



Union City, Georgia
Planning Commission Meeting Minutes
August 26, 2019
7:00 p.m.

Present: Chairwoman, Marilyn McCain; Vice Chairwoman, Linda Johnson; Member, Jo Croom; Member, Robert Potts; Community Development Director, Ellis Still; Senior Planner, Kalanos Johnson; City Planner, Brandon Paulk, and Assistant City Attorney, Patrick Stough

Absent: Member, Trevor Cason

Chairwoman McCain called the meeting to order at 7:01 p.m.

I. Old Business

A. *Item #18180379:* Text Amendment, Revising the Zoning Ordinance of the City of Union City by making an amendment to Section 6-15, pertaining to Town Center Mix Use (TCMU).

Director Still gave a presentation on the Text Amendment. Mr. Still started with the recommending revisions from the Planning Commission. During the presentation, there was discussion about what changes to the Text Amendment that the Planning Commission would recommend to Mayor and Council for approval. The Planning Commission will be recommending the following changes to the TCMU ordinance to Mayor and Council:

- To allow carnivals, rodeo, horse show, athletic event or community fair as a Permitted Use provided the event lasts no more than two (2) weeks and provided that no more than four (4) such events occur in a calendar year
- Mixed Use Development, all developments shall be mixed use containing two or more uses within the development (with no incentives)
- Public sidewalks shall be located on both sides of all public streets (Residential, Institutional and Commercial/ Retail/ Service Uses)
- Driveway curb cut widths shall be a minimum of 24 feet for two-way entrances (Curb Cuts and Parking Structures)
- Remove TCMF District under Industrial Uses: Density A-1
- A minimum of 50 feet where the proposed industrial building measures up to 100,000 square feet in gross floor area; (D, Transitional Height and Yards: Buffers, B)
- A minimum of 60 feet where the proposed industrial building measures more than 100,000 square feet but less than 500,000 square feet in gross floor area; and (D, Transitional Height and Yards: Buffers, B)
- A minimum of 75 feet where the proposed industrial building measures 500,000 or more in gross floor area. (D, Transitional Height and Yards: Buffers, B)

On the motion made by Vice Chairwoman Johnson, seconded by Member Potts and carried. The TCMU Text Amendment changes were approved. Approval will be made to Mayor and Council. Vote was unanimous.

II. New Business

- A. *Item #19000196*: A Preliminary Plat for Hallmark Developers. The property is located in the Chatteron Spring Subdivision. The property consists of 21.45 acres and is zoned TCMU. The proposal is for 102 single-family residential lots.

Director Still gave a presentation on the property. Mr. Still stated that the property is currently vacant and is located across from 5590 Koweta Road and 5822 Chatteron Road. Mr. Still reviewed a copy of the site plan with the Planning Commission and advised them that there is an access drive way off Chatteron Road. Chairwoman McCain did comment about greenspace. Mr. Still advised her there is some protected greenspace located along the rear of the last two (2) cul-de-sacs. Member Croom wanted clarification if the Engineer signs the Preliminary Plat, Mr. Still advised her that the Engineer only review the Preliminary Plat for general compliance and through the Land Disturbance Permit process, the site plans are also reviewed by the State. Staff recommends approval of the Preliminary Plat.

On the motion made by Member Croom, seconded by Vice Chairwoman Johnson and carried, the Preliminary Plat was approved. Vote was unanimous.

- B. *Item #19000013*: A Final Plat for Barrington Unit Two-E. The land consists of 10.63995 acres and is zoned R-6 (Single Family Residential). The proposal is for 46 lots.

Director Still gave a presentation on the property. Mr. Still stated that this property is located off Buffington Road and is in the Barrington Subdivision. The property was previously platted, but was not completed due to the recession. Chairwoman McCain did ask if this plat was being done by the original developer, Mr. Still stated no. Mr. Still stated that all the utilities for the lots have been installed. He stated that Engineer did review the Final Plat and the plat does conform to the R-6 zoning district. Staff recommends approval of the Final Plat.

On the motion made by Member Potts, seconded by Vice Chairwoman Johnson and carried, the Final Plat was approved. Vote was unanimous.

- C. *Item #19000199*: Rezoning for Stonewall Station, Inc. To rezone 5445 and 5455 Stonewall Road from R-1 to TCMU. The property consists 2.25 acres. The intent of the proposal is for the subject property to be zoned in conjunction with the adjacent properties for a single-family housing development. (Public Hearing Item)

Director Still gave a presentation on the property. The property is currently vacant. Mr. Still advised the Planning Commission that the property across the street was rezoned a few months ago to TCMU and all the properties near the subject property are being assembled to format one housing development. Mr. Still stated that this proposal is compatible with the Union City Future Development Map (Suburban Neighborhood). Staff recommends approval of the rezoning.

