



Planning & Zoning Commission Meeting
Monday, October 30, 2023
7:00 pm

PRESENT:

Commissioner Chair - Marilyn McCain
Commissioner – Trevor Cason
Commissioner – Derrick Holloway
Commissioner – Robert Potts

Com. Dev. Director – Anthony Alston
Assistant City Attorney - Patrick Stough
Com. Dev. Assistant Director – Janna Keller
Planner- Chanelle Campbell

ABSENT:

Commissioner Vice Chair -Tarika Peeks

I. Called to Order:

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

II. Welcome:

Monday, October 30, 2023 Planning & Zoning Commission Meeting

Community Development Director Alston requested items to be deferred until November 28, 2023 for a Special Called Meeting.

B. Case 2023RZ-004-06 (Public Hearing): A city-initiated application to rezone approximately 665.19 acres of land known as Southwind Subdivision in Land Lots 94, 95, 113, 114, 115, 118, 119 and 120 of the 9F District of Fulton County, with said land generally located south of South Fulton Parkway, east of Campbellton-Fairburn Rd/Hwy 92 and north and west of Koweta Road. The current zoning of the property is PUD (Planned Unit Development) and the proposed zoning of the property is PUD (Planned Unit Development). The purpose of this rezoning is to amend certain portions of the development plan for said property to increase the maximum number of single family detached dwellings permitted in the development, decrease the maximum number of townhouses permitted in the development, and amend the dimensional requirements for 243 proposed lots in Pods J, S and K of the development.

Commissioner Cason motioned to defer Case 2023RZ-004-06 until November 28, 2023. Commissioner Potts provided the second. **The motion was approved.**

D. Case 2023TA-008-09 (Public Hearing): A city initiated text amendment to the Zoning Ordinance of the Union City to establish a new ENT Entertainment zoning district.

Commissioner Cason motioned to defer Case 2023TA-008-09 until November 28, 2023. Commissioner Potts provided the second. **The motion was approved.**

E. Case 2023TA-009-09 (Public Hearing): A city-initiated text amendment to amend Sec. 6-11(C) (14) of the Zoning Ordinance for the City of Union City to revise conditions pertaining to mini-storage or self-storage facilities.

Commissioner Cason motioned to defer Case 2023TA-009-09 until November 28, 2023. Commissioner Potts provided the second. **The motion was approved.**

III. Approval Of Minutes:

Commissioner Holloway motioned to approve the meeting minutes from August 28, 2023 as printed. Commissioner Cason provided the second. **The motion was approved.**

IV. Old Business:

None

V. New Business:

A. Case 2023V-006-09 (Public Hearing): An application by Elizabeth Thomas c/o Aaron Eckman with Ryan Homes on approximately 43.92 +/- acre tract of land located west of Eidson Trl and north of Beverly Engram Parkway on parcels 09F170200750962 and 09F170200750988 to consider a request for a variance from the provisions of Section 5-40 of the Zoning Ordinance of Union City to reduce the required percentage of brick or stone for the façade that faces a public or private street from 100% for 88 proposed residential structures.

City Planner Campbell provided an overview of the application variance request for parcels 09F170200750962 and 09F170200750988.

Aaron Eckman, of Ryan Homes gave a brief presentation of Ryan Homes. He reiterated the construction within the city, and noted housing affordability. Jason Nelson explained the selection of styles, the proposed home brick façade and siding on the homes.

Commissioner McCain inquired on the home amenities. Jason Nelson provided the information. Commissioner Potts spoke regarding the acreage. Commissioner Holloway questioned threshold homeowners' façade percentage and community rental options. Jason Nelson provided clarification on different façades and rental restrictions.

Commissioner McCain opened the public comments.

1. Larry Bachelor expressed his concerns regarding property rental and suggested an affidavit against the rental properties.
2. Anthony Myrick spoke in opposition on the project.
3. Miller Ogella spoke in opposition on the construction.
4. Virginia Jackson questioned the infrastructure, green space reservation, and families with children.

Commissioner McCain closed the public comments.

Aaron Eckman responded to inquires of home ownership. Commissioner Potts questioned the economic housing down & up turn. Jason Nelson & Mr. Eckman responded to public comments concerns

regarding purchase/buyer protocol, square footage, monthly mortgage price point, and greenspace. Director Alston explained the internal review variance process. Commissioner Potts expressed his thoughts regarding homeowners' materialization. City Attorney Stough read the variance condition criteria. Commissioner Cason inquired about applicant requirements. Jason Nelson explained possible brick façade and hardships.

Assistant Director Keller stated there were no staff recommendation variance requests. Commissioner McCain mentioned several area with non-brick homes. Attorney Stough mentioned Southwind Subdivision requirements. Director Alston suggested reducing requirements and expressed concern with quality of development. Commissioner Cason questioned addressing the ordinance. Director Alston explained brick façade in multiple subdivisions.

Commissioner Cason motioned to deny to reduce the required percentage of brick or stone for the façade that faces a public or private street from 100% for 88 proposed residential structures. Commissioner McCain stated **motion expired due to lack of a second**. Commissioner Potts motioned to approve the request to reduce the required percentage of brick or stone for the façade that faces a public or private street from 100% to 0%. Commissioner McCain provided the second. **The motion failed.** **Commissioner McCain and Potts (yes) & Commissioner Cason and Holloway (no)** Commissioner Holloway motioned to approve to reduce the required percentage of brick or stone for the façade that faces a public or private street from 100% for 88 proposed residential structures. Commissioner Potts provided the second. **The motion carried.**

C. Case 2023TA-006-09 (Public Hearing): A city initiated text amendment to amend Article VII, Section 7-2 PUD, Planned Unit Development of the Zoning Ordinance of Union City.

City Planner Campbell provided an overview the city-initiated text amendment and expectations.

Commissioner McCain opened the floor for public comments.

1. Michael Kaner inquired about the development plan submittal and what it entails.

Commissioner McCain closed the floor for public comments.

City Planner Campbell explained the development plan process and requirements. Commissioner Cason questioned the standard development definition. Assistance Director Keller reiterated the PUD requirements. Commissioner Potts commented on other factors regarding the development plan. Attorney Stough mentioned changes in the development plan. Commissioner Cason motioned to amend Article VII, Section 7-2 PUD, Planned Unit Development of the Zoning Ordinance of Union City. Commissioner Holloway provided the second. **The motion carried.**

Commissioner Cason motioned to adjourn the meeting at 8:29pm.