



Planning & Zoning Commission Meeting
Tuesday, November 28, 2023
7:00 pm

PRESENT:

Commissioner Chair - Marilyn McCain
Commissioner – Trevor Cason
Commissioner – Derrick Holloway
Commissioner Vice Chair -Tarika Peeks

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

Absent:

Commissioner Robert Potts

I. CALLED TO ORDER:

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

II. Approval Of Minutes:

Commissioner Holloway motioned to approve the meeting minutes from October 30, 2023. Attorney Stough responded regarding the omission of Commissioner Potts attendance to be corrected and noted as present. Commissioner Cason motioned to approve the minutes with additions. Commissioner Holloway provided the second. **The motion was carried.**

III. Old Business:

A. 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.

Director Alston provided a brief presentation of the Planned Unit Development (PUD). Michele Battle of Battle Law, PC gave a presentation and reiterated request of townhome rezoning approval and explained lot dimensions.

Commissioner Holloway inquired about previous community meetings and feedback. Ms. Battle expressed the communities concerns and resolutions. Commissioner McCain inquired on the amenity area and builders for the proposed modified lots. Ms. Battle stated the HOA is maintaining the area. Kevin Spindel stated not currently. Commissioner Cason questioned the area's interest rates for developers. Ms. Battle provided the rising rates and how it affects buyers economically. Commissioner Peeks inquired on existing home lot sizes and modifications. Director Alston explained the lot differences throughout the subdivision and the communities' concerns. Commissioner Holloway questioned the reduced lot size and price point impact. Ms. Battle explained the market and lot requests. Director Alston clarified the lot sizes and setbacks.

Commissioner McCain opened the floor for public hearing. Attorney Stough explained the nature of the rezoning and procedures.

1. Donald Carter expressed concerns with parking and stated his opposition.
2. Denise Anderson expressed her concerns regarding HOA and inquired about the marketing analysis for proposed homes.

Commissioner McCain closed the floor for public hearing.

Ms. Battle responded regarding the parking lots, square footage, and provided the minimum development standards. Commissioner Peeks questioned the recommendations for PODs square footage and conditions. Ms. Battle explained the overall increased square foot lots. Commissioner Cason mentioned the overall lot size subdivision characteristics. Director Alston explained the community designs and vision of existing homes. Commissioner McCain inquired on homeowners' thoughts to townhome elimination and building single family homes. Ms. Battle mentioned no responses. Commissioner Peeks expressed her thoughts on past and present subdivision developments and economic changes. Ms. Battle offered the minimal house size to 2500 square feet under current conditions. Attorney Stough expressed concerns on previous built homes.

Commissioner Cason motioned to deny the rezoning. Commissioner Holloway provided the second. **The motion was denied.**

B. 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.

Director Alston requested the item to be withdrawn from the agenda.

Commissioner Cason motioned to withdraw the item from the agenda. Commissioner Peeks provided the second. **The motion was carried.**

C. Case 2023TA-009-09 (Public Hearing):

Director Alston requested the item to be withdrawn from the agenda.

Commissioner Holloway motioned to withdraw the item from the agenda. Commissioner Peeks provided the second. **The motion was carried.**

IV. New Business:

A. Case 2023RZ-006-10 (Public Hearing): An application by Christian City Inc. c/o The Galloway Law Group, LLC, to rezone five tracts of land consisting of approximately 20.1 +/- acres from PUD (Planned Unit Development) and GC (General Commercial) to MXD (Mixed Use Development), with said tracts described as follows: (a) Tract 1, located at 3825 Jonesboro Road (Parcel ID 09F-1301-0040-017-5); (b) Tract 2, located on the west side of Peters Road south of Tract 1 and formerly part of a tract located at 7501 Red Oak Road (no Parcel ID); (c) Tract 3, located on the east side of Canaan Way (Parcel ID 09F-1300-0041-169-4); (d) Tract 4, located between Tracts 1 and 2 (Parcel ID 09F-1301-0040-023-3); and (e) Tract 5, located over an abandoned right of way formerly known as Red Oak Road (no Parcel ID).

City Planner Campbell provided an overview of Christian City application and proposed plan. Keith Horton, President & CEO of Christian City, gave a revision of Christian City. Woody Galloway, of Galloway Law Group & representative of Christian City continued the presentation and site plan proposal.

Commissioner Peeks requested confirmation of proposed retail building residential and commercial layout. Mr. Galloway provided detailed information regarding the property. Commissioner Cason inquired about other residential properties. Mr. Galloway acknowledged correct property owners. Commissioner Peeks asked about procedure regarding residential parking. Ms. Campbell provided the conditions. Attorney Stough expressed his thoughts pertaining to modifications. Commissioner Cason requested clarity on petition. Ms. Campbell explained conditions regarding the zoning ordinance revision process. Commissioner Holloway inquired about Community Developments' thought pertaining to applicants' revision. Ms. Campbell conveyed her thoughts about the parking revision. Commissioner Holloway asked the applicant to explain the shared parking concept. Keith Horton provided the parking design.

Commissioner McCain opened the floor for public hearing.

1. Delores Jefferson expressed her concerns regarding the extension of the area.
2. Mary Jane Cooper expressed her concerns with traffic and parking limitations.
3. Glenda Nelson asked for clarifications on the upcoming building construction.
4. Ebony Hillard expressed her thoughts and is opposed of the project.
5. Sally Connally spoke about traffic issues.
6. Erma Pearson questioned the community site drawing, traffic and opposes the project.

Commissioner McCain closed the floor for public hearing.

Mr. Galloway explained the extension site plan layout. Commissioner Cason inquired on crossed traffic. Mr. Galloway proposed speed humps to control traffic.

Commissioner Cason motioned to approve the request with conditions (B&C); (B) being 1 (one) space per bedroom. Commissioner Peeks provided the second. **The motion was carried.**

B. Case 2023RZ-007-10 (Public Hearing): An application by Christian City Inc. c/o The Galloway Law Group, LLC to rezone a tract of land consisting of approximately 26.76 +/- acres from PUD (Planned Unit Development) to PUD (Planned Unit Development), with said tract located at 7501 Red Oak Road (09F-1301-0040-019-1).

City Planner Campbell gave an overview of Christian City proposed rezoning application. Mr. Galloway explained the building site plan and Thrive program. Jeff Floyd, Project Manager for Christian City explained the storm water expansion.

Commissioner McCain opened the floor for public hearing.

1. Erma Pearson inquired about fencing the community & security.
2. Barbara Caldwell is opposed of construction.

Commissioner McCain closed the floor for public hearing.

Mr. Galloway explain the fencing structure and security on the property. Commissioner Cason inquired about other developments affiliation with Red Oak Road. Mr. Galloway stated there's none.

Commissioner Peeks motioned to approve the application. Commissioner Holloway provided the second. **The motion was carried.**

V. Adjournment

Commissioner Cason motioned to adjourn at 9:45pm. Commissioner Holloway provided the second. **The motion was carried.**