

Minutes

**Planning Commission Meeting**  
**Monday, March 29, 2021**  
**7:00 pm**

**Present: Chairwoman Marilyn McCain (Virtual), Vice Chairwoman Linda Johnson (Virtual), Member Trevor Cason (Virtual), Member Jo Croom (Virtual), Community Development Director Ellis Still, Assistant City Attorney Patrick Stough, Planner Terry Curry, Planner II Janna Keller**

**Absent committee member: Robert Potts**

**The meeting was called to order by Chairwoman Marilyn McCain at 7:00 p.m.**

**I. Approval of Special Called Meeting Minutes:**  
**Monday, February 22, 2021**

**Motion: Chairwoman McCain**

**Second: Member Potts, and Member Cason**

**Vote: 4-0**

**II. Old Business: NONE**

**III. New Business:**

**A. Item #21000009: A request to rezone Parcel#: 09F170200750962 & 09F170200750988 located at the end of Eidson Trail, Union City, consisting of 43.78 acres from R-1 to R-6. The proposal is to develop a Single-Family Subdivision totaling 118 lots. (Public Hearing)**

**Director Still presented the location map for Amazing Development Partners LLC. The location is at Raymond Drive and Roosevelt Hwy. The property is behind the Gateway sign to Union City. Outlined in the staff report, the Staff feels that this project is not in compliance with the Future development map or the Comprehensive plan and the**

**staff feels that this is not in an appropriate location therefore the staff is recommending a denial based on those factors.**

**Chairwoman McCain asks if there were any questions from the Commissioners for Director Still.**

**Member Cason stated that he agrees with the staff and this would be a major back track for the city since we already have 3 gas stations and there would be a lot of traffic.**

**Member Croom agrees with Member Cason.**

**Member Potts asks what type of gas station. (RaceTrac, Quick Trip, Strip Mall, etc.)**

**Chairwoman McCain ask if there is someone to speak for or against please come to the podium or dial in at 770.964.0080.**

**Attorney Hakim Hilliard with Hilliard Starkey Law is speaking on behalf of the Petitioner the Amazing Development Partners LLC. They are proposing a Circle K. They are more than willing to get the conditions met through GDOT. Gas stations if designed properly contribute to the breakdown of traffic and not the increase of traffic. Circle K is a incredible brand and there is no one better in the market place. Not only do they provide gas but vending, and they also provide outside seating. Per attorney Hilliard, he would appreciate the opportunity to talk to the board further since it is unlikely this property will be developed into residential.**

**Chairwoman McCain ask if the board had any questions for Attorney Hilliard.**

**No response**

**Chairwoman McCain ask if there is someone to speak for or against please come to the podium or dial in at 770.964.0080.**

**Per Chairwoman McCain, there seems to be no one calling in or coming to the podium.**

**The public portion of this petition is now closed per Chairwoman McCain.**

**Member Cason ask Director Still if anyone has any interest in housing in that area.**

**Director Still stated no. Signs are normally placed there directing people to another development such as DR Horton.**

**Member Cason reiterates his position.**

**Attorney Hilliard states that he respects member Cason's position.**

**Member Croom ask Director Still to repeat the City's recommendation.**

**Director Still stated that the Staff feels that this project is not in compliance with the Future development map or the Comprehensive plan and the staff feels that this is not in an appropriate location therefore the staff is recommending a denial based on those factors.**

**Member Potts ask if the corner is zoned for R-4 Single family residential correct?**

**Director Still stated it has a split zoning for General Commercial (GC) and Single family residential (R-4)**

**Member Potts states that we are talking about 2.7 acres that you could possibly get 8-10 houses in there.**

**Director Still states if he had to guess it would be more like 4-6 homes.**

**Member Potts states that when you look at a state highway where they cross intersect, most all those corners are GC, correct?**

**Director Still states yes.**

**Member Potts states the 29 highway is starting to blite. He does not go to the Exxon or BP because of the crime. This would be an opportunity if you could get a Circle K in here that looks like the one in Palmetto maybe Exxon and BP will get on their game an clean this place up.**

**Chairwoman McCain ask if the petitioner owns the property.**

**Director Still states no, they have the property under contract.**

**Chairwoman McCain states that the comments made by the other commissioners bears in mind to remember that this proposed development is not in compliance with future development plans or the Comprehensive plan for the City of Union City.**

**Director Still states that is correct.**

**Chairwoman McCain states that she would entertain a Motion on this request to rezone property at Roosevelt Hwy & Highway 138 from GC – General Commercial and R-4 Single-Family Residential to GC – General Commercial to allow the development of a convenience store/gas station.**

**Attorney Stough states to be clear, the rezoning will not be specifically for a Gas station or Convenience store just whatever GC allows.**

**Chairwoman McCain states that we are a recommending body to the Mayor and Council so what will our recommendation be:**

**Motion: To deny the rezoning request: Member Cason**

**Second: Member Croom**

**Vote: 4-0**

**IV. New Business:**

**A. Item #20000205 - A request to remove Section 5-19 Required Buffers of the Union City Zoning Ordinance to resolve an existing conflict on required buffers when abutting residential districts.**

**Director Ellis Still states that currently the requirement states a 30-foot buffer. Staff and the attorney's office agree to remove Section 5-19 to clear up the conflict.**

**Attorney Stough states that the requirement for 5-19 is superfluous because the dimensional requirement for the zones already have a Buffer requirement. RSC and C-1 is the same as 5-19 and M1 and M2 have a greater Buffer requirement. We did not want that conflict to be in there anymore. So we just want to remove 5-19.**

**Member Potts states he does not like reducing buffers.**

**Member Cason asks that the least amount of buffer would be 75 not 35 correct.**

**Director Still states that is correct. For the M1 and M2 it will be 75 and the RSC and GC is currently 35.**

**Chairwoman McCain if there are any questions of the commissioners.**

**Chairwoman McCain ask if we could include the type of meeting on the agenda.**

**Chairwoman McCain ask if there is someone to speak for or against please come to the podium or dial in at 770.964.0080.**

**Chairwoman McCain the public hearing portion petition is now closed.**

**Chairwoman McCain ask if the commissioners have any more questions or comments.**

**Chairwoman McCain states she will entertain and motion to accept or deny the request.**

**Motion: Member Robert Potts made a motion to accept**

**Second: Member Jo Croom**

**Vote: 4-0**

**Director Still states that we are working on getting the latest version of the Zoning Ordinance as we go through the procurement process. So far, we have nothing for the December meeting due to lack of agenda.**

**Member Cason ask if the Mayor and Council meeting are available on Zoom?**

**Director Still states that they are. We will send the information as it becomes available.**

**V. Adjournment at 7:37 pm**

**Motion: Chairwoman entertains a motion to adjourn**

**Second: All members**

**Vote: 4-0**