



Minutes

Planning Commission Meeting
Monday, November 7, 2022
7:00 p.m.

PRESENT:

Chairwoman Marilyn McCain
Vice Chairwoman – Linda Johnson
Member – Trevor Cason
Member – Jo Croom
Member – Robert Potts

Assistant City – Attorney Patrick Stough
Director – Anthony Alston
Assistant Director – Janna Keller
Admin Administrative – Kristen Bosah

ABSENT:

Planner – Chanelle Campbell
Planner Record TCF – Carletta Singleton

I. CALL TO ORDER:

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

II. APPROVAL OF MINUTES:

Monday, September 26th, 2022

A motion was made by Vice Chairwoman Marilyn McCain, seconded by Member Trevor Cason, the agenda was approved.

Vote was unanimous. 5-0.

III. OLD BUSINESS:

None

IV. NEW BUSINESS:

- A. Item # 202200001- An application for Enclave at Whitewater Preliminary plat to create 164 residential dwellings subdivision lots on approximately 31.9 +/- acre tract**

of land. The area of request is currently zoned TCMU, Town Center Mixed Use District.

1. PRESENTATION AND/OR COMMENTS:

A. Presentation by Community Development Department, Assistant Director, Janna Keller. An application for Enclave at Whitewater Preliminary plat to create 164 residential dwellings subdivision lots on approximately 31.9 +/- acre tract of land. The area of request is currently zoned TCMU, Town Center Mixed Use District. The site is composed of 3 parcels totaling 31.9 +/- acres. The applicant, Jerry Baugh Direct Residential, is seeking a request to approve the Preliminary Plat of Enclave at Whitewater. The current zoning is TCMU (Town Center Mixed Use). The property is located at the intersection of Jonesboro Road and SR 138/Beverly Engram Pkwy. Staff recommends that the commercial component is subdivided from the residential parcel, and the rezone case and file number is referenced on the final plat. Janna states the staff Recommends Approval of the Preliminary Plat. The applicant, Jerry Baugh is present to answer any questions.

The applicant, Jerry Baugh and Chris Recker (*President of Direct Residential Homes*) of 5576 Peachtree Road, Chamblee, GA 30341 approached the podium and commented that he does not have a presentation; however, he is present to answer any questions.

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

- Trevor Cason (member) - This will be a big piece of land. Will this land be used for office use? What are the primary uses of this land? No the land will be used to will to produce homes and townhomes.**
- Robert Potts (member) - Has anyone from the site pulled any LDPs for the address? I have been the site last week, and saw that this piece of land was bigger than one acre. There should've been LDP permits pulled. If this land is more than an acre. Someone should be out there to verify it. Have you sought any LDPs? We were not aware we were in need of any LDPs. We have not pulled any. There is nothing to indicate or require the history of use for LDPs for this project**
- Robert Potts (member) – Is this land going to be used for office spaces? Yes, the land will feature office space.**
- Robert Potts (member) – What if this land is more than an acre? Our land is less than an acre.**

- Trevor Cason (member) – These are townhomes right? Yes this will be 164 townhomes.
- Trevor Cason (member) – What are the allowable acres for the zoning of this plat? It is TCMU zoning.
- Marilyn McCain (Chairwoman) – What is the price point of the apartments? Our price point will be luxury; currently we are not set on a specific number.

3. REMARKS FROM THE PETITIONERS:

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

5. REMARKS:

- Robert Potts (member) - I encourage you to go take a look at the site, and confirm the acreage. I do believe the land is more than an acre. I would advise that you take Code Enforcement out there and update that site.

6. PUBLIC HEARING CLOSED TO THE PUBLIC:

7. REMARKS FROM PETITIONER AND OTHERS:

8. VOTE ON ITEM #202200001

A motion was made by member Trevor Cason, seconded by member Linda Johnson and carried, Planning Commission approved case #22000057. Member Robert Potts disapproves. Vote was 3-1.

B. Item #20220000210: An application for NEXUS Union City Development Preliminary plat to construct a mix use development on approximately 98.065 +/- acre tract of land. The area of request is currently zoned TCMU, Town Center Mixed Use District.

