



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

Minutes

Planning Commission

Monday, March 28th, 2022

7:00pm

PRESENT:

**Chairwoman- Marilyn McCain
Vice Chair- Linda Johnson
Member- Robert Potts
Member- Jo Croom
Assist. City Attorney- Patrick Stough**

**Planner II- Janna Keller
Planner- SaVaughn Irons
Planner Record TCF - Carletta Singleton
Planner Record TCF KC Krzic**

ABSENT

Member- Trevor Cason

I. CALL TO ORDER:

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

II. APPROVAL OF MINUTES:

Monday, August 30, 2021 Meeting Minutes

A motion was made by Vice Chairwoman Marilyn McCain, seconded by Vice Chairwoman Linda Johnson, the agenda was approved. Vote was unanimous. 4-0.

III. OLD BUSINESS:

None

IV. NEW BUSINESS:

- A. Item #22000041: A request to rezone 13.1- acre parcel (Parcel ID: 09F241100820419) from O-I (Office & Institutional District) to GC (General Commercial District). The current site is undeveloped, and the applicant is proposing to develop the area of request to build a new hotel using 3.5 acres of the total parcel. An application submitted by Nilesh Patel for a General Zone Change from OI (Office & Institution to GC General Commercial zoning district. Generally located south of Royal South Pkwy & approximately 616.17 ft. from Hwy 85. (Public Hearing)**

1. PRESENTATION AND/ OR COMMENTS:

Presentation by Community Development Dept., Janna Still- (Interim Director/Planner II) Acreage: 13 acres +/- tract of land, Purpose of Use: Hotel use, Current Zoning: OI (Office & Institutional), Proposed Zoning: GC (General Commercial). The Ariel map, location map, zoning map is being showed to see how far and close other business and properties where to the cite location. Also, the showing of the map on Royal South Looking North, on Royal South Looking South, on Royal South Looking East, on Royal South Looking West and Site location. Chairwoman Marilyn McCain asked commissioners if they had any questions. No questions for Janna. Chairwoman Marilyn McCain moving on to the public hearing. Nilesh Patel (petitioner/applicant) - approaches the podium to give his presentation about the acres and what he plans to build. Nilesh Patel wants to take 3.5 acres of approximately 13.1 acres to build a hotel and wants to rezone the entire parcel. Chairwoman Marilyn McCain comments: Ask for clarification for Mr. Patel only wanted to purchase 3.5 acres of the 13.1 acres. Jo Croom comments: The owner is in favor of requesting rezoning change. Planning Commissioners requested copies of the Petitioner's Application to confirm current owner of the acres. Marilyn McCain (chairwoman) - comments stated the need for restaurant to serve Hotel and other businesses in proximity and entire City of Union City. There are no restaurants near by the hotel or other business around it and its solely lacking in this area.

2. THE COMMISSIONERS HAD QUESTIONS ABOUT THE FOLLOWING:

1. **Linda Johnson (member) - questioned about the streams on the property and would Mr. Patel be okay with the streams.**
2. **Linda Johnson member- Could you expand a little bit of the type of hotel/motel that you are going to put on the property. Will it be one level or two levels.**
3. **Linda Johnson (member) - Will all your facades are going to meet the building codes?**
4. **Linda Johnson (member) - How far will the hotel be from the highway?**
5. **Marilyn McCain (Chairwoman) - Is this on the same side of the street as the modern parking, only just a little further down?**
6. **Marilyn McCain (chairwoman) - What type of amenities will the hotel have? And will there be a restaurant?**
7. **Will this be an extended stay?**
8. **Linda Johnson (member)- Do you feel like this is a valuable opportunity to you considering there is seven or eight maybe more hotels in the area close to you?**
9. **Linda Johnson (member) - Can you share the name of the facility with us?**

3. REMARKS FROM THE PETITIONERS:

- **Mr. Patel- explains how he went through a project awhile ago and went through some challenges and he learned his lesson from that, he has been working with engineers to make sure he is working with the appropriate space.**
- **Mr. Patel- there will be three or four stories because it stays within the variance and ordinance restrictions. Confirming 120 rooms and current ration for parking is 1 for 1 so about 127 parking spaces but it's a challenge because some people have trucks or trailers that might take up two parking spaces.**
- **Mr. Patel- we start from there and work backwards. Give or take the planning process there will be 15 jobs created along with hospitality tax, city and state level, D.O.T \$5 a day tax.**
- **Mr. Patel- Not too far from the highway. Approximately 616.17 ft away from the highway.**
- **Mr. Patel- Yes, it is along the same side.**
- **Mr. Patel- a gym is included in amenities, there will likely be no restaurant because of their restaurant failing in the past.**

They will consider a restaurant but there's an 80% failure rate in the restaurant industry.

- **Mr. Patel- extended stay is an option they are looking at. They haven't finalized if they were doing extended stay or transit stay yet. They are still in the early stages of seeing what they can do.**
- **Mr. Patel- I believe so because a lot of love and attention comes to Jonesboro Rd, and we would rather be on the forefront of new stuff.**
- **Mr. Patel- We haven't locked in a name yet but Comfort Suites, Wisper Inn Suites, and True Wellington.**

Marilyn McCain (chairwomen) - If there are no other questions commissioners at this time the request, we faced with rezoning of the 13.1-acre parcel for what would be 3.5 acres as a hotel. We would be rezoning the entire 13.1-acre parcel from OI (Office & Institutional) to GC (General Commercial).

Linda Johnson (member) - I moved to recommend rezoning the 13.1 acres from OI to GC.

4. Vote on item #22000041

A motion was made by Chairwoman Marilyn McCain, seconded by Member Linda Johnson, #22000041 was approved. Vote was unanimous. 4-0.

B. New Business

R6- town center multi-family South High Point (rezoning)

Lower Dixie Lake; Thompson Rd (rezoning)

Preliminary Plat Southwind

5. ADJOURNMENT:

A motion was made by all Commissioners to adjourn and carried. Vote was unanimous. 4-0 The meeting adjourned at 7:23 p.m.