



**Planning & Zoning Commission Meeting**  
**Tuesday, April 29, 2024**  
**7:00 pm**

**PRESENT:**

**Commissioner Chair - Marilyn McCain**  
**Commissioner – Trevor Cason**  
**Commissioner – Derrick Holloway**  
**Commissioner Vice Chair -Tarika Peeks**  
**Administrative Assistant – Lauren Walker**

**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 Robert Potts**

**I. CALLED TO ORDER:**

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

**II. Approval Of Minutes:**

A. February 26, 2024, Planning and Zoning Board Meeting Minutes

Commissioner Chair Marilyn McCain requested a correction to the 1<sup>st</sup> paragraph verbiage changes from landscaping to landscaped. Commissioner Cason motioned to approve the February 26, 2024, meeting minutes with stated corrections. Commissioner Holloway provided the second. **The motion carried.**

**III. Old Business:**

None

**A. Case 2024RZ-001-03 (Public Hearing):** An application by the Center to rezone property from M-1 (Light Industrial) to O-I (Office-Industrial) 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).

Associate City Planner, Ryan Saddler provided an overview the proposed action for rezoning property. Commissioner McCain inquired about the floor plan. Commissioner Cason inquired about DNB. Assistant Director Janna Keller stated DNB is a trucking company within Union City. Director Alston stated the applicant wasn't in attendance.

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

Commissioner Peeks questioned the applicant's variance 180-day condition timeline. Attorney Stough stated the Community Development would have to rezone the property. He also explained the structures and setbacks.

Commissioner Peeks motioned to approve the rezone with conditions stated by staff. Commissioner Cason provided the second. **The motion carried.**

**B. Case 2024TA-001-03 (Public Hearing):** A city-initiated text amendment to amend the City Zoning Ordinance of Union City Article VI Section 6-7 RM Residential Multi-family zoning district.

Senior Planner Jeremy McNeil provided a brief overview the city-initiated text amendment and requested to withdraw until further notice.

Commissioner Cason motioned to accept and withdraw Text Amendment Case 2024TA-001-03. Commissioner Holloway provided the second. **The motion carried.**

**C. Case 2024TA-002-03 (Public Hearing):** A city-initiated text amendment to amend the City Zoning Ordinance of Union City Article V General Provision.

Senior Planner Jeremy McNeil provided a brief overview of the amendment for residential and commercial fence regulations.

Commissioner Cason questioned the objective regarding the fence regulations. Director Alston stated the ordinance requires rejuvenating. Commissioner Holloway inquired about the fence dimensions. Director Alston mentioned fence variations, dimensions, and ordinances within different cities. Commissioner Peeks inquired about fencing requirements around the M-2 industrial district. Attorney Stough explained screening requirement. Commissioner McCain asked about the residential material composition. Mr. McNeil noted it's provided in the ordinance.

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

Commissioner Holloway motioned to approve the city-initiated text amendment. Commissioner Cason provided the second. **The motion carried.**

**D. Case 2024TA-003-03 (Public Hearing):** A city-initiated text amendment to amend the City Zoning Ordinance of Union City Article III Interpretation and Definitions.

City Planner McNeil provided a brief overview of the text amendment addition definitions. Director Alston reiterated the newly updated definitions.

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

Commissioner Peeks motioned to approve the text amendment. Commissioner Holloway provided the second. **The motion carried.**

**E. Case 2024MA-001-03 (Public Hearing):** A request to amend and adopt the official zoning map of Union City.

City Planner McNeil provided an overview of the amendment. Commissioner Holloway discussed the previous online zoning map. Director Alston acknowledged the current map status. Attorney Stough noted the updated map will not compromise zoning properties. Director Alston mentioned the adopted updated boundary expansion. Commissioner Holloway inquired about any major changes in the updated map. Director Alston confirmed all updated changes. Commissioner Peeks inquired on the updating process. Director Alston provided the protocol.

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

Commissioner Peeks motioned to approve the official zoning map. Commissioner Cason provided the second. **The motion carried.**

Director Alston announced the city recognition as Georgia Initiative Community Housing (GICH) community plan, Housing Strategies and Procedures, Community Engagement, and Online Survey.

Assistant Director Janna Keller noted upcoming Residential Multi-family (RM) rezoning, Food Truck ordinance, and Daycare Zoning update.

#### **IV. Adjournment**

Commissioner Cason motioned to adjourn the meeting at 7:50pm. Commissioner McCain provided the second. **The motion carried.**