



Community Development  
5047 Union Street  
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Minutes

**Planning Commission Meeting  
Monday, May 31<sup>st</sup>, 2022  
7:00 pm**

**PRESENT:**

**Chairwoman Marilyn McCain**

**Member- Trevor Cason**

**Member - Jo Croom**

**Assistant City - Attorney Patrick Stough**

**Interim Director- Janna Keller**

**Planner Record TCF Carletta Singleton**

**ABSENT:**

**Vice Chairwoman- Linda Johnson**

**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, April 25<sup>th</sup>, 2022**

**A motion was made by Vice Chairwoman Marilyn McCain, seconded by Member Jo Croom, the agenda was approved.**

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

**III. OLD BUSINESS:**

**None**

**IV. NEW BUSINESS:**

- A. Item 22000057- A petition by Bruce A Rippen c/o DR Horton Inc. property owner Yocansoft Inc. to rezone 15.30 acre +/- acre tract of land (Parcel 09F220100990042)**

located north of Highpoint Rd. from R-3 Single Family Residential to (TCMF) Town Center Multi-Family District. The applicant intent is to build a multi-family community. (Public Hearing)

- B. Item #22000004: Preliminary Plat for South Wind Subdivision by LeCraw Engineering. The Preliminary Plat is showing a total of 217 single family lots and sits on a total acreage of 108.61 acres. The location is off of Koweta Rd. The current zoning is PUD.
- C. Item #21000438: Preliminary Plat for Enclave at parkway village. The Plat is showing a total of 98 units for single family residential and sits on a total acreage of 18.04 acres. The location is on Thompson Rd. between south Fulton Parkway. The current zoning is TCMU.

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

Presentation by Community Development Dept., Janna Keller- (Interim Director/Planner II) Acreage: 15.30 acres +/- tract of land, Purpose of Use: Multi-Family Community opposing 139 town homes, Current Zoning: R3 (Single Family Residential), Proposed Zoning: TCMF (Town Center Multi-Family). The Aerial map shows residential surrounding the property, to the north it shows residential housing, to the south are town homes which is considered part of the zoning district, to the east and west are single family. A location map and zoning map is being showed to see the zoning use and how far and close other businesses and properties where to of the cite location. Chairwoman Marilyn McCain asked commissioners if they had any questions for Ms. Keller. Janna commented on how when she drove passed the land the apartment complex looked vacant and there where cars parked outside. Patrick (Assistant city attorney) follows with a comment stating he imagine each of the units originally was individually owned there has been a lot of owner consolidation over there. No further questions. Chairwoman Marilyn McCain is moving forward with the public hearing. Michelle Macauley (petitioner) - approaches the podium to give a presentation on behalf of D.R. Horton (applicant) her client is proposing the property. Rezoning R-3 to TCMF. The purpose of developing 139 single-family attached townhomes at a density of 9.06 units to the acre. Two car garage in addition to the rezoning there are two concurrent variances. A variance to remove the requirement to provide 6-foot opaque walls around the community and to remove requirement for strict adherence to the block standards. Stone Point Colony apartments are right across the street and if you go to google maps it currently says permanently closed but as passing the property this evening there are occupants living there but there has been a few units unoccupied but they are all under individual ownership. The current zoning map shows it is R-3 currently, across the street is where Stone Point colony is located and zoned R-M which is multi-family. Next slide is the land use plan map single family residential across from multi-family residential. Next is the zoning site plan this shows it is going to be two points of access that's part of the requirements. Union City requires all fronts to be brick and this is what the town home would look like not a mixture of materials because those are not Union City requirements. Patrick Stough

**(assistant city attorney) comments that they recently just passed mixed ordinance of 40 % brick and the rest can be made up of other materials. Michelle Macauley comments that it will be open for discussion about the brick and materials of the town homes. Michelle Macauley presents that it will be a two car garage in addition to the two spaces in the garage there will be two spaces in the driveway behind the unit and there will be four parking spaces for additional parking. There will be a flow of parking by the kiosk in the middle of subdivision. Trevor Cason (member) suggest the tenants have a strong and active HOA or community group to make sure the neighborhood does not fall apart too quickly due to inflation. Gentlemen had a question about will it be one way in and one way out?**