Chris Daughtie, the petitioner gave a presentation on the rezoning. He stated that they will be building houses very similar to the houses in Parkway Villages. He stated, upon completion, the houses will average an assessed value of \$200,000. He stated this will be a major improvement for the area with the single family detached homes. He did solicit questions from the Planning Commission.

Public Hearing Opened:

Joyce Grace, Union City Resident- Commented on the following:

- Stated that she is neither for nor against the rezoning request. She solicited a question to the petitioner.

Kathy Blackshear, 5500 Forest Downs Circle- Commented on the following:

- Spoke in opposition of the rezoning request.
- Stated 15 acres is not enough for this proposed development to handle traffic
- Stated she was against this rezoning during the first attempt to rezone
- Stated she would not be against the rezoning if they can come up with a better way to manage the flow of traffic

Joseph Mason, 5461 Stonewall Tell- Commented on the following:

- Solicited a question to the petitioner
- Stated there are not enough facilities for teenagers to utilize for recreational activities

Sharon Love, Forest Downs Subdivision- Commented on the following:

- Spoke in opposition of the rezoning request
- Recommended nothing be done until a traffic light has been added at Stonewall Tell and Highway 29

Sheryl McCain, 807 Lake Chase- Commented on the following:

- Solicited a question to the petitioner
- Spoke in opposition of the rezoning request

Director Still came back to the podium to answer the questions. Mr. Still stated that there is no way to determine how many lots will be in the proposed development until the rezoning has been approved and the developer goes through the Preliminary Plat process.

Mr. Still stated that Highway 29 is a State Highway and Union City does not have any jurisdiction to place a traffic light. Chairwoman McCain wanted to know who could make a request to the State to determine if the State is considering placing a traffic light in the area. Mr. Still advised her that anyone could contact the Department of Transportation and request the information.

Chris Daughtie, the petitioner came back to the podium to answer the questions. He stated that there are no plans to build on wall or buffer between the development and church. He stated that there will open space, which is required in the TCMU zoning district. He stated there will be no other amenities in the community due to the lack of space.

Public Hearing Closed

On the motion made by Vice Chairwoman Johnson, seconded by Member Croom and carried, the rezoning request was approved. Approval will be recommended to Mayor and Council. Vote was unanimous.

- D. Item #19000197: A Preliminary Plat for Hallmark Developers. The property is located at Stonewall Station East and Stonewall Station West. The property consists of 21.25 acres and is zoned TCMU. The proposal is for 129 single-family residential lots.

Director Still gave a presentation on the property. Mr. Still stated that this development is some of the development from the previous item and it covers nine (9) parcels. He stated the Engineer did review the Preliminary Plat and it does conform to the TCMU district and the Union City Future Development Map (Suburban Neighborhood). Staff recommends approval.

Assistant City Attorney, Patrick Stough did advise the Planning Commission that some of the properties are zoned R-1 and this Preliminary Plat should be contingent upon approval of the rezoning from Mayor and Council. Mr. Still also added by stating that a condition of this Preliminary Plat is for hammerhead at the dead-end be removed. Hammerheads are not allowed in the City of Union City.

On the motion made by Member Croom, seconded by Member Potts and carried, the Preliminary Plat was approved contingent upon Mayor and Council approval of the rezoning request and the conditions noted by staff. Vote was unanimous.

- E. Item #19000201: To rezone 101.79 acres of land at the intersection of South Fulton Parkway and Highway 92 (Campbellton-Fairburn Road) from GC (General Commercial) to TCMU (Town Center Mix Use). (Public Hearing Item)

Director Still gave a presentation on the property. The property is currently vacant and undeveloped. Mr. Still stated that this request was denied last year. This is a new revised plan with additional uses. After reviewing the site plan, the square footage of the warehouse has been greatly reduced. The new plan consists of 37.8 acres of commercial space and 21 acres of green space. Mr. Still stated that the proposal is to keep a 75 foot buffer along the front side. With the new site plan, there is no need for a Stream Buffer Variance and the development would not have to go through the DRI (Development of Regional Impact) process again. The Georgia Department of Transportation has approved to make improvements at the Highway 92 and South Fulton Parkway intersection. For clarification, Member Croom asked if the Department of Transportation will be making improvements to the intersection, Mr. Still stated yes. Staff recommends approval with conditions.

Doug Dillard, representation for the applicant. He spoke in favor of the rezoning request. He stated that the warehouse has been reduced by 50 percent. He wanted to reserve his remaining time for any rebuttal.

