



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

Minutes

**Planning Commission Meeting  
Monday, December 5<sup>th</sup>, 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  
Planner I – Chanelle Campbell  
Administrative Assist. – Kristen Bosah**

**ABSENT:**

**Assistant Director – Janna Keller  
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, November 7<sup>th</sup>, 2022

A motion was made by Vice Chairwoman Marilyn McCain, seconded by Member Trevor Cason, the minutes were approved with a correction noted.

Vote was unanimous. 5-0.

**III. OLD BUSINESS:**

None

**IV. NEW BUSINESS:**

- C. Case 2022RZ-002-11 (Public Hearing): An application by TWAS properties, LLC c/o Martie Murphy to rezone a 0.90 +/- acre tract of land generally located east of Campbellton Fairburn Rd. and approximately 594 feet from Hall Rd. from TCMU Town Center Mixed Use to GC, General Commercial for the development of a car wash.

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

- A. Presentation by Community Development Department, Planner I, Chanelle Campbell. An application by TWAS properties, LLC c/o Martie Murphy to rezone a 0.90 +/- acre tract of land generally located east of Campbellton Fairburn Rd. and approximately 594 feet from Hall Rd. from TCMU, Town Center Mixed Use to GC, General Commercial for the development of a car wash. So this is the area map of the location, As you can see towards the North we have TCMU, to the west is industrial, south and the east is commercial, that's outside of the city zone. The applicant is hoping to use the current vacant lot to develop a car wash, as stated before. In a separate application that was submitted, they divided the entire tract 2.41 acres of land into three lots. On one of these lots is where the car wash will sit. The surrounding adjacent area to the North, as stated prior is all TCMU, the property to the south, east, and west, are all located within the city of Union City as TCMU zone. The reasoning for – So Access to the property is provided by curb cuts from the private road east of the property. There will not be direct access from South Fulton Parkway. The applicants request is considered spot zoning because the desired zoning designation is not contiguous of TCMU area that is around all of the property. Also South Fulton Parkway is highly congested and experiences high traffic volume due to the current commercial and industrial developments that is along the roadway. Given the corner location of the site, staff anticipates a congested queue of cars coming off of South Fulton Parkway to the car wash site which will contribute to the environment and accessibility of surrounding businesses. For these reasons, staff request a denial.**

The owner, Martie Murphy is here, as well with Jo Womack who is the engineer who will be able to answer any questions. Mr. Martie has a presentation he would like to share with the board. Any further questions you are welcomed to ask me, the applicant, or the engineer.

Staff has not received letters, email, or communication of opposition at this time.

- **Trevor Cason (Member) – (Question) I have one question, there is a chart that shows by direction the north south east west and the existing uses. It's zoned TCMU but there is some industrial commercial there. Was that done before it was rezoned TCMU or does the industrial fit into TCMU?**
- **Chanelle Campbell (Planner I)– (Answer) So the property in the back? I'm sorry where?**
- **Trevor Cason (Member) – (Question) So south is commercial where the Auto Zone, east is commercial and outside our city limits, and then west is industrial. All that fits into our definition of TCMU?**
- **Chanelle Campbell (Planner I)– (Answer) Correct. So these are all permitted uses within the TCMU. The car wash is not.**

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

- **Robert Potts (Member) – (Question) I have a question. The use of the water, does it go back into recycling? Does it all go back into the sewer?**
- **Martie Murphy – (Answer) Yes we do recycle our water. We reclaim our water 90%, it goes into four 1500 gal tanks. Those tanks work similar to a septic tank. They're settlement tanks, out of the second tank, Tank B, we send 40% of our water that we use on every car goes back to that wash process. It is not only reclaimed, it is recycled. We put it back through our wash process.**
- **Chanelle Campbell (Planner I)– I would also like to clarify. This was an acre that was subdivided into three lots, and on one of these lots there will be a Starbucks. With that already we have congestion. Putting this car wash there is going to cause an even greater congestion to the area since there is no immediate access off South Fulton Parkway. So this is one of the reasons we are denying, not because of only zoning but also it is increasing congestion. Also the fact he is going to a GC, within GC zoning that is still a conditional use and not a permitted use. He will still have to go through another process to be able to build the car wash as well.**

