

UNION CITY PLANNING COMMISSION – REGULAR MEETING

Tuesday, June 25<sup>th</sup>, 2018

CITY OF UNION CITY

7:00 P.M.

Present: Chairman Marilyn McCain, Commissioner Jo Croom, Commissioner Trevor Cason, Commissioner Robert Potts, Assistant City Attorney Patrick Stough, Community Development Director - Ellis Still, Senior Planner - Kalanos Johnson, Planner I - Giavani Smith

Absent: Commissioner Linda Johnson

MEETING CALLED TO ORDER:

Introduction of Commission members and staff by Commission Chairman Marilyn McCain

I. REVIEW OF MINUTES:

Meeting, May 29th, 2018

Chairman McCain stated that she had corrections to the minutes.

Commission Croom stated that she had corrections to the minutes.

Commissioner Cason stated that he had corrections to the minutes.

**A motion was made by Commissioner Croom, seconded by Commissioner Cason to accept the minutes as presented. Vote was unanimous. Motion carried.**

II. OLD BUSINESS:

Meeting, March 26<sup>th</sup>, 2018 – Minutes

Chairman McCain stated that she had corrections to the minutes.

Commissioner Croom stated that she had corrections to the minutes.

**A motion was made by Commissioner Cason, seconded by Commissioner Croom to accept the minutes as presented. Vote was unanimous. Motion carried.**

III. NEW BUSINESS:

- a) **18180106:** To final plat 61.73 acres of land that is zoned TCMU. The property is located on Highway 92 at Hall Road. From that tract of land the proposed subdivision will divide into 4.25 acres of land and 11.66 acres of land which leaves 45.82 acres of land.

Community Development Director Ellis Still presented the staff report. Staff recommended approval.

Chairman McCain asked if the petition was for approval of a final plat.

Director Still responded with yes and stated that the petition meets the subdivision and combination requirements.

Commissioner Potts stated to Director Still that there was a strip mall considered at one time and that there was a cemetery on the property.

Director Still showed Commissioner Potts where the cemetery is located on the map.

Commissioner Potts asked if the cemetery was ever moved.

Director Still stated no.

Chairman McCain asked Director Still if the building to be constructed is a e-commerce building.

Director Still stated that the information given to them was that it would be an e-commerce facility.

Chairman McCain asked if the petitioner had a tenant.

Director Still stated that Community Development is not aware of any tenant information.

Commissioner Croom asked what was to take place in tract 3.

Director Still stated tract 3 would be retained for future commercial development.

Chairman McCain asked if the petitioner was present.

Director Still stated a representative was available.

Chairman McCain asked for confirmation if the agenda item was a public hearing.

Director Still stated that the item is not a public hearing.

Chairman McCain asked for the petitioner to come to the podium.

Petitioner Scott Martin stated his address being 7000 Central Parkway, Atlanta, GA.

Scott addressed the questions about the tenants and stated that they may house 2-3 tenants.

Commissioner Croom asked if they have a tenant.

Petitioner Scott Martin stated they don't have a tenant and that it is a speculative project.

A motion was made by Commissioner Cason, seconded by Commissioner Potts to accept the final plat as presented. Vote was unanimous. Motion carried.

- b) **\*Public Hearing - 18180158:** To consider adding Single-Family Detached homes as a permitted use and to make changes to the density requirements for residential uses in Town Center Mixed Use - TCMU.
- c) **\*Public Hearing - 18180158:** To make changes to density requirements for residential uses in Town Center Mixed Family - TCMF.

Community Development Director Ellis Still presented the staff report. Director Still made key points on adding in the Single-Family Detached and to clarify the density calculations for the general public in the ordinance.

Asst. City Attorney Stough stated that the density requirements are more than muddled and that the current calculations don't say much because certain terms aren't defined and the ordinance needs clarity.

Chairman McCain asked about the proposed language.

Director Still stated that the current readings of the language don't give the parameters to express the density or calculations.

Commissioner Croom asked if single family detached was already allowed.

Asst. City Attorney Stough stated that it only allows single family attached and believed that it originally was detached.

Chairman McCain asked if they were proposing that the ordinance have single family attached and detached.

Director Still confirmed the proposed changes.

Asst. City Attorney Stough explained the multipliers to the Commissioners.

Commissioner Croom asked for confirmation about the text not being changed but being clarified.

Asst. City Attorney Stough stated that the text talks about the multiplier but doesn't explain what the multiplier is.

Chairman McCain asked if single family detached would be added back.

**Public Hearing was opened.**

Mr. Chris Dowdy stated that he resides at 635 Mount Vernon Highway, Atlanta, GA 30327 and stated he has not seen density as such before on TCMU/TCMF and on Residential. He would like to see single family detached back in the text and noted that the densities are low.

Asst. City Attorney Stough stated that the amendments are for two different districts and that TCMU is 1.5 units per acre for single family and 6.5 units for multifamily. For TCMF its 10 units per acre for multifamily and 2.5 units per acre for single family.

Chairman McCain asked who decided on the density requirements.

