



Planning & Zoning Commission Meeting
Monday, July 31, 2023
7:00 pm

PRESENT:

Commissioner Chair – Marilyn McCain	Director- Tony Alston
Commissioner – Trevor Cason	Assistant Director – Janna Keller
Commissioner – Derrick Holloway	Senior Planner- Alfred Cassidy
Assistant City Attorney - Patrick Stough	Planner I – Chanelle Campbell

ABSENT:

Commissioner – Tarika Peeks
Commissioner - Robert Potts
Administrative Assistant – Shannon Alexander

I. CALLED TO ORDER:

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

II. Approval Of Minutes:

Commissioner Cason motioned to approve the meeting minutes as printed from March 20, 2023. Commissioner Holloway provided the second. The motion was approved.

Commissioner Cason motioned to approve the meeting minutes as printed from April 24, 2023. Commissioner Holloway provided the second. The motion was approved.

Commissioner Cason motioned to approve the meeting minutes as printed from June 26, 2023. Commissioner Holloway provided the second. The motion was approved.

III. Old Business:

None Available

IV. New Business:

PUBLIC HEARINGS

- A. Case 2023TA-002-06 (Public Hearing): A city initiated text amendment to amend Section 9-4 of Article IX of the Zoning Ordinance of Union City, pertaining to Tree Preservation and Landscape Enhancement, and Section 10-6 of Article X, pertaining to Off-Street**

Parking and Service Requirements, to revise provisions pertaining to tree preservation, replacement and planting.

Planner Campbell provided an overview of the proposed text amendment changes pertaining to tree preservation and landscape enhancement and off-street parking planting requirements. Commissioner Cason expressed his concerns and inquired about the examples exclusions. Planner Campbell provided the information of ATLAS team, tree survey and recommendations. Director Alston explained the different trees and life expectancy that are suitable for a community. Commissioner Holloway inquired about private residential properties and its impact. Director Alston explained how trees are reviewed and replaced within the city. Commissioner McCain mentioned existing communities' tree removal protocol and guidelines. Commissioner Cason inquired about developer hardships. Planner Campbell stated it would be determined by ATLAS specialized engineers.

Commissioner McCain opened the floor for public hearing.

1. Josephina Rivera – Expressed her concerns regarding violation notifications
2. Eddie Phillips – Suggested to consider sewer lines in the criteria.

Commissioner Chair McCain closed the floor for public hearing. Director Alston discussed the jurisdiction utility notifications and suggested a resolution.

Commissioner Cason motioned to approve amendments to Section 9-4 of Article IX of the Zoning Ordinance of Union City, pertaining to Tree Preservation and Landscape Enhancement, and Section 10-6 of Article X, pertaining to Off-Street Parking and Service Requirements, to revise provisions pertaining to tree preservation, replacement and planting. Commissioner Holloway provided the second. **The motion was approved.**

B. Case 2023TA-003-06 (Public Hearing): A city initiated text amendment to amend Section 6-11 of Article VI of the Zoning of Ordinance of Union City, to revise provisions pertaining to permitted uses in the G-C General Commercial zoning district.

Assistant Director Keller provided an overview of the text amendment revision according to the zoning ordinances. City Attorney Stough gave insight regarding conditional use of assembly.

Commissioner Cason questioned the place of assembly addition. City Attorney Stough explained the assembly's additions is the City of Union City decision and provided different recreational facilities.

Commissioner Chair McCain opened the floor for public hearing.
Commissioner Chair McCain closed the floor for public hearing.

Commissioner Cason questioned the regulation of Smoking lounges in the city. Assistant Director Keller provided an insight of the amendment and the regulations.

Commissioner Cason motioned to approve amendments to Section 6-11 of Article VI of the Zoning of Ordinance of Union City, to revise provisions pertaining to permitted uses in the G-C General Commercial zoning district. Commissioner Holloway provided the second. **The motion was approved.**

C. Case 2023TA-004-06 (Public Hearing): A city initiated text amendment to amend Section 6-13 of the Zoning of Ordinance of Union City to revise provisions pertaining to permitted uses in the M-1, Light Industrial zoning district.

