

MINUTES

UNION CITY PLANNING COMMISSION - REGULAR MEETING

MONDAY MARCH 27, 2016

CITY OF UNION CITY

7:00 P.M.

Present: Chairwoman Marilyn McCain, Commissioner Trevor Cason, Commissioner Robert Potts, City Attorney Patrick Stough, Community Development Director Zachary Montgomery, Community Development Planner Maurice Ungaro.

Absent: Commissioner Linda Johnson and Commissioner Jo Crooms

Meeting Called to Order: Chairwoman McCain

I. REVIEW OF MINUTES:

Approval December 12, 2016 Meeting Minutes.

Motion: Mr. Cason made a motion to approve the minutes.

Second: Mr. Potts seconded the motion

Vote: All voted in favor.

II. OLD BUSINESS:

The Agenda did not contain any old business.

III. NEW BUSINESS:

1. **Public Hearing: Rezoning 17RZ001:** Majestic Realty, request to rezone 97.6 acres at Buffington Rd. & Flat Shoals Rd. from OI & RM to M1.

Community Development Director Zachary Montgomery introduced the case and gave the Staff report. The Applicant's representative, William W. Galloway presented his client's case and asked for approval.

Mr. Cason asked if any improvements would be made to Flat Shoals Road. Mr. Galloway replied that the right turn from Flat Shoals onto Buffington would be redesigned.

Mr. Potts asked how many lanes would be going south on Buffington. Mr. Galloway explained the six lane section.

Public Comment:

- 1) Terry Clark, Sr., 6450 Buffington Rd.
There have been numerous issues since Proctor & Gamble has been built. The proposed traffic improvements are in front of my home. I would like more information.
- 2) Elenore King-Ross
I would like to empathically express opposition to the rezoning request. Diesel truck traffic causes severe air pollution, and is classified as hazardous under the Clean Air Act.
- 3) Rosie Jackson, 4365 Melanie Dr., College Park GA
Combining industrial mixed with residential is bad for home values and quality of life. Are we being sold out for tax dollars?
- 4) Benny Crane, 4390 Gillette Rd., South Fulton
Proposed development expresses insensitivity to residents. DRI does not address impacts to neighbors. How many class "A" buildings are there in Union City? Where are the high tech opportunities? Industrial development belongs in industrial communities. This does not represent the best of us. Please say no to this.
- 5) James Johnson III, 4141 Union Rd, SW, College Park
Young people have no place to go or do anything n this neighborhood. We need more opportunities for things to do.
- 6) Cynthia Jones 2901 Forrest Side Ln., College Park, GA
I agree with everyone who has spoken – truck traffic will be too much for the community.
- 7) Dorothy Neto, 6538 Carriage Lane
We've had bridge issues on Buffington for over a year. P&G have not been good neighbors. How will the flood zone be affected by this development?
- 8) Tremaine Clark, 6450 Buffington Rd
Flooding may be an issue. Was not aware of other industrial developments in the area when the area has been residential. I'm very concerned about what is happening.
- 9) Alejandro Ferrell, 3076 Sable Run Rd, Atlanta
South Fulton is more diverse than industrial and office development. I can't enjoy the community with all of the industrial development. Find a better location for this. Maybe it could be mixed use.

Mr. Woody Galloway responded to the comments by saying that they hear the concerns raised and that industrial development has always preceded other types of development, and that Majestic has been responsible in developments in Union City. He stated that they would work with staff to manage environmental issues on the site.

Discussion:

Ms. McCain as if any of Majestic's properties have studied air quality. Mr. Galloway responded that they do, and that Gov. Deal is trying to reduce long haul trucking as much as possible.

Mr. Potts asked if it was staff's recommendation for approval. Mr. Montgomery responded that staff recommends approval, based on off-site improvements.

MOTION: Potts moved to approve the rezoning request provided that traffic improvements agreed upon with staff would be completed.

SECOND: Cason seconded the motion

VOTE: McCain & Potts in favor
Cason, against

IV. OTHER BUSINESS:

2. **Rezoning 17RZ002:** Enon Transportation Services, LLC, request to rezone 27.64 acres at Highpoint Rd & Roosevelt Hwy from GC, M1 & RM to TCMU.

Community Development Planner, Maurice Ungaro, introduced the case and presented the staff report. The owner and applicant, Mr. Robert Foster, gave his resume of film production in Georgia, and explained his desires to expand his film production services in Union City.

Mr. Potts asked if access to the site would be strictly off of US Hwy 29. Mr. Foster assured him that it would be.

Public Comment:

- 1) Albert Dawson, 5091 Alexander Ave., stated that he had issues with the rezoning and did not approve of the request.
- 2) Rutina Dawson Young, 5108 Alexander Ave., expressed concern that by changing the zoning to Mixed Use, that industrial uses would proliferate.
- 3) Joan Bohach, 5070 Alexander Ave., stated that she had recently purchased her home for retirement, and that they have problems with traffic along Alexander Ave.. She said that that it is difficult getting onto US Hwy 29, and asked that the Commission please make sure that residents will be safe.

Discussion:

MOTION: Mr Potts moved to approve

SECOND: Mr. Cason

VOTE: All in favor

V. ADJOURNMENT

There being no other business to discuss, meeting was adjourned at 8:45 pm

I certify that this is an accurate copy of the March 27, 2017 Planning Commission Minutes.

Chairman

Date

Community Development Director

Date