- Trevor Cason (Member) – (Question) Can the city speak to why the concerns regarding how the Auto Zone and industrial is included in TCMU.
- Anthony Alston (Director) – (Answer) Unfortunately that was prior to my succession, but the TCMU does allow for multiple uses beginning residential, industrial, and commercial. Giving the zoning would be known as inconiguous surrounding zoning given the spot zoning. Allow
- Trevor Cason (Member) – (Question) Has the city had a conversation about going back and revising TCMU?
- Patrick – (Answer) If I may there was some changes made recently. One thing that was doesn't, was curtailing the ability to have industrial. It hasn't been eliminated, but it has been limited in a number of ways. I believe this was developed before the changes were made.
- Robert Potts (Member) – (Question) Because also Patrick, wasn't there discussion about trying to do away with TCMU completely?
- Patrick Stough (Attorney) – (Answer) Some people may have expressed that opinion, but I do not know that was actually happened.
- Robert Potts (Member) – (Question) Because there was too many gray areas?
- Patrick Stough (Attorney) – (Answer) There were issues, and efforts were made to resolve those areas and bridge gaps. As a result we have a different version of TCMU today that probably existed.
- Trevor Cason (Member) – I have no further questions.
- Johnson – (Question) The only access into your facility is on Hall Rd?
- Martie Murphy – (Answer) We do not have direct access into Hall Rd. If you look at the right of the page would be Hall Rd, and the left would be Auto Zone. So it would be an internal access road. If you see where the yellow star is, there is private drive that goes behind the future Starbucks. We know, we are working in coordination with another restaurant looking to build here. We only have access to a private drive.
- Robert Potts (Member) – (Question) So basically there is an access road?
- Martie Murphy – (Answer) Yes, I would like to remind you all, if you drive out there today, or tomorrow. There are semi-trailers parked all up and down the road. The private access drive. The semi-trucks are basically are both sides of the road congesting that private access drive. We have had questions on where they should be parking should we get this allowed.
- Robert Potts (Member) – (Answer) Usually once these developments are done. The land owners turns the streets over to the municipality or the county. The fire department has to have access to those buildings.
- (Chairwoman) Marilyn McCain – Any other questions for the petitioner?
- So this private access road has not been turned over to the county?
- Martie Murphy – (Answer) To my knowledge it has not been turned over to the city or county.
- Anthony Alston (Director) – (Answer) That's correct.

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

- Petitioner steps up to podium after City presentation, Martie Murphy, 124 E Thompson St, Thomaston, GA 30286 representing TWAS property LLC. The subject property is here in the city of Union City. Our petitioner has requested the rezoning from current TCMU to General Commercial. We feel like with this opportunity we're giving the city here, to include in this mixed use development would fit in perfectly for this environment here. We already have some industrial warehousing, we have commercial, across the street we have commercial adjacent to us, with Auto Zone. Currently I believe there are plans in for some additional restaurants, and items such as that. Tidal Wave auto Spa has been in business currently since 2004, we have 130 car washes across the nation. We are considered the Chick Fil A of the car wash industry, we set the standard on what a car wash should look like how it should operate and the quality of product as it exits out of the tunnel. Mr. Blackstock and Ms. Blackstock started this company in 2004 with the mindset of creating a country club atmosphere. For this to feel welcoming, not

