



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

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www.UnionCityGa.org

## Minutes

### **Planning Commission Meeting**

**Tuesday, June 27<sup>th</sup>, 2022**

**7:00 pm**

#### **PRESENT:**

**Vice Chairwoman- Linda Johnson**

**Member- Trevor Cason**

**Member - Jo Croom**

**Assistant City - Attorney Patrick Stough**

**Assistant Director- Janna Keller**

**Director- Anthony Alston**

**Planner Record TCF- Carletta Singleton**

#### **ABSENT:**

**Chairwoman- Marilyn McCain**

**Member-Robert Potts**

**Planner- SaVaughn Irons**

#### **I. CALL TO ORDER:**

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

#### **II. APPROVAL OF MINUTES:**

**Monday, May 31<sup>st</sup>, 2022**

**A motion was made by Member Jo Croom, seconded by Member Trevor Cason, the agenda was approved.**

**Vote was unanimous. 3-0.**

#### **III. OLD BUSINESS:**

**None**

#### **IV. NEW BUSINESS:**

- A. Item 22000075- A petition by Bruce A Rippen c/o DR Horton Inc. property owner Warrior to Citizen Foundation Inc., Phil Court & DHEWA Holdings, LLC to**

rezone approximately 30.87 acre +/- tract of land Parcels (09F210100880665 & 09F210100882570) located south of Union Pointe Pl. and east of Lower Dixie Rd. from Planned Unit Development (PUD) District with an underlying residential to Planned Unit Development (PUD) with underlying zoning of RM, Residential Multi-Family.

#### **1. PRESENTATION AND/ OR COMMENTS:**

**Presentation by Community Development Dept., Janna Keller- (Assistant Director)**  
**Acreage: 30.87 acres +/- tract of land, Purpose of Use: Residential Multi-Family, Current Zoning: PUD (Panned Unit Development), Proposed Zoning: Create a new PUD (Planned Unit Development underlying zoning RM Residential Multi- Family District). The Aerial map shows residential surrounding the property, to the north it is zoned and it shows PUD that is currently residential, to the south it is residential, to the east you have R-2 (Single family residential) and to the west it is undeveloped. The site plan shows the total lots with setbacks and frontage. The site area is 30.87 acres with a total of 152 lots. There will be 14 townhomes on the development with 138 Single-Family detached lots. You have a setback of 20', a side of 5' and rear 20'. The next map is the location map you have undeveloped property to the south. Residential to the North, West undeveloped and East is residential. Zoning map is being showed to see the zoning use surrounding the property. The request meets all requirements and staff recommends approval of a rezone and PUD Overlay Development Plan for a PUD, Planned Unit Development District RM-Residential Multi-family subject to the following conditions. A playground, walking or bicycling trail, covered picnic area or swimming pool. Second condition that is required is that they should adhere to garage requirements section 5-39 to be two car garages. Must adhere to the Union City's subdivision regulations for Preliminary and Final Plat process. Also, to improve all city limit regulations. The applicant is present and would like to present. Michelle Macauley is with LeCraw Engineering they are located 3475 Corporate Way in Duluth Georgia. Here tonight on behalf of our client D.R. Horton the applicant, as Janna stated we are seeking a PUD development plan there are no records to have a pre-development plan. There is an existing property nearby called Creekside Oak and there is a street called Tiffany Trace and you will see in the site plan that we are continuing that street. There are villages at Union Pointe which has townhomes in the front and single family homes included in the subdivision. D.R. Horton completed all of the lots. If you drive in the subdivision you would see existing older homes in the front of both developments then you would see new homes and it is because the success of these homes that they were looking at the property. Zoned PUD to the South and North of the property. Kahiti Trace are terraces coming in the back of two subdivisions connecting all of the townhomes. There are 14 townhomes and single family detached homes will be a part of one HOA. They will not be a part of another HOA they will have their own homes to be a part of their own HOA. For the townhome renderings they are going to be 24 ft. wide with a 2 car garage homes. These are the only homes that will have 2 car garages in the subdivision. Parking for four cars with two cars in the garage and two spaces in the**

front. There are four different styled homes which will have complete brick facades. We meet the PUD standards of all homes that must be 1800 sq. ft. and 2/3 of all dwelling units have a minimum of 2,000 sq. ft. 1/3 of all dwelling units have a minimum of 2,200 sq. ft. Staff recommend conditions approval of a rezone for a PUD. The proposed project will possibly include a covered picnic area where the kiosk is but we will find the best spot for it. The covered picnic area will just be for the residents of the community. We look forward to our approval and any questions you might have.