Director Alston gave an overview of Case 2023TA-004-060 (M-1) Light Industrial & Case 2023TA-005-06 (M-2) Heavy Industrial zoning district and explained the request to permit data centers with both zoning districts.

Commissioner Cason expressed concerns with the data center and inquired on the impact of electrical or internet service consumption. Director Alston verbalized utilization of electrical permits and the data centers' coordination with Georgia Power.

Commissioner Chair McCain opened the floor for public hearing.
Commissioner Chair McCain closed the floor for public hearing.

Commissioner Holloway inquired on the number of data centers with the city. Director Alston provided the information.

Commissioner Cason motioned to approve amendment to Section 6-13 of the Zoning of Ordinance of Union City to revise provisions pertaining to permitted uses in the M-1, Light Industrial zoning district. Commissioner Holloway provided the second. **The motion was approved.**

D. Case 2023TA-005-06 (Public Hearing): A city initiated text amendment to amend Section 6-14 of the Zoning of Ordinance of Union City to revise provisions pertaining to permitted uses in the M-2, Heavy Industrial zoning district.

The item was merged with Case 2023TA-004-06.

Commissioner Chair McCain opened the floor for public hearing.
Commissioner Chair McCain closed the floor for public hearing.

Commissioner Holloway motioned to approve amendment to Section 6-14 of the Zoning of Ordinance of Union City to revise provisions pertaining to permitted uses in the M-2, Heavy Industrial zoning district. Commissioner Cason provided the second. **The motion was approved.**

E. Case 2023TA-006-06 (Public Hearing): A city initiated text amendment to amend Article III Interpretation and Definitions of the Zoning Ordinance of Union City to amend current definitions and add new definitions to the Ordinance.

Sr. Planner Cassidy presented Case 2023TA-006-06, the amendments to Article III Interpretation and Definitions of the Zoning Ordinance of Union City to amend current definitions and add new definitions to the Ordinance. Attorney Stough recommended to edit a portion of the amendment.

Commissioner Holloway inquired on convenience store definition. Attorney Stough shared purchase items and pointed out state regulations. Director Alston provided what Municode permits within the city. Commissioner Cason requested the definition for Tenant Occupants and Vape Shop establishments. Assistant Director Keller explained home occupation requirements. Director Alston stated the primary usage and qualifications for the establishments.

Commissioner Chair McCain opened the floor for public hearing.
Commissioner Chair McCain closed the floor for public hearing.

Commissioner Holloway motioned to approve the amendments to Article III with the recommended changes that will remove definition 3-156 (Places of Assembly). Commissioner Cason provided the second. **The motion was approved.**

F. Case 2023PP-001-05: The request is to review Preliminary Plat for Oakwood Trace Subdivision located north of Beverly Engram Parkway and west of Eidson Trail consisting of 43.92+/- acres. The proposal is to reduce the number of proposed lots from 105 lots to 88 lots for single family homes.

Planner Campbell provided an overview on the Preliminary Plat by Oakwood Trace Subdivision previously named Union Station Subdivision.

Commissioner Holloway inquired about previous approval regarding the subdivision's access. Planner Campbell confirmed Georgia Department of Transportation (GDOT) access approval in 2022.

Lead Engineering of Linley Real Estate Partners, Jonathan Jones, addressed inquiries regarding reduced lots, environmental challenges, property revisions.

Commissioner McCain inquired on the number of creeks and amenities on the property. Mr. Jones provided information and explained the open space on the property. Commissioner Holloway asked about the price point. Mr. Jones stated although the amount hasn't been established, it could range in lower \$300,000.00 or higher.

Commissioner Cason inquired on including a condition. Attorney Stough mentioned the project has a lesser impact.

Commissioner Cason motioned to approve the Preliminary Plat submitted for Oakwood Trace Subdivision. Commissioner Holloway provided the second. **The motion was approved.**

V. Adjournment

Commissioner Cason motioned to adjourn the meeting at 8:16 p.m. Commissioner Holloway provided the second. The motion carried.