



**Planning & Zoning Commission Meeting**  
**Monday, August 28, 2023**  
**7:00 pm**

**PRESENT:**

<b>Commissioner Chair - Marilyn McCain</b>	<b>Assistant City Attorney - Patrick Stough</b>
<b>Commissioner Vice Chair -Tarika Peeks</b>	<b>Senior Planner- Alfred Cassidy</b>
<b>Commissioner – Trevor Cason</b>	<b>Planner- Chanelle Campbell</b>
<b>Commissioner – Derrick Holloway</b>	<b>Administrative Assistant - Shannon Alexander</b>

**ABSENT:**

**Commissioner - Robert Potts**  
**Community Development Director – Anthony Alston**  
**Community Development Assistant Director – Janna Keller**

**I. CALLED TO ORDER:**

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

**II. Welcome:**

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**III. Approval Of Minutes:**

Commissioner McCain announced changes of the agenda and addressed the public to entertain comments regarding change of the agenda. Attorney Stough provided the next meeting date.

1. **Lawanna Owens-Twaites, Union City, Ga** - Inquired on the petition.
2. **Miller Ogello, Union City, Ga** - Questioned the next meeting and notices.
3. **Paul Williamson, Union City, Ga** - Expressed his thoughts on the agenda adjustment.

Commissioner Holloway motioned to approve the meeting minutes as printed from July 31, 2023. Commissioner Cason provided the second. **The motion was approved.**

**IV. Old Business:**

None Available

**V. New Business:**

**PUBLIC HEARINGS**

**A. Case 2023V-005-07 (Public Hearing): An application by Pulte Group c/o Battle Law, P.C on approximately 28.85 +/- acre tract of land located 1,576.9 ft. east of Campbellton-Fairburn Rd and north of South Fulton Parkway, for relief of Article V: Section 5-40 of the Zoning Ordinance exterior building materials requirement. The relief requested would allow a minimum of 44% of the exterior siding materials for the façade that faces a public or private street of a residential dwelling be constructed of brick or stone rather than the 100% requirement by the ordinance on the remaining 65 lots consisting of parcels: 09F300001181428, 09F300001181550, 09F300001181568, 09F300001181576, 09F300001181584, 09F300001181592, 09F300001181600, 09F300001181618, 09F300001181626, 09F300001181634, 09F300001181642, 09F300001181659, 09F300001181667, 09F300001181675, 09F300001181683, 09F290001196874, 09F290001196882, 09F290001196890, 09F300001181725, 09F300001181733, 09F300001181741, 09F300001181758, 09F300001181766, 09F300001181774, 09F300001181782, 09F300001181790, 09F300001181808, 09F300001181816, 09F300001180628, 09F300001181964, 09F300001182004, 09F300001182012, 09F300001181444, and 09F300001181501**

Commissioner McCain opened the floor for public hearing.  
Sr. Planner Alfred Cassidy provided an overview of the petition.  
Attorney Stough explained the Variance request.

Michèle Battle, of Battle Law, P.C. provided an overview of the site plan and exterior details of the homes. She also illustrated property financial hardships of price point, building materials and affordability.

Commissioner Peeks inquired on the exceeding percentage of home material. Michèle Battle stated it depends on the model. Rick Martin, of Pulte Homes Company explained the home materials utilized and percentages. Commissioner Cason asked for clarification for the homes. Michèle Battle gave the cost of the properties. Commissioner McCain inquired on the style of existing homes and exterior facade. Commissioner Holloway questioned the percentage of materials applied and clarification of the Mitchell model home. Michèle Battle stated the model is still included.

1. **James Moss – Union City, Ga** expressed his opposition of Pulte Homes.
2. **Denise Polk Moss – Union City, Ga** spoke in opposition of Pulte Homes.
3. **Albert Williams – Fairburn, Ga** discussed home insulation, appearance and price appreciation of the community.

Commissioner McCain closed the floor for public hearing. Commissioner Cason questioned the exterior material offer. Rick Martin provided the percentage of materials built on homes and financial assistance. Attorney Stough read the variance criteria for properties.

Commissioner Peeks motioned to deny the variance request. Commissioner Cason provided the second. **The motion was denied.**

Commissioner Cason motioned to adjourn the meeting at 7:46pm.