



Community Development
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MINUTES

UNION CITY PLANNING COMMISSION - REGULAR MEETING

JULY 30TH, 2018

CITY OF UNION CITY

7:00 P.M.

Present: Chairwoman Marilyn McCain, Commissioner Trevor Cason, Commissioner Jo Croom, Community Development Planner Kalanos Johnson, Community Development Director Ellis Still, Assistant City Attorney Patrick Stough

Absent: City Planner Giavani Smith, Commissioner Robert Potts, Commissioner Linda Johnson

Meeting Called to Order: Chairwoman Marilyn McCain at 7:00pm

I. REVIEW OF MINUTES:

Approval June 25th, 2018 Meeting Minutes.

Commissioner McCain and Croom had corrections to the minutes.

Motion: Commissioner Croom made a motion to approve the minutes.

Second: Commission Cason seconded the motion.

Vote: The motion passed unanimously.

II. OLD BUSINESS:

- a) 18180062: To rezone 67.6 acres of land that is bounded by Mall Boulevard, Shannon Parkway, Shannon Boulevard, and Oakley Road. The applicant is requesting rezoning from GC General Commercial to TCMU Town Center Mixed Use. The applicant is proposing to build two warehouse/distribution facilities measuring approximately 300,000 and 100,000 square feet.

Staff: Director Still stated that the petitioner would like the application to be deferred and referred the petitioner to speak on the deferral.

Petitioner: Jordan Edwards, 3500 Lenox Road, Atlanta, Georgia 30326.



Mr. Edwards stated that he is asking for a deferral and this is the second time they have asked for a deferral. They met with the Resurrection House of All Nations and the church had a doubt that they would be able to build with all of the rock on the property and they spoke over a lot of issues with them. The developers have gone back to the drawing board to change the site design. They are asking for a 60 day deferral. The two warehouses will be decreased in size.

Motion: Commissioner Cason made a motion to approve the 60 day deferral.
Second: Commissioner Croom seconded the motion
Vote: The motion passed unanimously.

III. NEW BUSINESS:

- a) 18180150: To rezone 24 acres of land located at 4712 and 4754 Flat Shoals Road from RM – Residential Multifamily, R-4 – Single Family Residential, GC – General Commercial and NC – Neighborhood Commercial to TCMF – Town Center Mixed Family to allow for the development of 10, 24-unit apartment buildings.

Staff: Director Still gave the Staff report on case 18180150. The current use of the property is vacant and mostly undeveloped; the property has two structures that sit on the front of the property. He stated that the development is compatible with the comprehensive plan. Director Still showed the Commissioners the site plan and other images of the property. The petitioner is not going to encroach upon the streams on the property and they will build bridges over them. It was also stated that traffic issues will be worked out before the project starts, as well as working with Marta on public transit stops. The petitioner has agreed to make improvements to the stops and will also have a community room on the property for the public use. Staff recommends approval.

Commissioner Croom and Chairman McCain had questions about the streams on the property.

Chairman McCain asked about the owners of the property.

Petitioner: Roxanne Daley, Battle Law & Chris Byrd, LDG Development

Ms. Daley gave an overview of the proposed development and stated that the rent would be around \$842 for a one bedroom, \$1011 for a two bedroom and \$1167 for a three bedroom. She stated that the multifamily developments in the area are over 20 years old. Ms. Daley said that the proposed development would have energy efficient units, on site management, walking trails, swimming pool, gazebo, fitness center, and a community center that will be open to the public to benefit the Union City Community. They will have roadway improvements and privately owned shelters for Marta users. Lastly she stated that they will have quality, sustainable development. She stated this project is consistent with the future land use plan.

Chairman McCain asked if the developer had any other projects.

Ms. Daley stated that they have one in Augusta and Newnan.

Commissioner Cason asked how the prices compare to what is in the neighborhood.

Chris Byrd, LDG Development stated that the prices are comparable to the market.

He stated they are a multi-family developer and will own the property for at least 15 years. They offer classes and seminars by partnerships in the community. They have third party management and they are very active. They also have a reserve for replacement account, for which \$250 per unit will go into a separate account for upkeep and ongoing maintenance. They don't foresee any major maintenance in the next few years.

PUBLIC HEARING

Rhalda Shuler – 4701 Flat Shoals Road, Union City, GA

Ms. Shuler stated that she lives in Shannon Villas and has been there for 42 years. She says that Flat Shoals is congested and to add more units would make things worse.

Milton Foster – Church Street, Union City, GA

Mr. Foster stated he is in opposition of the rezoning request and his highest concern is the safety and rising criminal/gang activity that is already taking place. He doesn't like the entrance and exit being on Flat Shoals Road and says that the development would increase the traffic on Church Street. He stated that the complex will be 30 ft. from his backyard and would like for the Commissioners to deny the request.

Keith Brown – 4959 Rapahoe Trail, College Park, GA

Mr. Brown stated that the kind of development would bring unwanted things in the areas. He stated that he is in favor of neighborhoods but he for the development apartments in the Flat Shoals area. He thinks the crime will increase. Mr. Brown stated that he is not for the development.

Chris Byrd, LDG Development stated that they would make improvements for the traffic concerns and the development is zero tolerance for crime. In reference to the property values, he stated that the values would not go down. He stated that they targeting people that make about 25,000 – 60,000 and that there are about 10,000 jobs in a 3 mile radius.

Chairman McCain asked questions about the variety of dwellings they provide elsewhere.

Mr. Byrd stated that they do have other dwellings and on the land in Union City they are considering Multi-Family.



Commissioner Croom and Chairman McCain asked if any traffic studies or school board studies were done.

Mr. Byrd stated that they had not completed a traffic study as of yet and it would come as they do the improvements on Flat Shoals Road.

Chairman McCain asked if they would consider ownership instead of renters.

Mr. Byrd stated there is a need for rental housing in Union City from their market analysis. 12% of the market needs the kind of units they are offering.

Ms. Daley stated they have not done a schoolboard study or traffic study but they will entertain.

PUBLIC HEARING CLOSED

Motion: Commissioner Cason made a motion to recommend approval of the rezoning.

Second: Commission Croom seconded the motion.

Discussion: Commissioner Croom stated that the impact study would have been helpful and a meeting with the residents to get their concerns.

Vote: The motion passed unanimously.

ADJOURNMENT

Motion: Commissioner Cason made a motion to adjourn the meeting.

Second: Commission Croom seconded the motion.

Vote: The motion passed unanimously.

Meeting was adjourned.