



Union City, Georgia  
Planning Commission Meeting Minutes  
September 30, 2019  
7:00 p.m.

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

**Absent:** N/A

Chairwoman McCain called the meeting to order at 7:00 p.m.

**I. Approval of Meeting Minutes: August 26, 2019 Planning Commission Meeting**

Vice Chairwoman Johnson and Chairwoman McCain made a correction to the minutes.

*On the motion made by Vice Chairwoman Johnson, seconded by Member Croom and carried. The minutes from the August 26, 2019 Planning Commission Meeting were approved with two (2) noted corrections. Vote was unanimous.*

**II. Old Business: None**

**III. New Business:**

- A. Item #18180404: (Resubmittal for Bentley Ridge): To Final Plat property located at Hall Road. The land consists of 37.47 acres zoned TCMU (Town Center Mix Use).

Director Still gave a presentation on the Final Plat. He stated that the petitioner is D.R. Horton, the land is undeveloped, and they are proposing 140 single family lots. Mr. Still presented a site plan of the Final Plat. He stated that there were some issues concerning access into the development, but those issues have been worked out. He stated that the Final Plat has been reviewed by the City Engineer. Member Potts did ask if this plat was presented to them on another occasion, because he remembers there being a hammerhead on the plans. Mr. Still advised him that this item was previously presented and there have been some revisions to the plat. Staff recommends approval of the Final Plat.

*On the motion made by Member Croom, seconded by Vice Chairwoman Johnson and carried. The Final Plat for Bentley Ridge was approved. Vote was unanimous.*

- B. Item #19000068: A Preliminary Plat for Deerhaven Subdivision. The land consists of 155.06 acres zoned RMD-1 (Single Family Residential) for 345 units.

Director Still gave a presentation on the Preliminary Plat. The property is located off Highway 92 and Dodson Road. Mr. Still presented a site plan of the proposed subdivision. There will be two (2) entrances into the subdivision. The Assistant City Attorney, Patrick Stough stated that it is being requested that there be conditions concerning the entrance access on this Preliminary Plat and the Final Plat. Staff recommends approval of the Preliminary Plat with the noted conditions.

***On the motion made by Member Croom, seconded by Member Potts and carried. The Preliminary Plat was approved with the condition that there be a recorded access easement. Vote was unanimous.***

- C. Item #19000226: To revise a Final Plat from 2006 by changing Lots 54, 102, 103, 104, 142, 143, 144, and 146 for open space. The property is located in the Dodson Lake Subdivision on Dodson Lake Road. The land consists of 1.8 acres zoned RMD-1 (Single Family Residential).

Director Still gave a presentation on the Final Plat. This is a request by D.R. Horton. The proposal is to combine the lots to form more open space due to a large amount of rock found in the eight (8) Lots. Mr. Still confirmed for Chairwoman McCain that the lots are not contiguous. He stated that staff is fine with the proposed changes because it will serve everyone well to have more open space in the subdivision. Staff recommends approval of the Final Plat.

***On the motion made by Member Cason, seconded by Member Potts and carried. The Final Plat was approved. Vote was unanimous.***

- D. Item #19000034: To rezone 202 (+/-) acres of land at the intersection of Jones Road and Hall Road from R-1 (Single Family Residential) to TCMU (Town Center Mix Use). The proposal is for a Mix-Use Development of Single Family Residential, Townhouses, and a Commercial Use Node. (Public Hearing Item).

Director Still gave a presentation on the rezoning request. He stated that the petitioner is Liberty Communities. Mr. Still stated that one condition is for the applicant to pave Jones Road from the Hall Road intersection to the property line of the subject property. He presented a site plan to the Planning Commission. The site plan shows there will be a total of 180 townhomes and 330 single family homes, along with a commercial node in the development. He stated that the property did complete the DRI (Development of Regional Impact) process. The applicant will have to provide more information per the request from GRTA (Georgia Regional Transportation Authority).

John Palmer, spoke in place of the petitioner. Mr. Neil Koelbl, the petitioner was present. He stated that the developer will keep more than the required 15 percent of green space for this development. He stated that this development meets the Future Land Use Map for Union City and they have completed the Developmental Regional Impact process. Vice Chairwoman Johnson and Chairwoman McCain wanted to know if the square footage and price points have been decided for the homes in the development. Vice Chairwoman Johnson also asked would the schools be overcrowded with the number of people this development will bring. Mr. Palmer

stated the developers are working with Fulton County Schools to support and accommodate this new housing development.

Public Hearing Opened:

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

- Wanted clarification on the findings from the DRI

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

- Spoke in opposition of the rezoning request
- Stated this development will impact the schools in the area
- Wants a moratorium until everything is built to see how traffic will be impacted

Rodney Hadley, 7790 Hall Road- Commented on the following:

- Stated that the greatest impact will be the traffic

Public Hearing Closed:

Mr. Still came back to the podium. He stated that there were some findings from the DRI and the information is available in the Community Development office. Member Cason asked about the key findings. The key findings have been noted in the staff report. Mr. Still stated that the DRI process started about five (5) months ago and was recently completed. Member Potts wanted to know the current fire rating for the City. Mr. Still stated that he is uncertain of the current rating. He stated that Mayor and Council has made it a top priority to build a new joint fire and police station in the area.

***On the motion made by Member Cason, seconded by Member Croom. The rezoning request was approved with the noted condition. The Planning Commission recommends approval with conditions to Mayor and Council. Vote was unanimous.***

Assistant City Attorney, Patrick Stough did advise the Planning Commission that for the October 2019 Planning Commission meeting, Mayor and Council will be sending back the TCMU text amendment update to discuss if industrial uses should remain as a permitted use in the TCMU zoning district. He also advised them that there is a 90-day moratorium for any new TCMU applications.

#### **IV. Adjournment**

***On the motion made by Member Croom, seconded by Member Cason. The meeting was adjourned at 7:59 p.m. Vote was unanimous.***

  
Chairwoman, Planning Commission

  
Director, Community Development

10/28/19