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

- Trevor Cason (member) - about permanently closed apartment complex being right across the street from the proposing land.**
- Trevor Cason (member) - For the parking in the back is that a shared parking pad in between two town homes or is it individual?**
- Jo Croom (member) – Can you explain the four different parking again?**
- Trevor Cason (member) – Will there be a playground or pool?**
- Marilyn McCain (Chairwoman) – What is the proposed pricing for the units?**
- Marilyn McCain (chairwoman) – The units have how many bedrooms?**
- Trevor Cason (member) - Is there a plan to talk to them about doing something there at the neighbor condominium?**
- Marilyn McCain (chairwomen) - With having a high vacancy community across the street you don't think that's going to affect your sales?**
- Trevor Cason (member) - Was there any zoom questions?**

## **3. REMARKS FROM THE PETITIONERS :**

- Michelle Macauley- explains how when she drove to the property the lot was vacant.**
- Michelle Macauley- there will be individual driveways and everyone will have their own parking.**
- Michelle Macauley – There will be two parks in the garage. You will have the ability to park your car in the garage and behind the unit between the alleys are two additional parking leaving four parking spaces per unit.**
- Michelle Macauley- No, they are not proposing any amenities just the open space around the mail kiosk.**

- **Michelle Macauley- D.R. Horton is not prepared to give the pricing at this time.**
- **Michelle Macauley- The units will have 3 bedrooms and 2 ½ baths.**
- **Michelle Macauley- They had a conversation with the mayor before they proposed the rezoning, it's a private ownership and this land is also a private ownership.**
- **Michelle Macauley- D.R. Horton is not concerned because the housing market is so incredible strong at the moment.**

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

#### **5. REMARKS:**

- **Marilyn McCain (chairwomen) reopened public hearing. Gentlemen had a question about will it be one way in and one way out the neighborhood?**
- **Jone Scott own a home at a nearby subdivision 6217 Tucker Lane, but does not live in the subdivision anymore but owns a house there but is concerned about the traffic on Highpoint Rd. How do you attend to maintain that traffic from the school and a convenience store off of Highpoint Rd?**
- **Jo Croom (member) - The question the gentlemen raised was a good question and they do need to have something from the transportation department.**

#### **6. PUBLIC HEARING CLOSED TO THE PUBLIC**

#### **7. REMARKS FROM PETITIONER AND OTHERS**

- **Michelle Macauley (petitioner) there will be two points of access, there will be a two way street on Highpoint Road.**
- **Michelle Macauley (petitioner)- On the site plan both entrance points deceleration lanes are proposed this will allow any cars turning on to Highpoint Rd won't stop the flow traffic behind them. D.R. Horton will work with public works when they get the zoning approved and LDP (Land Disturbance Permit) the city engineer will work on necessary permits to the road.**

#### **8. VOTE ON ITEM #22000057**

**A motion was made by member Trevor Cason, seconded by Member Jo Croom, #220000057 was approved. Vote was unanimous. 3-0.**

**D. Item #2100004: Preliminary Plat for South Wind Subdivision by LeCraw Engineering. The Preliminary Plat is showing a total of 217 single family lots and sits on a total acreage of 108.61 acres. The location is off of Koweta Rd. The current zoning is PUD.**

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

**A. Presentation by Community Development Dept., Janna Keller- (Interim Director/Planner II) The applicant wants to request the Preliminary plat for the residential subdivision plat South Wind: Pod Y, Pod X and Pod. The total acreage: 108.61 acres +/- tract of land, Purpose of Use: 217 Single Family Lots, Located: On Koweta Road, Current Zoning: PUD (Planned Unit Development). South wind was initially approved back in 2003 under Fulton County with a total of 872 lots and 196 town homes. Pod X the applicant is proposing 122 single family homes, Pod W is proposing 15 single family homes and Pod Y is proposing 80 single family homes. The property is generally located north of High Point. The star on the aerial map shows the property. Surrounding the property is the current zoning PUD. Zoning to the south is PUD zoning, zoning to the west is outside of city limits of Union City but if you go up the parcel its PUD, east is outside city limits. The site plan of the preliminary plat and staff recommends to approve this request. Michelle Macauley (petitioner) - approaches the podium to give a presentation on behalf of South Wind. The Preliminary Plat is showing a total of 217 single family lots and sits on a total acreage of 108.61 acres. The location is off of Koweta Rd. The current zoning is PUD. South Wind was originally zoned in Fulton County in 2003, overall map of South Wind there are additional lots that haven't been developed in South Wind D.R. Horton. Pods M and Y are 209 lots Union City did not make any changes to that Pod count there was 86 lot currently built in M and Y leaving 123 to be developed and we are proposing 80. There is remainder of 43 lots left in that pod but will not be built. Pods X and L originally 172 lots approved by Fulton County back in 2003. When Union City changed the unit mix and went to 191 lots. There are 80 lots existing in these two pods leaving 111 lots to be developed and we are proposing 122. Pods S and W originally 137 lots approved by Fulton County back in 2003. When Union City annex the property they changed the unit mix and went to 126 lots. There are to be developed and platted 47 and proposing 15 lots. Trevor Cason (Member) commented on getting an aerial map from google maps. More reference point.**