your typical car wash that we are all used to with concrete block building with wand washes, or paying at the coin machine. We wanted this to be inviting for the moms, the families, and the husbands, wives, and daughters. We work hard to get our cars nice and clean, and this car wash produces that at the end of the tunnel. As you can see from the photo we present here. This is one of our many locations. We go above and beyond for what is normally required of any municipality. For landscaping, the design, and the finish of this car wash – we do stacked stone, all our dump stream closures, vacuum closures, and everything is in the same veneer as you see on the car wash. This will show the overall footprint of the building, some of the exterior finish scheduled, and elevations. As you can see this is what you can see perpendicular to Fairburn Rd, as you can see we use elevations of stone, brick, and glass. It does not look like the industrial use which is behind this property. Again this is a different location, as you can see we go through a lot of great opportunity to put in landscaping. We go through the slideshows, this is just what we do. The purpose for going to General Commercial is that the TCMU does not list the car wash a use in this mixed use area. I find it odd that we can have industrial, we can have commercial in Auto Zone. We can have a commercial in a convince store, and a grocery store. Everything you can list there is for the public and their convenience, with the exception of the industrial distribution center to the rear of this property. What we're asking is to be consistent to give this portion of the community another convenience in the mixed use portion of this area. I understand Ms. Campbell has discussed that we're asking for spot zoning. I actually have zoning maps here, and if you'll look throughout the city of Union City. What we're asking for is consistent, there is spot zoning throughout the entire city and community. What we're asking for was, was not kind of covered that an Express cash Wash was not allowed at the time. At this time that concludes my presentation, I'll be glad to answer any comments, questions. As Ms. Campbell said, I have Jo Womack the engineer here. He can answer any questions. We are fully prepared to create a wonderful business in Union City.

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

- Jeffery Guyett, 4239 Laurel Glenn Court, Douglasville GA, 30135.  
Very excited about this car wash. There are other car washes in Douglasville but they damage your car, and these are issues with the car washes. When I knew that Tidal Wave was coming. It's not like we're going to make an extra trip going to get our car wash. I think it's an excellent addition to have such a first class facility in this area. I'm excited they're willing to spend the money to build here. Thank you for your time.
- Doreha Anderson, 5308 Lakeside Way, Union City GA, 30291.  
I am for the car wash, we are new to the area. And I used to go to one of these where I used to live. The one I have is in another city, so I had to cancel my membership. So we went to another one, I drove around yesterday looking for another one in Camp Creek, around 15 to 20 minutes away. So for this to actually be in the community and keep me from leaving Union City that will be convenient.

**5. REMARKS:**

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

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

**8. VOTE ON ITEM #003 CASE 2022RZ-002-11**

A motion was made by member Linda Johnson denies with grounds that car wash does not meet requirements by the city, seconded by member Trevor Cason and carried, Planning Commission denies CASE #2022RZ-002-11. Member Robert Potts and Member Jo Croom abstains. Vote was 2-2.

**D. Case 2022RZ-003-11 (Public Hearing): An application by Nexus Union City Development, LLC to rezone an approximately 36.48-acre tract of land located at the southeast corner of Roosevelt Highway and Campbellton Fairburn Rd from TCMU, Town Center Mixed Use with conditions to TCMU, Town Center Mixed Use with modified conditions, for the purpose of modifying and amending the conditions and site plan from retail commercial to commercial retail, and residential.**

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

Anthony Alston (Director) – Given the error on the ad, this constitutes as an defective ad according to Legal. This item is tabled until the next meeting.

(Chairwoman) Marilyn McCain – We will go ahead with the next item.

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

**3. REMARKS FROM THE PETITIONERS:**

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

**5. REMARKS:**

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

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

**8. VOTE ON ITEM**

**E. Case 2022RZ-004-11 (Public Hearing): An application by Crescent View Engineering to rezone an approximately 0.49 acre +/- acre tract of land represented by Parcel ID 09F221501000274 from R-4, Residential Single Family to M-1, Light Industrial to expand the existing adjacent parking area.**

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

A. Presentation by Community Development Department, Planner I, Chanelle Campbell. An application by Crescent View Engineering to rezone approximately 0.4936 +/- acre tract of land represented by Parcel ID 09F221501000274 from R-4, Residential Single Family to M-1, Light Industrial to expand this existing adjacent parking area. As you can see here from the aerial map the parcel is located between two rail lines off Roosevelt Hwy. It is directly across from a current cement organization and currently across GC which has a trucking shop area. To the North we have Residential, and also to the East is Residential. To South we have the existing property belonging to the owner as well. To the West we have General Commercial. This is a clearer zoning map for the location. So the red star highlights the lot that is in question right now. The yellow is residential, and the blue is light industrial.

