

- **Traffic**

8. VOTE ON ITEM #21000182:

A motion was made by Trevor Cason, seconded by Vice Chairwoman Linda Johnson, item # 21000182 was approved. Vote was unanimous. 4-0

B. Item #21000248: A request to rezone Parcels#:09F230201010186, 09F230201010285, 09F230201010194, 09F230201010228, 09F230201010103, 09F230201010269, 09F221501000175, 09f220201001020, 09F230201010327, 09F220201000303, 09F220201001103, 09F220201000949 & 9F220201000980, located north of Evans Drive, consisting of approximately 143.519 acres on property zoned an R-4 Single Family Residential to M-1, Light Industrial. The purpose of this request is to develop (4) industrial facilities. (Public Hearing)

1. PRESENTATION AND/ OR COMMENTS:

Director of Community Development	Ellis Still
Strategic Real Estate Partners	Kevin Castell (Petitioner)

2. THE COMMISSIONERS HAD QUESTIONS ABOUT THE FOLLOWING TOPICS:

- **Zoning of property**
- **Houses on the property**
- **Bus stops and pedestrian crossing**
- **Bridge**
- **Description of property – underdeveloped vs natural development**
- **Employee parking**
- **Lakes on property**
- **Tenants**
- **Security shack**

3. REMARKS FROM THE PETITIONER:

- **Donation of 15 acres (natural) to Union City**
- **Natural buffers and vegetation**
- **Green space, trails**
- **Truck staging**
- **Safe transportation system**
- **Bridge supported by both Union City and City of South Fulton**
- **7 detention ponds**
- **Options for tenants – single and multiple**

- **Guard shacks**

4. VOTE ON ITEM #21000248

A motion was made by Member Trevor Cason, seconded by Member Robert Potts, #21000248 was approved. Vote was unanimous. 4-0

5. ADJOURNMENT:

A motion was made by all Commissioners to adjourn and carried. Vote was unanimous. 4-0 The meeting adjourned at 8:53 p.m.