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

- Marilyn McCain (Chairwoman) - South wind was originally a golf community?
- Marilyn McCain (Chairwoman) - Is the golf course still active?
- Marilyn McCain (Chairwoman) - What's the total number of homes that will be in the community?
- Marilyn McCain (Chairwoman) - The entire community is 108.61 acres?
- Marilyn McCain (Chairwoman) - How many acres are on the three pods?
- Marilyn McCain (Chairwoman) - What does the 108.61 acres represent?
- Trevor Cason (Member) - What road divides Pods X and W?

### **3. REMARKS FROM THE PETITIONERS**

- Michelle Macauley (Petitioner) - I'm not sure if the golf course is active or not.
- Speaking with the Mayor and planning staff about they ask these Pods will be part of the South Wind property owners association.
- I do not have the acres for the entire community just for those three pods.
- I apologize I don't have the acres just the number of units we have.
- The total acreage haven't changed since the beginning and we don't have the original zoning the only thing we have is what we pulled from the plat.
- An abandoned right of away, a road that's not built it just shows up in the text record working with the attorney's office and get the abandon road so it does not divide the property.

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

### **5. REMARKS FROM THE PUBLIC:**

### **6. PUBLIC HEARING IS CLOSED TO PUBLIC**

### **9. REMARKS FROM THE COMMISSIONERS, PETITIONER, AND OTHERS**

### **7. VOTE ON ITEM #2200004**

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

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

**Presentation by Community Development Dept., Janna Keller- (Interim Director/Planner II) Acreage: 18.04 acres +/- tract of land, Purpose of Use: Single Family Units, Located: The location is on Thompson Rd. between south Fulton**

**Parkway. Current Zoning: TCMU (Town Center Mixed Use). This plat was brought before planning commission in 2020 and signed. They had some changes in reduction in the lots. 101 lots to 98 lots, decreased by three lots. Becky Bius (petitioner) - approaches the podium to give a presentation on the Plat for Enclave at Parkway Village. As Ms. Keller stated this preliminary plat originally got approved back in 2020 for 101 lots. The development was in three phases. The first phase consisted of 9 lots final platted in November 2021 and sold 5 homes and completed a model home there. Phase 1B consisted of 5 lots that's been submitted for final plat on phase 2 final phase is 34 lots in construction.**

**2. THE COMMISSIONERS HAD QUESTIONS ABOUT THE FOLLOWING TOPIC:**

- **Trevor Cason (member) - Do you know what your recommendation was when it came before us in 2020?**
- **Marilyn McCain (Chairwoman) - Why did they decrease from three lots?**
- **Marilyn McCain (Chairwoman) - How many lots are under construction?**
- **Trevor Cason (member) - Is there anything significant impacting the time table?**
- **Marilyn McCain (Chairwoman) - Has this met all the requirements for TCMU?**

**3. REMARKS FROM THE PETITIONERS:**

- **Becky Bius- Lots where not buildable**
- **Becky Bius-There are 34 lots under construction**
- **Becky Bius- There isn't anything impacting the time table, once we've got approvals we have been moving pretty fast with construction,**

**4. PUBLIC HEARING IS OPEN TO PUBLIC**

**5. REMARKS FROM THE PUBLIC:**

- **Janna Keller (Interim Director)- It was approved on July 30, 2020 for 101 lots**
- **Jo Croom (member) - I don't see a problem with the location.**

**6. REMARKS FROM COMMISSIONERS, PETITIONER, AND OTHERS**

**7. PUBLIC HEARING IS CLOSED TO PUBLIC**

**8. VOTE ON ITEM #22000438**

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

**9. ADJOURNMENT:**

**A motion was made by all commissioners to adjourn and carried. The meeting  
adjourned at 7:55 p.m.**

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