1. Presentation AND/OR COMMENTS:

A. Presentation by Community Development Department, Assistant Director, Janna Keller. The applicant Nexus City Development LLC is seeking a request to approve the Preliminary Plat of South Point Farm to subdivide the 98.065 acre +/- tract into approximately 36.48 acres +/- to develop a mix use development of residential and retail. The current site consist of an industrial

facility. In 2019 Mayor and Council approved the rezoning from GC, General Commercial to TCMU, and Town Center Mixed Use District with the following conditions. One: The applicant has agreed to set aside 1.5 acres for a park and parking lot for access to the trail area and will be dedicated to the City. Two: The applicant has agreed to maintain an undisturbed 75 foot buffer along the frontages of the property and to berm and plant areas where the buffer cannot maintain the 75 foot buffer. Three: The applicant agreed to develop the property in a manner that is very similar to the site plan submitted with the rezoning request dated 8/2/2019. This plan includes a 4.2 +/- acre parcel for commercial/office along Campbellton-Fairburn Road. Four: The applicant agreed to screen the rear of the building where necessary. Janna reminded the commissioner of that case was previously present in 2019, and the applicant would like to go ahead with presenting their case.

Applicant, John Maculey, of 621 North Ave #S-C50, Atlanta GA, 30308 approached the podium to begin presentation and to inform the members of any questions they have about hearing.

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

- Trevor Cason (Member) – Where are the apartments again on the map? It will be behind the grocery store.
- Marilyn McCain (Chairwoman) – How much will the apartments be? We are not sure of the exact price point as of yet.
- Marilyn McCain (Chairwoman) – Are you privy to name the grocery store? No we cannot disclose that information at the moment. However we can go ahead and state it will be a local grocery chain.
- Marilyn McCain (Chairwoman) – What are the other amenities? We'll have a gym, playground, and town green center. As well as other retail locations.
- Trevor Cason (member) – Is this a smaller Atlantic Station? No, this will be different. This project will feature a mixture of retail, commercial, and townhome living. This project will have a town green center. We want to make this project a very walkable community.
- Marilyn McCain (Chairwoman) – Will there be parking on the ground? Yes, there may be two to three levels of parking.
- Linda Johnson (Member) – Traffic study completed? We are currently working with GDOT to complete the traffic study and obtain a traffic signal at our intersection. We are not the individuals in control with regards to GDOT. We are working with the current owner to settle the issue.

3. REMARKS FROM THE PETITIONERS:

- **John Maculey (Applicant) – We want to anticipate any incoming traffic that may occur. We have entrances that feature one way in and out. Our second entrance will also be gated.**
- **John Maculey (Applicant) – The property will feature mixed bedroom and bathroom price points. We do not know an exact number at this moment.**

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

5. REMARKS:

- **Attorney Patrick Stough (Attorney) – Clarifies that the site was previously zoned under industrial zoning. What's in question tonight is to subdivide the site, and decide on the rezoning. Planning Commission can later make alterations to the conditions, but you cannot alter the conditions once the zoning is finalized.**
- **Robert Potts (Member) – Robert Potts (member) recalls this project has done away with the buffer zone, and made it shorter. The trees have been removed and buffer zone is now impacting the surround area.**

6. PUBLIC HEARING CLOSED TO THE PUBLIC (2 MIN):

7. REMARKS FROM PETITIONER AND OTHERS:

- **Director Anthony Alston (Community Development Director) – Also states the traffic study will also go through review and all GDOT specifications.**
- **John Maculey (Applicant) – The big development to face Hwy 92 will feature a town green center in the middle. We have not been able to find anything close or similar to this south of Hwy 85. At the back of the property will be apartments.**

8. VOTE ON ITEM #20220000210

A motion was made by Linda Johnson to approve, Member Trevor Cason seconded and carried. Vote #20220000210 was approved. 4-0.

9. ADJOURNMENT:

A motion was made by all commissioners to adjourn and carried. The meeting adjourned at 7:40 p.m.