Asst. City Attorney Stough stated that he put the language together.

Mr. Dowdy spoke on the multipliers.

Chairman McCain & Commissioner Croom stated that they didn't understand what Mr. Dowdy was explaining.

Mr. Dowdy talked about making single family detached work in the city and density type. He stated that he has been on several committees and the density has not been discussed.

Chairman McCain asked which committees Mr. Dowdy is on.

Mr. Dowdy says they have met about TCMU.

Chairman McCain asked if the meetings were with Union City officials.

Mr. Dowdy says they have discussed how they will address TCMU and single family detached wasn't in there.

Chairman McCain said that single family detached will be put back in the text.

Mr. Dowdy says the requirements have time to be redefined before it goes before City Council.

Commissioner Croom asked if the information presented is based off of the information that is currently used by the City and that the information is being clarified, not changed.

Asst. City Attorney Stough stated for his base he used what was in the existing ordinance.

Chairman McCain asked how the changes compare with UC's sister cities.

Director Still stated that most of the cities don't have Town Center Mixed Use and if they do it is vastly different based on uses.

Chairman McCain asked if they have Town Center Mixed Use in Smyrna.

Director Still stated Smyrna has Town Center Mixed Use.

Commissioner Croom asked if it was an area that needs to be studied more.

Director Still stated that clarification would be great and Community Development can get direction from Council or revisit the topic with the Planning Commission.

Mr. Dowdy stated when they annexed in there was a mixed use and talked about the density in Fulton County.

Director Still asked Mr. Dowdy to elaborate about the density and its intentions.

Mr. Dowdy talked about the work in Atlantic Station and the developer that developed that area. He also stated the single family detached needs to be back in the ordinance under Town Center Mixed Use and the other density issues can be worked out. Dunwoody and Brookhaven were examples given as what is trying to be accomplished in reference to Union City's density requirements.

Chairman McCain asked Director Still if the conversations Mr. Dowdy referenced were with Union City officials.

Director Still stated that the meetings were with the City Manager, Community Development and a couple members from the Council.

Asst. City Attorney Stough stated the reasoning for the item being on the agenda is because the density is not clearly defined.

Director Still stated that Community Development is fine with the density requirements as proposed.

Commissioner Croom stated that she isn't comfortable with a vote and would like to see something that is comparable with other areas.

Chairman McCain agreed with Commissioner Croom on providing on comparable ordinances and asked about Town Center Mixed Use in the Camp Creek Marketplace.

Director Still stated that it is a mixed use complex.

Chairman McCain stated that they would like a frame of reference.

**Public Hearing was closed.**

**\*B & C agenda items are considered one item; same case number.**

Director Still stated that if the petition is brought back to the Planning Commission, he request that part of the petition be approved.

Chairman McCain stated that they would be adding back the single family detached while refraining from the vote on the density.

Asst. City Attorney Stough stated that there are four parts to the ordinance:

1. Single Family Detached Dwelling
2. TCMU
3. Density for Industrial
4. Density of TCMF

Director Still explained that the word density is not broken up and it was put into the language for residential and industrial.

Chairman McCain stated that there is no reference for them for industrial.

Commissioner Cason asked if the sentence could be split in two to just vote on single family detached and leave out the density.

Asst. City Attorney Stough stated that someone could make a motion to add detached dwellings as a permitted use in TCMU.

Chairman McCain asked if they could add the detached dwellings and not add vote on the density requirements.

Asst. City Attorney Stough stated that there aren't any density requirements and that is the reasoning for bringing the petition to the Planning Commission.

Director Still stated that there are currently no density requirements in place and the Commission can make a motion to revisit the item to re-review.

Chairman McCain asked if they were trying to get something in place to present to Mayor and Council at the next meeting.

Asst. City Attorney Stough stated yes.

Chairman McCain asked what the urgency.

Director Still stated that they don't have anything to define the density requirements.

Commissioner Croom asked if the Commissioners were to make a motion, would it be final and if this recommendation is a baseline.

Asst. City Attorney Stough stated that they will be coming back with more changes to Town Center Mixed Use. He stated that Mayor and Council could also come up with other numbers,

Chairman McCain stated that they are a recommending body and their decision is never final.

Commissioner Croom stated that she has an issue with making a motion for something that will be put in place.

Asst. City Attorney Stough stated that if someone were to come to the City and propose some development in TCMU, the City wouldn't have anything to tell them.

Director Still stated that is the urgency.

Commissioner Croom stated that she understands and is not sure of how to word the motion.

Asst. City Attorney Stough the motion needs to approve or deny the language as presented unless they wanted to pull out parts of the proposed changes.

**A motion was made by Commissioner Croom, seconded by Commissioner Cason to accept the proposed changes as presented to use as a baseline. Vote was unanimous. Motion carried.**

I. OTHER BUSINESS:

None

II. ADJOURNMENT

There being no other business to discuss, meeting was adjourned. Vote was unanimous. Motion carried.

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Giavani Smith

City Planner

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Marilyn McCain

Chairman