Robert Potts (Member) – (Question) Most of those homes have been abandoned now?

Chanelle Campbell (Planner I)– (Answer) That’s correct.

Trevor Cason (Member) – (Question) Up to the yellow part on the right?

Robert Potts (Member) – (Answer) Right up in between the rail road tracks. All that has pretty much been abandoned or left because Evans Drive right there is where they will put up the industrial park with the bridge.

Chanelle Campbell (Planner I)– These are the site photos from the property to the North, and as Mr. Potts has stated there is a lot shrubbery trash, couches, mattresses and garbage plants. To the west we see Roosevelt HWY and it's in a dip, and across from that is where the trucking area is. To the south that is where the current industrial is in place. You can see the debris, and when we went to put up the signs this is used a dumping site basically. So looking at the future land use map and the comprehensive plan. WE decided to go ahead with approval, and according to the comprehensive plan Union City has in play this area is going to be designated industrial and light industrial. I know what question will be “Well we have a lot of residential areas” We have spoken to the applicant and there is a 75 ft. required buffer. The applicant has stated he is willing to apply that to his parcel. For these reasons, we request an approval.

The applicant does not have a presentation, but is here to answer any questions. We have not received any letters opposition to this project.

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

- Trevor Cason – (Question) So when it comes to the buffer, does that just mean leaving the area as it is?
- Anthony Alston (Director) – (Answer) Correct that means it will be a natural vegetative 75 ft buffer.
- Patrick Stough (Attorney) – Can I point out something that is not on the map? A large part of the right map was recently rezoned to M-1.
- Trevor Cason (Member) – (Question) What are we referencing?
- Robert Potts (Member) – (Answer) The top right. Where the industrial part of the bridge. So everything in between the railroad tracks has been abandoned. Lucky to find anyone that lives there now.

**3. REMARKS FROM THE PETITIONERS:**

- Petitioner steps up to podium, Robert Marmin, 104 Oak Ridge way Bremen, GA, 30110. As you can see with the R-4. That’s the area we are wanting to rezone. We’re looking to expand our parking lot equipment. So by expanding this we will have better safety, better operation of the plant, and more room for customers. What we’d like to get approval on is along Dodson, across the front and Westbrook. We are wanting to place a concrete wall, and along the 220 buffer along the rail road, 6-8 ft. concrete wall along the front border boundaries. Keeps everything within the plant.

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

**5. REMARKS:**

- Trevor Cason (Member) – (Question) Purpose of this?
- Robert – (Answer) Safety, improved operations of the business, but also we are talking about the homes that are vacant. If you recall when someone burned down the house.
- Robert Potts (Member) – If I’m mistaken is that where they busted the meth house down in that area also.
- Robert – So by putting up these wall we can contain everything within. Trying to contain everything we can control of.
- Robert Potts (Member) – (Answer) Let me see if I can figure this out a little bit. I run asphalt plants. I already see you have your concrete wall where you have your stockpile, keeping your stone and aggregates. Do you plan on moving that? The only thing you’re wanting to do, if have more room to park your concrete trucks and personnel.
- Robert – (Answer) We’ll have the concrete wall coming around from the south to the west. See where the fence is? And then on the R-4 we would go North, put up the chain link fence, and then around the back of the plant. Do you see the trash on the road?
- Robert Potts (Member) – (Answer) Yes?