Public Hearing Open:

Dane Pryor, 9040 Roswell Road- Commented on the following:

- Spoke in favor of the rezoning request
- Stated there will be a significant buffer between the golf course and the subject property
- Stated that this development will create many jobs and is a true mix use development
- Stated the Project IRIS wants to own the warehouse facility
- Stated that the warehouse will be 910 feet away from the nearest house

Aundra Ray, Parkway Villages- Commented on the following:

- Stated she is a new resident of Union City
- Took pictures of three (3) accidents at the corner of Mason Road and South Fulton Parkway since January 2019
- Doesn't want another warehouse

John Taylor, 5512 Rosewood Place: Commented on the following

- Spoke in opposition of the rezoning request
- Asked for the zoning map to be pulled back up
- Stated that the 18 wheeler trucks will use Rosewood Place to get to South Fulton Parkway
- Stated that the landscape of the community will change with another warehouse in the area
- Asked the Planning Commission to consider the long term impact of having multiple warehouses clustered in a residential and commercial area
- Asked the Planning Commission to consider the 30 year Comprehensive Plan

Yvette Bridges, 8819 Lake Road- Commented of the following:

- Spoke in opposition of the rezoning request
- Expressed major concerns about traffic in the area
- Stated she doesn't want another warehouse in her backyard
- Stated that she is vested in her community

Kathy Butler, Fairburn GA resident- Commented on the following:

- Spoke in opposition of the rezoning request
- Stated that the developers do not have any retail users
- Stated she does not want another warehouse in her backyard

Keith Brown, 4959 Rapahoe Trail- Commented on the following:

- Spoke in opposition of the rezoning request
- Stated that he grew up in Union City
- Stated that decisions are being made that affects his quality of life
- Stated that he doesn't agree with another warehouse being built near the most expensive place to live in Union City
- Stated that the citizens deserve more than just warehouses

Barbara Mastella, South Fulton resident- Commented on the following:

- Spoke in opposition of the rezoning request

- Stated that an article from the Atlanta Journal Constitution stated that Union City was one of the worst places to live

John Little, Union City- Commented on the following:

- Spoke in opposition of the rezoning request
- Solicited a question to Planning Commission and the City staff

Dr. Carter, 5472 Rosewood Place- Commented on the following:

- Spoke in opposition of the rezoning request
- Stated he and his wife moved from Fayetteville
- Stated that more warehouses have been built since they moved
- He is no longer happy living in Union City
- Stated that there is an opportunity to make this work, but there just can't be a warehouse on that corner

Richard Butler, 2216 Jenny Drive- Commented on the following:

- Requested some data in regard to the number of warehouses built versus retail (commercial) built in the last five (5) years

Owens Twaits, 5341 Rosewood Place- Commented on the following:

- Spoke in opposition of the rezoning request
- Stated that no one is listening to the residents
- Stated that the community is being destroyed
- Stated that Union City has nothing to offer their residents
- Solicited a question to the Planning Commission

Wanda Mosely, 4689 Creekside Cove- Commented on the following:

- Spoke in opposition of the rezoning request
- Stated that most of the warehouses in Union City are empty with no tenants
- Stated that Mayor and Council will allow for all the empty warehouses to be built, but won't allow the citizens to receive a Homestead Exemption on their taxes
- She has been coming to the meetings for almost two (2) years now
- Stated there is nothing progressive about Union City
- Thanked the Planning Commission for listening to the citizen's concerns

Public Hearing Closed:

Doug Dillard and Dane Pryor, the petitioners were given the opportunity to rebuttal the opposition. Mr. Dillard stated that no one was able to bring any factual information that supports their opposition. He stated that the GC zoning is not usable. He stated that this development will bring in more tax money.

Chairwoman McCain asked if residential has been considered for this site, Dane Pryor stated no. Mr. Pryor stated that this plan will reduce traffic compared to the old plan. He stated this is a true mix use development.

Member Croom asked Director Still for the total number of warehouses located in Union City, he stated there are eight (8) total warehouses existing or proposed in Union City.

Member Potts stated that he agree with the citizens, but you also can not disenfranchise land owners as long they develop their property within the reasonable means.

Vice Chairwoman Johnson asked the petitioner the reasoning for wanting to rezone to TCMU, Mr. Dillard stated they have not been able to find a user that wanted to develop under GC. He stated that the property has been marketed since 1998 for GC use. Member Potts asked if financing was an issue for wanting to rezone to TCMU, Mr. Pryor stated that there is no debt owed on the property. He stated that the property is too big to develop under the GC district.

On the motion made by Member Croom, no second motion. The motion died to approve the rezoning request

On the motion made by Member Croom, seconded by Vice Chairwoman Johnson and carried. The request to rezone the 101.79 acres of land located at South Fulton Parkway and Highway 92 was denied. Denial will be recommended to Mayor and Council. Vote was unanimous.

III. Reports and Announcements from the Planning Commission: None

IV. Adjournment

The meeting was adjourned at 10:04 p.m.



Chairwoman, Planning Commission



Director, Community Development