



**Planning Commission Meeting**  
**Monday, April 24, 2023**  
**7:00 pm**

**PRESENT:**

**Chairwoman – Marilyn McCain**  
**Vice Chairwoman – Linda Johnson**  
**Member – Trevor Cason**  
**Member – Robert Potts**

**Assistant City Attorney - Patrick Stough**  
**Assistant Director – Janna Keller**  
**Planner I – Chanelle Campbell**

**CALLED TO ORDER:**

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

**I. APPROVAL OF MINUTES:**

Commissioner Potts motioned to approve the Planning Commission meeting minutes from Monday, February 27, 2023. Commissioner Cason provided the second. **The motion carried.**

**II. Old Business:**

None

**III. New Business:**

A. Item # 1 - **2023RZ-001-01** (Public Hearing): An application by Felipe Castellanos to rezone 15.83 +/- acre tract of land Parcel ID 09F210100883495 on property zoned PUD (Planned Unit Development) to create a new PUD (Planned Unit Development) with an underlying residential of R-6, Single Family District generally located northwest of Union Woods Way and approximately 2,226 feet west from Lower Dixie Lake Road to construct 33 single family dwelling units.

The applicant provided a written withdrawal and will not proceed with re-zoning regarding **Case 2023RZ-001-01**. Member Potts motioned to withdraw item **2023RZ-001-01**. Commissioner Cason provided the second. **The motion carried.**

B. Item # 2 - **2023RZ-003-01** (Public Hearing): An application by Sergio Santoyo to rezone 2.83+/- acre tract of land Parcel ID 09F161000760715 and 09F161100760483 on property zoned R-4, Single Family Residential to RM, Residential Multi-Family District generally located south of Westbrook Place and east of Clayburn Street to construct two-family dwellings.

Janna Keller, Assistant Director, provided an overview of Case 2023RZ-003-001. She provided details of the propose project and what it entails.

Commissioner Cason inquired about the recommended amenities. Janna Keller gave explanation of the site layout and amenities. Commissioner Potts expressed concerns with the property plan and setbacks. Patrick Stough, Assistant City Attorney, explained the access layout for the property. Chairwoman McCain inquired about the propose units. Tony Alston, Director mentioned the protocol regarding the property. Petitioner, Blanca

Castillo presented the development proposal and explained the amenities. Commissioner Johnson inquired about handicap accessibility. Commissioner Cason mentioned future building expansions.

Chairwoman McCain opened the floor for public hearing for person(s) in favor or opposition of the proposed project.

1. **Lenora Godwin- Union City, GA:** Expressed her thoughts and opposed of the project.
2. **Henry Pruitt- Union City, GA:** Stated he is opposed of the project.

Chairwoman McCain closed the public hearing for the petition. Commissioner Cason inquired on the surrounding land usage and residential dwellings. Blanca Castillo provided clarification on the residential area.

Commissioner Cason motioned to vote and approve the rezoning. Commissioner Johnson provided the second. **The motion carried.** With Commissioners Johnson and Cason voting (Yes) and Commissioner Potts voting (No)

- C. Item # 3 - **2023TA-001-03** (Public Hearing): A city-initiated application to amend the text of the Zoning Ordinance of the City of Union City, as follows:
- a. To amend Article III, pertaining to “Interpretation and Definitions”, to revise definitions of “Commission”, “Planning Commission” and “Variance”;
  - b. To amend Section 5-38 of Article V, Section 10-6 of Article X, and Section 12-5 of Article XII, to change references to “Director” and “Zoning Board of Appeals” to “Zoning Administrator” and “Planning Commission”, respectively;
  - c. To amend Article XIII, pertaining to “Zoning Board of Appeals”, to eliminate the Zoning Board of Appeals and transfer jurisdiction over appeals, variances and related matters to the Planning Commission, to revise provisions pertaining to notice of public hearings on such matters, to revise provisions pertaining to appeals of decisions of the Planning Commission on such matters, and to make minor changes to grammar and syntax; and
  - d. To amend Article XV, pertaining to “Planning Commission, Amendment”, to make changes consistent with the transfer of jurisdiction over appeals, variances and related matters to the Planning Commission, to revise provisions pertaining to rules and procedures for the Planning Commission, to add language pertaining to disclosures of campaign contributions, to add language pertaining to appeals of decisions of the mayor and council regarding text amendments and map amendments, and to make minor changes to grammar and syntax.

Assistant City Attorney Patrick Stough presented the amendment to change the verbiage regarding the zoning ordinance. Commissioner Cason requested an infographic template. He also inquired about professional learning from the Zoning Board of Appeals. Director, Alston provided information, organizations and workshops which provide training.

Chairwoman McCain opened the floor for public hearing for person(s) in favor or opposition of the text amendments. Chairwoman McCain closed the public hearing for the petition.

Commissioner Cason motioned to accept the amended text. Commissioner Johnson provided the second. **The motion carried.** With Commissioners Johnson and Cason voting (Yes) and Commissioner Potts voting (No)

#### **IV. ADJOURNMENT**

Commissioner Cason motioned to adjourn the meeting at 8:05 pm. Commissioner Johnson provided the second. **The motion carried.**