- Robert – If I cannot have an 8ft I would like at least 6 ft.
- Anthony Alston (Director) – That wall would have to go through staff review too.

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

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

- Richard Davis, 50 Laminack Ln, Tallapoosa, GA 30176.  
Currently serve as the president of Wayne Davis Concrete, we purchased it in 2011. We have acquired the tract to the north, to allow us to expand the parking for employees and trucks. It's a small site, and we are in the process of acquiring the next residential tract which has a tower on it. It has been surveyed, awaiting the Phase 1 to return from the engineer. If everything goes according to plan, we are set to close at the end of December. The goal there is to pick up one more tract and actually give ample parking space. It will also eliminate two landfill lots for the city. One of our challenges from the city has been tracking residue into the streets. We have worked with the zoning administrators to arrange a cleaning crew to come once a month to sweep Westbrook Drive Rd and down South of Dodson Rd, and the outside of the main highway. We are compromising, because in our business when you have high volume work you are may also pick up residue. We've put blocks up to keep people from dumping. The block wall is not a part of your ordinances, so you can get the big picture, we can come from the south along the property lines then back to the north. And not necessarily move our stockpile wall, but put a block wall in there allowing us to keep any residue that comes over the wall, from washing out in the right out way. We planted some grass. The grass didn't survive, because of the spray from the railroad. We try to pick up any residue from getting onto the city streets, but we'll address that part with the final permitting team to put the wall in. I appreciate your time tonight, I appreciate your consideration

## **8. VOTE ON ITEM CASE 2022RZ-004-11**

A motion was made by member Robert Potts to rezone from R-4 to M-1, seconded by member Linda Johnson and carried, Planning Commission approved CASE 2022RZ-004-11. Vote was 5-0.

- A. Case 2022TA-002-10 (Public Hearing): A city-initiated text amendment to amend the Article III of the Zoning Ordinance for the City of Union City to amend current definitions and add new definitions to the Ordinance.

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

- A. Presentation by Community Development Department, Department Director, Anthony Alston.  
Good evening commissioners, thank you for your flexibility in the agenda tonight. Our first set of text amendments are in regards to definitions, the ones that were sent to you all. So the definitions that are revised and added have been given to you all. Those that were simply provided in red they did not exist before, so we are adding those and providing new language. The ones that have a black strikeout with red language following it and what we are seeking to amend. The definitions revised or added. For example apartment there was no language for apartment, so we the added language for apartment. For bed breakfast and inn there was definition, we struck it out and added new language. So for apartments we are seeking to amend this to room or suite of rooms in a multi-family residence arranged, designed, or occupied as a place of residence by a single family, individual, or group of individuals. For bed and breakfast inn we struck out the original language and provided an owner or operator occupied residence with bedrooms providing overnight or otherwise temporary lodging for the general public for 96 hours or fewer. Typically, breakfast is the only meal served to guests. For building height, there was information provided but we are seeking to change that to the vertical distance from Grade Plan to the average height of the highest roof surface. Are there

