



Planning & Zoning Commission Meeting
Monday, September 30, 2024
7:00 pm

PRESENT:

Commissioner Chair - Marilyn McCain
Commissioner Vice Chair – Tarika Peeks
Commissioner – Derrick Holloway
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 Robert Potts

I. CALLED TO ORDER:

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

II. Approval of Minutes:

Commissioner Peeks motioned to approve the meeting minutes from September 30, 2024.
Commissioner Cason provided the second. **The motion was carried.**

III. Old Business:

None

IV. New Business:

A. Case 2024V-001-03 (Public Hearing): An application by Michael Corcoran for a variance request from the Union City Zoning Ordinance Article 10 -2 Parking shall not be reduced below the minimum required number and Article 10-7 to reduce the number of parking spaces from 31 spaces to 23 spaces for a proposed restaurant. The property is located West of Campbelltown Fairburn Road and South of Hall Road. (Parcel ID: 09F300001172161)

Associate Planner Ryan Saddler presented an overview of the proposed variance. Kirk Farrelly introduces his proposed variance for Chipotle stating the restaurant will be in between Starbucks and the auto tune. Kirk furtherly clarifies that there will be another parcel between the 2 buildings , not just his. Ryan Saddler questions whether anyone present had further questions for the applicant.

Commissioner Peeks opened the floor for public hearing.

Commissioner Peeks closed the floor for public hearing.

Commissioner Cason motioned to approve. Commissioner Peeks provided the second. The motion carried.

B. Case 2024RZ-001-03 (Public Hearing): An application by Martin Williams to rezone a 1.71 +/- acre tract of land from R-4 (Single-Family Residential) to R-6 (Single-Family Residential) for a proposed seven lot Single-Family subdivision. The property is located North of Byrd Rd and West of Lower Dixie Lake Rd at 6459 Lower Dixie Lake Rd, Union City, Georgia 30291 (Parcel ID 09F-1615- 0076-001-7)

City Planner, Jeremy McNeil, presents the applicant's request and shows a map layout of the subject property. He explains that the request is for a proposed 7 Lots Family Subdivision situated west of Lower Dixie Lane and north of Byrd Road. Jeremy shows the survey that illustrates the proposed seven lot subdivision and states each lot will range from 6,135 square feet to 9,943 square feet. Three of those lots will have direct access from Lower Dixie Lake, and then the remaining lots will have access from Byrd Lane. Jeremy continues stating the applicant is also proposing to install a 55 -foot road with cul-de-sac. He proceeds to show the composed renderings of the homes. Each home will be approximately 2700 square feet, four bedrooms, three baths, garages, and a combination of siding. Jeremy McNeil states the zoning requires all single-family residential homes to have a 100% brick on the front façade and the applicant will have to come back and apply for a variance to be in that requirement. Staff has circulated the rezone to each department for review, and staff has not received any letters of objection. Therefore, staff recommends approval of the zone change from R4 to R6 single families.

Jeremy introduces the applicant that is present to give his presentation. The applicant, Jace Williams, introduces himself then proceeds to reiterate what Jeremy was previously explained. Jace adds that his company provides high quality services on budget and time. He explains that they specialize in home renovations, remodeling, and new construction for single family dwellings, multi owners, and townhouses. Jace shows the aerial view of the land purchased. He states the intent for the land is to build 7 residential single-family homes. The homes are going to have good frame structures, concrete foundations, 4 bedrooms, approximately 2700 square footage, garages, combinations, flat sidings, and board binding. Jace continues with how the water will be connected to the city system - approximately four hundred pounds per gallon, per day. The houses will also be connected to the city stormwater system and sewer systems, and the average daily will flow around 304 gallons per day. Jace states he plans to be connected to Georgia Power Grid, and average daily electrical consumption will be 30 to 40 kilowatts per hour, per day. Jace shows the proposed layout along with the proposed road that will be fifty-five feet wide. Commissioner Cason questions Jace about why they chose to put the house in the middle of a community. Jace responds that the land was underdeveloped, and he wanted to pick an area to develop and not just pick one area and move along. "I want to build a new city." Cason asks does staff have any pictures of what the current neighborhood looks like. He expresses his concerns on whether the new builds will "stick out". "Does it fit the current community and style of homes?" Jace addresses Cason's concerns pointing out that across the road to the left, there is a neighborhood with houses similar to what he will need to build. Cason proceeds to ask when viewing the map, where is the road? How do I get to the homes in the back? Jace points out the road access on the map. Commissioner Chair McCain asks Jace if he has built anything else in this community or nearby. Jace responds this will be the first in Union City. McCain inquiries about the neighborhood cities. Jace explains they have built and renovated in Forest Park. McCain confirms with Jace that this is his first community. McCain questions the potential cost of the homes. Jace responds to the cost to build, stating we are looking around 200 to 240 to build. McCain specifies she is questioning what rate will they sell them for? Jace responds they are looking at around maybe \$350,000. McCain continues to clarify with Jace on how many models he is actually proposing and whether he plans to put the same floor plan model side-by-side. Jace responds that there will be 7 models with different floor plans/ houses. Commissioner Peeks questions staff on the department comments stating she sees pending comments from fire, engineers, and public services as well and ask how that works if they were to come back with comments. Director, Tony Alston, answers her question explaining that this presentation is just for the use of the lane to rezone it. It still has to go through their site plan approval review as well as all their permits' reviews. Cason asked Jace to speak to his track record for other projects done. Jace responds that it has just been different renovations and just the 2 actual Airbnb houses we they've done in Forest Park.

Commissioner Peeks opened the floor for public hearing.

Commissioner Peeks closed the floor for public hearing.

Attorney Patrick Stough makes it clear that the rezoning will not include the site plan. The site plan is just a proposal.

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

C. Case 2024TA-009-01 (Public Hearing): A city-initiated text amendment to amend Section 6-9 of Article VI of the Zoning Ordinance of Union City by adding “Data centers” as a conditional use in the O-I Office Institutional zoning district and to amend Section 10-7 of Article X of the Zoning Ordinance of Union City by establishing parking requirements for “Data centers.”

Director Anthony Alston starts the presentation by expressing staff does not want to rush this text amendment, and we would like to add different standards. It will be listed as a conditional use with condition to use this for the ordinance. He states staff wants to ensure this is done tactfully so that we as a city are protecting surrounding properties as well. Staff wishes to include regulations for things such as buffers, sound, lighting, etc. He explains these regulations will ensure the city is not just allowing different data centers to disrupt the harmony of the lives of the residents.

Director Alston states staff would like to withdraw the case and bring it back at a later date. Commissioner Chair McCain asks where data centers currently lies in the zoning ordinance. Director Alston responds that TCMU allows for it as well as a text amendment for light industrial. Commissioner McCain questions since data centers currently do not reside in O-I, will there be any stipulations on the size of these data centers? Director Alston responds those will be included in the standards staff wishes to amend.

Commissioner Cason asks if the city is considering putting together a map for suggested areas with zoning appropriate for data center. Director Alston states we have designated areas of several types of development that we have a more structured kind of feel for the city regardless of what the main use is, be it industrial or digital commercial.

Commissioner Peeks motioned to withdraw. Commissioner McCain provided the second.