**1. THE COMMISSIONER'S HAD QUESTIONS ABOUT THE FOLLOWING TOPICS:**

- **Linda Johnson (Vice Chairwomen) - Any additional green space? Site plan shows open space and behind the homes will be green space.**
- **Linda Johnson (Vice Chairwomen) - Will there be any parking on the street? We will meet the subdivision regulations for street parking.**
- **Linda Johnson (Vice Chairwomen) – There's one way in and one way out? There's two points of access of getting in and out. They will have the opportunity to come out on Lower Dixie and there will be a monument sign put in the corner to demark the new subdivisions. The resident will know there entering a new community.**
- **Linda Johnson (Vice Chairwomen) – Where would you put the picnic area and swimming pool? There will be no swimming pool just the covered picnic area but I'm not completely sure.**
- **Linda Johnson (Vice Chairwomen) – Any wet lands there? No just a hill.**
- **Trevor Cason (member) – You said you received the condition this pass Friday? Yes from the staff report.**
- **Trevor Cason (member) – D.R. Horton did all of those communities in this area? Yes with completely different HOA, that HOA has existed for a long time.**
- **Trevor Cason (member) – Has there been any discussion about offering to unify the HOA's? The terraces are the only ones that have a physical connection these are just townhomes and I'm not 100 % sure that this community and that community has the same HOA that is definitely something could be looked at.**
- **Trevor Cason (member) – What is the mail kiosk? - The mail kiosk started a few years ago. Mail service no longer delivers in communities. All new developments have to have a central mail unit called a Kiosk like you would see in an apartment complex.**
- **Trevor Cason (member) – Is it just federal how the mail runs? Yes.**
- **Trevor Cason (member) – Does the post office decide what the size of the units are? Everybody has their own little box with larger parcel boxes.**

**1. REMARKS FROM THE PETITIONERS :**

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

**3. REMARKS:**

- **Patrick Stough (Assistant City Attorney) – On street parking will be govern by the city ordinance.**
- **Patrick Stough (Assistant City Attorney) – There is no, on the street parking.**
- **Trevor Cason (member) – You all chose covered picnic quickly.**
- **Trevor Cason (member) – Physically you're going through two subdivisions with the roads.**
- **Trevor Cason (member) – That would be a really good conversation to have about unifying the HOA's considering how big the community will be and how big the other subdivisions are.**
- **Trevor Cason (member) – I would actually suggest that for different HOA's in the area.**
- **Patrick Stough (Assistant City Attorney) – I will say with my experience with HOA's even if you have people who are subject to the idea, getting enough of them to participate in the decision making process may be impossible.**
- **Trevor Cason (member) – You can always incentives it if they decide to rectify.**

**4. PUBLIC HEARING CLOSED TO THE PUBLIC**

**5. REMARKS FROM PETITIONER AND OTHER**

- **Michelle Macauley (petitioner) – Mainly because of the conditions.**
- **Michelle Macauley (petitioner) - We are connecting the roads.**
- **Michelle Macauley (petitioner) – May have to get 50% off the homeowners to agree.**
- **Michelle Macauley (petitioner) – It may be additional money then for then also with financial situations of what the two HOA's are.**

**6. VOTE ON ITEM #22000075**

**A motion was made by member Jo Croom, seconded by Member Trevor Cason, #220000075 was approved. Vote was unanimous. 3-0.**

**7. ADJOURNMENT:**

**A motion was made by all commissioners to adjourn and carried. The meeting adjourned at 7:20 p.m. Vote was unanimous. 3-0.**

