



Community Development  
5047 Union Street  
Union City, GA 30291-1497  
  
(770) 515-7950  
www.UnionCityGa.org

## Minutes

**Zoning Board of Appeals  
Monday, December 21<sup>st</sup>, 2020  
7:00 pm**

**Present: Chairman Robert Potts, Vice Chairwoman Sandra C. Hill, Board Member Antonio Andrews, Community Development Director Ellis Still, Assistant City Attorney Patrick Stough**

**The meeting was called to order by Chairman Robert Potts at 7:00 pm.**

**I. Approval of Meeting Minutes:  
Thursday, November 19<sup>th</sup>, 2020**

**Motion: Member Sandra C. Hill  
Second: Member Antonio Andrews  
Vote: 3-0**

**II. Old Business:**

- **Item #20000196 (A) - A request by Eric Sluder, for a property located at 6701 Roosevelt Highway to reduce the required setback from 20 feet to 0 feet beginning 69 feet from the northwestern property corner for 40 feet.**

**Director Ellis Still presented the request of the buffer / setback reduction.**

**Director Still stated that Staff agrees to approve.**

**Chairman Potts asked if there would be a chain link fence in the back.**

**Director Still stated that the petitioner was present virtually and would address that question at the appointed time.**

**Director Still also stated that the petitioner did satisfy the requirement to notify the adjoining property owners. We did receive 1 request seeking information. Once they received the information, they were fine with the request.**

**Chairman Potts asked if they were going to put a chain link fence up.**

**Director Still stated that typically they put up a 6-foot privacy fence and that was the indication along with landscaping between the fence and building.**

**Chairman Potts asked if the fence would go across the sewer line.**

**Director Still stated it will go across the rear of the property line and public service was fine with that.**

**The board did not have any questions for Director Still.**

- Item #20000196(B) - A request by Eric Sluder, for a property located at 6701 Roosevelt Highway to reduce the required setback from 20 feet to 0 feet and the required buffer from 30 feet to 27 feet for 98 feet along the rear property line.**

**Director Ellis Still presented the request of the buffer / setback reduction.**

**Director Still stated that Staff agrees to approve.**

**Director Still stated that typically they put up a 6-foot privacy fence and that was the indication along with landscaping between the fence and building.**

**The board did not have any questions for Director Still.**

**The board opened the floor to the petitioner.**

**Petitioner Reginald Crayton with Plan Engineering is replacing Eric Sluder. Petitioner Crayton stated that the board has the item that they are requesting for 6701 Roosevelt Hwy.**

**The board did not have any questions for Petitioner Crayton.**

**Chairman Potts opens the floor up to the public.**

**Thomas Barnes calls in error.**

**The public did not have any questions for Petitioner Crayton.**

**Chairman Potts closed the public forum.**

**Motion: Vice Chair Sandra C. Hill motioned for approval Item #20000196 (A)**

**Second: Member Antonio Andrews**

**Vote: 3-0**

**Public Hearing for Item #20000196 (B)**

**No response from the public.**

**Chairman Potts closed the public forum.**

**Motion: Vice Chair Sandra C. Hill motioned for approval Item #20000196 (B)**

**Second: Member Antonio Andrews**

**Vote: 3-0**

**Approval granted for Item #20000196 (A) and Item # 20000196 (B)**

### **III. New Business:**

- **Item #20000211 – A request by the Beverly J. Searles Foundation, for property located at the intersection of Hall Road and Campbellton Fairburn Road (Highway 92) to reduce the amount of parking from 640 spaces to 435 parking spaces.**

**Director Still presented the location map zoning map, and site plan.**

**Director Still stated that staff has reviewed the request and did not find any hardship or particular situation that would allow them to be treated unfairly according to the ordinance. Staff recommends a denial of the request because staff did not find any grounds for another variance.**

**Chairman Potts asked if the petitioner had a reason for the reduction.**

**Director Still stated that according their application submitted their research show there was not a need for 2 parking spaces per unit. 1.3 or 1.5 spaces per unit according to petitioner.**

**Member Andrews confirmed the location at the corner of Hwy 92 and Hall Road.**

**Director Still replied, yes however they are proposing out parcels.**

**Chairman Potts asked if they are using for some type of retail.**

**Director Still Confirmed.**

**Member Andrews asked how close to the middle school?**

**Chairman Potts and Attorney Stough chatted about the parcel between Union City and South Fulton. Attorney Stough stated that he was not aware of any laws governing the development. Attorney Stough stated that they get their information from GIS.**

**Chairman Potts asked if the board had any questions to Director Still.**

**The board did not have any questions for Director Still.**

**Chairman Potts asked if the Petitioner would like to speak at this time.**

**Petitioner Sarah Langford Reed speaking on behalf of Langston Hughes Development states that they are requesting approval to allow them to have over 320 workforce housing with 430 units with for green space, a calm environment, and no excess parking.**

**Vice-chair Hill asked what workforce means.**

**Petitioner Sarah Langford Reed stated that workforce means working individuals (policeman, nurses, with professional jobs)**

**Member Andrews asked about road coming into the community.**

**Petitioner Sarah Langford Reed stated that there are 2 different entrances.**

**Chairman Potts asked about the number of bedrooms.**

**Petitioner Sarah Langford Reed stated that there would be (203) 1 bedroom, (100) 2 bedroom, and (16) 3 bedrooms.**

**Chairman Potts asked if the board had any questions for Petitioner Sarah Langford Reed.**

**The board did not have any questions.**

**Chairman Potts asked if there is anyone in opposition of the Petitioner.**

**Thomas Barnes asked about buffers and setbacks in reference to his home.**

**Chairman Potts asked if the board had any questions for Thomas Barnes.**

**Petitioner Sarah Langford Reed states that they are sensitive towards Mr. Barnes concerns.**

**Chairman Potts ask Petitioner Sarah Langford Reed if they will be encroaching on the property.**

**Petitioner Sarah Langford Reed states no.**

**Petitioner Sarah Langford Reed did ask if she could get Thomas BARNED telephone number so they could speak about what is planned around his home.**

**Chairman Potts closed the meeting to the public.**

**Motion: Vice Chair Sandra C. Hill motioned for approval**

**Second: Member Antonio Andrews**

**Vote: 3-0**

**IV. Adjournment at 7:45pm**

**Motion: Vice Chairwoman Sandra C. Hill**

**Second: Antonio Andrews**

**Vote: 3-0**