are questions on that set before we move on? For car wash an establishment used for washing and cleaning of passenger vehicles, recreational vehicles, and other light duty equipment, including facilities containing mechanical devices for washing and those that are self-service/coin operated. The definition for developer has been proposed to be added as a person or entity, limited to the property owner or duly authorized representative thereof, who proposes to undertake or undertakes the division, development, or improvement of land and other activities covered by this Zoning Ordinance. The word Developer is intended to include the terms subdivider, property owner, and when submitting platting documents, applicant. For mixed use development, the development of a tract of land or building or structure with two or more different types of uses, such as, but not limited to residential, office, retail, public, entertainment, and recreational. For self-storage; a building(s) containing separate, individual self-units for rent or lease. The conduct of sales, business, or any activity other than storage does not occur within any individual storage unit. Facilities providing separate storage areas for personal, or business use designed to allow private access by the tenant for storing or removing personal property. May include accessory sales of boxes, tape and other packing-related materials. Does not include truck rental. For outside or outdoor storage; the continuous keeping or storage of any finished or unfinished goods, materials, merchandise, or equipment outside of a building for more than 24 hours. For parcel any plot, lot or acreage shown as a unit on the latest county tax assessment records, which in this case we use Fulton County. For plat, a map indicating the subdivision or combination of lands, intended to be filed for record. For Planning Commission, lovely board of the city, The Planning Commission of the City. The preliminary plat; the preliminary drawing or drawings, described in the Subdivision Regulations of the City of Union City, indicating the proposed manner or layout of the subdivision or addition to be submitted to the City for approval as specified in said Subdivision Regulations. Property Owner; Any person, group of persons, firm or firms, corporation or corporations, or any other legal entity having legal title to or sufficient proprietary interest in the land comprising the subdivision or addition, or any representative or agent thereof, who has express written authority to act on behalf of such owner. The term includes developer. And retail stores; an establishment engaged in the selling of goods and merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. Retaining Wall; Retaining Wall. A non-building, structural wall supporting soil loads and live and dead surcharge loads to the soil, such as additional soil, structures and vehicles. Right of Way; A parcel of land occupied or intended to be occupied by a street or alley or other transportation infrastructure. A Right-of-Way may be used for other facilities and utilities, such as sidewalks, railroad crossings, electrical communication, oil or gas, water or sanitary or storm sewer facilities, or for any other use. The use of Right-of-Way shall also include parkways and medians outside of pavement. Self-Storage facility; A building(s) containing separate, individual self-units for rent or lease. The conduct of sales, business, or any activity other than storage does not occur within any individual storage unit. Facilities providing separate storage areas for personal, or business use designed to allow private access by the tenant for storing or removing personal property. May include accessory sales of boxes, tape and other packing-related materials. Does not include truck rental. Site Plan; A plan of a specific parcel of land, prepared to scale, showing accurately all buildings, existing or proposed, in relation to the parcel of land, and containing proposed floor area and coverage area for each structure and all impervious surface areas, to be used in determining compliance with the requirements, along with other essential site elements such as parking facilities necessary to comply with the minimum requirements of the proposed use, locations of all buildings and structures, means of access, and areas to be landscaped, together with any other requirements of the zoning ordinance. A sketch plan; A sketch preparatory to the preliminary or final plan, to enable the property owner to save time and expense in obtaining city staff review and comment as to the form of the plat and the objectives of these regulations. A store front are defined as the part of the building that fills the structural bay on the front façade at ground level. Zoning Ordinance which would be the Zoning Ordinance of the City of Union City, Georgia. Any questions?



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

- Trevor Cason – (Question) was there a reason why they are in support of this?
- Anthony Alston (Director) – (Answer) The applicant came some time ago in regards to a storage facility she owned. The definitions needed some work, and this particular amendment is in regards to a particular definition we have. This will not be the only definition we will be bringing to you all, there are quite a few outdated definition that may need to be struck completely. The next text amendment will be in regards to GC conditions uses, and what triggered working with Ms. Gussie Pollard. This is not her text amendment, but it was city initiated.
- (Chairwoman) Marilyn McCain – (Question) But she is in favor because this addresses her business, which is a storage facility?
- Anthony Alston (Director) – (Answer) Correct, when we get to the next one I will explain some more.

**3. REMARKS FROM THE PETITIONERS:**

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

- Alec Sard, Attorney with the Schreeder Wheeler & Flint LLP, at 1100 Peachtree St N.E. Suite 800, Atlanta, GA 30309.  
I am here on behalf on my client, Gussie Pollard. Gussie Pollard is the owner of 3945 Flat Shoals Rd. We are here in support of the definition amendments.

