



**Planning & Zoning Commission Meeting**  
**Monday, February 26, 2024**  
**7:00 pm**

**PRESENT:**

**Commissioner Chair - Marilyn McCain**  
**Commissioner Vice Chair – Tarika Peeks**  
**Commissioner – Robert Potts**  
**Commissioner – Trevor Cason**

**Assistant City Attorney - Patrick Stough**  
**Com. Dev. Director – Tony Alston**  
**Com. Dev. Assist. Director – Janna Keller**  
**Sr. Planner- Jeremy McNeil**  
**City Planner – Ryan Saddler**

**Absent:**

**Commissioner Derrick Holloway**

**I. CALLED TO ORDER:**

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

**II. Nominations of New Board Members:**

Commissioner Trevor Cason motioned to nominate Marilyn McCain to Chair of the commission. Commissioner Potts provided the second. **The motion was carried.**

Commissioner Trevor Cason motioned to nominate Tarika Peeks to Vice Chair of the commission. Commissioner Potts provided the second. **The motion was carried.**

**III. Approval of Minutes:**

Commissioner Cason motioned to approve the meeting minutes from November 28, 2023. Vice Chair Commissioner Tarika Peeks provided the second. **The motion was carried.**

**IV. Old Business:**

None

## New Business:

- A. Case 2024RZ-001-01 (Public Hearing):** An application by Techie Homes to rezone two properties from NC (Neighborhood Commercial) to a PUD (Planned Unit Development) with an underlying zoning of RM, Residential Multi-Family to construct 26 residential micro homes and 1 retail building all for a proposed cottage home community. The properties are located west of Shannon Parkway, and approximately 419 feet south of Flat Shoals Road at 0 Shannon Parkway, Union City, Georgia 30291 (Parcel ID's 09F150400780829 & 09F150400780837).

Director Alston provided a brief background on the applicant and current projects. Sr. Planner, Jeremy McNeil provided a brief overview of the residential property and amenities. Commissioner Cason inquired about the ariel map location of the property. Commissioner Peeks questioned the elevations, proposed building materials utilized and sidewalk requirement process. Director Alston explained the review protocol. Assistant City Attorney Patrick Stough explained the PUD rezoning process. The applicant, Booker Washington, of Techie Homes presented the proposed development. Commissioner McCain complimented the applicant on his proposed project. She inquired on the community will be gated and landscaping. Commissioner Potts inquired about homeownership expenses. Commissioner Peeks spoke on the community amenities. Mr. Washington explained the gating access. He also conveyed the retail selling costs, economic goal of homeownership, community enhancement and the impact its benefits.

Commissioner Chair McCain opened the floor for public comments.

1. Eva Cross spoke in favor of the project and transition of the property.
  - a) Mr. Washington spoke on the construction timeline and preferred lender.
2. Patricia Christian was impressed with the presentation, excitement regarding development. She expressed concern with homeownership value to the city.
  - b) Commissioner Chair McCain explained the board and renter concerns.
3. Donte Rush spoke in favor of the community development project.

Commissioner Chair McCain closed the floor for public comments.

Commissioner Peeks inquired about the gated entry and within the surrounding community. Mr. Washington explained the process.

Commissioner Trevor motioned to approve the rezoning with staff recommendations. Commissioner Peeks provided the second. **The motion carried.**

**B. Case 2024RZ-001-02 (Public Hearing):** An application by CWD Properties, Inc. to rezone property from R-4 (Single Family Residential) to M-1 (Light Industrial) for a proposed parking lot expansion. The property is located east of Westbrook Road, and approximately 743 feet north of Dodson Road at 5088 Westbrook Road, Union City, Georgia 30291 (Parcel ID 09F221501000266).

Mr. McNeil provided an overview of the rezoning property proposal and provided the staff recommendations. Commissioner Cason inquired about the location and clarified by Commissioner Potts. Mr. Richard Davis conveyed an explanation for the proposal. Commissioner Potts proposed a sidewalk on the property.

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

Commissioner Potts motioned to approve the application to rezone property from R-4 (Single Family Residential) to M-1 (Light Industrial) for a proposed parking lot expansion with the staff recommendation. Commissioner Cason provided the second. **The motion carried.**

**C. Case 2024RZ-001-03 (Public Hearing):** An application by The Center to rezone property from M-1 (Light Industrial) to NC (Neighborhood Commercial) for a proposed resource center. The property is located on the southeast corner of Ware Street and Gresham Street at 6502 Gresham Street, Union City, Georgia 30291 (Parcel ID 09F161200770332).

Commissioner Peeks motioned to defer item Case 2024RZ-001-03 to the April 29, 2024, Planning Commission meeting. Commissioner Potts provided the second. **The motion carried.**

Director Alston announced the upcoming Housing Survey Assessment, Thursday, February 29, 2024 at 6:30pm.

## **V. Adjournment**

Commissioner McCain motioned to adjourn at 8:57pm. Commissioner Cason provided the second. **The motion was carried.**