



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

Minutes

**Planning Commission Meeting
Monday, July 25, 2022**

PRESENT:

**Member- Jo Croom
Chairwoman-Marilyn McCain
Member –Trevor Cason
Assistant City - Attorney Patrick Stough**

**Assistant Director- Janna Keller
Director- Anthony Alston
Planner Record TCF- Carletta Singleton
Planner-Savaughn Irons**

ABSENT:

**Vice Chairwoman-Linda Johnson
Member-Robert Potts**

I. CALLED TO ORDER:

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

II. APPROVAL OF MINUTES:

Monday, June 27th, 2022

A motion was made by Vice Chairwoman Linda Johnson, seconded by Member Trevor Cason, the agenda was approved.

Vote was unanimous. 3-0.

III. OLD BUSINESS:

None

IV. Public Hearing:

- A. Item 22000153- A petition by Greystar c/o Dillard Sellers on behalf of Regal Entertainment Group to rezone a 10.64 acre +/- acre tract of land (Parcels**

09F120100560391) located south of Jonesboro Rd., and north of Interstate 85 from RSC, Regional Shopping Center, TCMU, Town Center Mixed Use District to construct 276 multi-family residential dwellings.

1. PRESENTATION AND/ OR COMMENTS:

Presentation by Community Development Dept., SaVaughn Irons- (Planner). An application by Greystar c/o Dillard Sellers, as the agent on behalf of Regal Entertainment Group, request to rezone 10.64 acre +/- acre tract of land (Parcel 09F120100560391) located at 4600 Jonesboro Rd., and west of Interstate 85 from RSC- Regional Shopping Center Zoning District to TCMU- Town Center Mixed Use Zoning District. The applicant intent is to build a 276 dwelling unit multi-family development. Staff recommends approval. Petitioner Baxter Russell with Dillard Sellers presented.

1. THE COMMISSIONER'S HAD QUESTIONS ABOUT THE FOLLOWING TOPICS:

- **Trevor Cason- Where were the signs posted for the hearing? Public notice sign placed on the property.**
- **Marilyn McCain- Traffic Study? GIS**
- **Marilyn McCain- Will access be the same access to the shopping center or will it be separate access? Shared with shopping center.**
- **Marilyn McCain- Is it a direct access from the gas station access directly to your unit without going through or near the actual shopping center? There will be two points of access to Jonesboro Rd; one directly from the property and one from the Kroger shopping center.**
- **Marilyn McCain- You said Greystar is a global company do they have any other units in Atlanta or South Fulton area? Yes.**
- **Marilyn McCain- Will there be any kind of access for tenants to the units as far as a card access if not gated? These are open gateway units.**
- **Marilyn McCain- Will there be an on-site staffing office? Yes**
- **Marilyn McCain- Will there be ground maintenance for the units? Yes.**
- **Trevor Cason- Is it accessible? We are working with GDOT about the traffic.**
- **Marilyn McCain- How many floors will be in the buildings? 3 story.**
- **Jo Croom- Parking does not meet the requirements for two parking spaces per unit. They intend to ask for a variance. Was this considered in your approval? Yes.**

2. VOTE ON ITEM #2200153

A motion was made by member Jo Croom, not seconded by Member Trevor Cason, #22000153 was denied. Vote was unanimous. 2-0.

V. Public Hearing:

B. Item 22000155- An Application by Direct Residential to rezone 32 +/- acre tract of land (Parcels 09F160200650650, 09F260200650726, & 09F160200650163) on property zoned GC (General Commercial) to TCMU (Town Center Mixed Use) located south of Jonesboro Road and north of 138 to construct 165 residential dwellings.

- 1. PRESENTATION AND/ OR COMMENTS: Presentation by Community Development Dept., SaVaughn Irons- (Planner). An Application by Direct Residential to rezone 32 +/- acre tract of land (Parcels 09F160200650650, 09F260200650726, & 09F160200650163) on property zoned GC (General Commercial) to TCMU (Town Center Mixed Use) located south of Jonesboro Road and north of 138 to construct 165 residential dwellings. Petitioner Dr. Kenneth Augustus Waters and Chris Recker presents.**
- 2. THE COMMISSIONER'S HAD QUESTIONS ABOUT THE FOLLOWING TOPICS:**
 - **Trevor Cason- Was there a sign placed for this meeting letting people know? Yes.**
 - **Trevor Cason- Was there a traffic study done? There was.**
 - **Trevor Cason? Were there any consideration about the buses? With the design plans we will submit the study for the traffic.**
 - **Marilyn McCain- Have you thought about adding any amenities to the complex, maybe a swimming pool? Walking trail, kid's area and dog park.**
 - **Marilyn McCain- Is there a retention pond? There are two retention ponds.**
 - **Trevor Cason- What is the commercial space at the top? There will be a commercial office space.**

8. VOTE ON ITEM #2200155

A motion was made by member Jo Croom, seconded by Member Trevor Cason, #22000155 was approved. Vote was unanimous. 3-0.

VI. New Business:

C. Item 22000187-The request is to review the Preliminary plat for the residential subdivision plat located on 5875 McClure Rd. consisting of 29.93 +/- acres. The proposal is to develop 134 lots for single family detached homes. The property is zoned TCMU. Petitioner Jack Burke presented.

PRESENTATION AND/ OR COMMENTS: Presentation by Community Development Dept., SaVaughn Irons- (Planner). The request is to review the Preliminary plat for the residential subdivision plat located on 5875 McClure Rd. consisting of 29.93 +/- acres. The proposal is to develop 134 lots for single family detached homes. The property is zoned TCMU.

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

- **Jo Croom- Is this property at the end of McClure Rd? It's between Cedar Grove Rd.**
- **Marilyn McCain- Are there three retention ponds? Yes.**

VOTE ON ITEM #2200187

A motion was made by member Jo Croom, seconded by Member Trevor Cason, #22000187 was approved. Vote was unanimous. 3-0.

3. ADJOURNMENT:

A motion was made by all commissioners to adjourn and carried. The meeting adjourned at 8:20 p.m. Vote was unanimous. 3-0.