**5. REMARKS:**

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

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

**8. VOTE ON ITEM CASE 2022TA-002-10**

A motion was made by member Trevor Cason to accept the text amendment, seconded by member Linda Johnson and carried, Planning Commission approved CASE 2022TA-002-10. Vote was 5-0

**B. Case 2022TA-001-10 A city-initiated text amendment to amend Sec. 6-11(C)(14) of the Zoning Ordinance for the City of Union City to revise conditions pertaining to mini-storage or self-storage facilities.**

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

- A. A Presentation by Community Development Department, Department Director, Anthony Alston. Our last item for this evening. A city-initiated text amendment to amend the City Zoning Ordinance General Commercial Conditional Use Regulations. The purpose to update the Ordinance and provide clear and prudent regulations regarding storage facilities in the GC (General Commercial) zoning district. As it currently stands in the text, upon application to and approval by the Zoning Administrator, said approval being based solely on compliance with all the conditions required herein, the following conditional uses shall be allowed, excluding item 11. Approval for item 11 must be obtained from the Planning Commission. Mini Storage Facilities provided that no storage outside No storage outside of the facility’s storage units shall be permitted. Entrance doors to storage units shall be from interior hallways. The maximum height of a facility shall be one (1) story with the exception of the office or live on premise manager/security quarters

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

- Patrick Stough (Attorney) – (Question) If I may tony does, the other report, it looks like you were adding another condition about shipping containers. Was that not being proposed?
- Anthony Alston (Director) – (Question) Shipping containers or units shall be permitted, but must be interior to the facility.
- Trevor Cason – (Question) You brought up stories being handled by contractors? Within the planning process where does that take place?
- Anthony Alston (Director) – (Answer) Yes SafeBuilt, so the language in the original ordinance only spoke to one story within 75ft. Which is interesting, because however many stories they can fit in 75ft would be handled by our building code reviewers.
- Jo Croom (Member) – (Question) so you just struck the remainder of that sentence.
- Anthony Alston (Director) – (Answer) Yes ma’am in regards to the floors. As of today staff has not received any opposition in regards to the text amendments

**3. REMARKS FROM THE PETITIONERS:**

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

- Alec Sard, Attorney with the Schreeder Wheeler & Flint LLP, at 1100 Peachtree St N.E. Suite 800, Atlanta, GA 30309.

I am here on behalf on my client, Gussie Pollard. Gussie Pollard is the owner of 3945 Flat Shoals Rd. Her property is currently zoned GC. She is in favor of the amendment, and desires to build a three storage mini facility on her property. As a result this amendment would benefit her, and in support. One thing to add there are 17 conditional uses in the GC zoning 16 of those have a 75ft height requirement, mini storage is the only one that currently has a one story requirement. So we are in favor of the amendment, thank you.

- Gussie pollard, 4995 Greentree Trail, Atlanta, GA 30349. My facility is located 6125 Feldwood Rd, Union City, GA 30291.

I’m right there when you turn onto Flat shoals onto Feldwood. Right in front of Royal 85. There is a shopping strip that I bu8ilt in 2019 in front of South Atlanta New Mercedes Benz. It was an old doctor’s office, Dr. Hank’s office a wellness doctor at one time. Right next to Family Dollar.

**5. REMARKS:**

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

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

- (Chairwoman) Marilyn McCain – (Question) You know where the library is? It on the same street as the library. The next building before you get into the gas station. So that where you’re proposing to put the storage facility.
- Gussie – (Answer) Yes. Thank you.
- Patrick Stough (Attorney) – Just to be clear this change would not just apply it this property it would apply to all facilities.
- (Chairwoman) Marilyn McCain – Absolutely she just happens to be present to speak about her case.

**8. VOTE ON ITEM CASE 2022TA-001-10**

A motion was made by member Linda Johnson to approve amendments, seconded by member Jo Croom and carried, Planning Commission approved CASE 2022TA-001-10. Vote was 5-0.

**9. ADJOURNMENT:**

**A motion was made by all commissioners to adjourn and carried. The meeting adjourned at 8:18 p.m.**