Community Zoning Information Meeting

Wednesday August 13, 2025

6:30 p.m.

**Agenda**

1. Welcome & Introduction
2. Roll Call of Applicants
3. Project Overview by Applicant/Property Owner/Representative

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| **#** | **Case No.** | **Applicant** | **Location/Description** | **Case Type** |
| 1 | **2025RZ-007-01** | Douglas Brent Benson Enterprise LLC, | An application to rezone approximately 3.03 acres of land from the GC (General Commercial) zoning district to the TCMU (Town Center Mixed Use) zoning district to allow for the development of a proposed 80-unit townhome community on this parcel and adjacent parcels. The subject property is located at 0 Jonesboro Road, Union City, GA 30349. (Parcel ID: 09F160200650148) | Rezoning |
| 2 | **2024RZ-008-02** | Douglas Brent Benson Enterprise LLC | An application to rezone approximately 4.32 acres of land from the RM (Residential Multifamily) zoning district to the TCMU (Town Center Mixed Use) zoning district to allow for the development of a proposed 80-unit townhome community on this parcel and adjacent parcels. The subject property is located at 0 Jonesboro Road, Union City, GA 30349. (Parcel ID: 09F160200650627 | Rezoning |
| 3 | **2025RZ-009-01** | Douglas Brent Benson Enterprise LLC. | An application submitted by Douglas Brent Benson Enterprise LLC, to rezone approximately 0.42 acres of land from the R-3 (Single-Family Residential District) zoning district to the TCMU (Town Center Mixed Use) zoning district to allow for the development of a proposed 80-unit townhome community on this parcel and adjacent parcels. The subject property is located at 0 Jonesboro Road, Union City, GA 30349. (Parcel ID: 09F160200650619) | Rezoning |

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| **#** | **Case No.** | **Applicant** | **Location/Description** | **Case Type** |
| 4 | **2025RZ-009-01** | Douglas Brent Benson Enterprise LLC, | An application has been submitted by Douglas Brent Benson Enterprise LLC, to rezone approximately 0.99 acres of land from the R-3 (Single-Family Residential District) zoning district to the TCMU (Town Center Mixed Use) zoning district to allow for the development of a proposed 80-unit townhome community on this parcel and adjacent parcels. The subject property is located at 5180 Jonesboro Road, Union City, GA 30349. (Parcel ID: 09F160200650361) | Rezoning |
| 5 | **2024RZ-010-02** | TA Realty LLC c/o The Galloway Law Group, LLC | to rezone property owned by Bright Star Commercial Properties, LLC, from the PUD (Planned Unit Development) to the OI (Office Institutional District) for the purpose of combining with adjacent properties for the development of a data center. The property consists of +/- 58.212 acres and is located east of Buffington Road and north of Jonesboro Road at 0 Red Oak Road, Union City, GA 30291 (comprising Parcel ID: 09F130000591370, Parcel ID: 09F130000591396, Parcel ID: 09F130000591404, the northern and eastern portions of Parcel ID: 09F130000591305, the eastern portion of Parcel ID: 09F130000591388, and the eastern portion of Parcel ID: 09F130000590992). The property consists of all those portions of the aforementioned parcels that are currently zoned PUD (Planned Unit Development) and which are identified as Parcel E on a subdivision plat approved by the Planning Commission at its June 30, 2025, meeting. | Rezoning |

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| 6 | **2025RZ-011-01** | TA Realty LLC c/o The Galloway Law Group, LLC | An application to rezone property owned by Bright Star Commercial Properties, LLC, from the GC (General Commercial District) to the OI (Office Institutional District) for the purpose of combining with adjacent properties for the development of a data center. The property consists of +/- 9.193 acres and is located east of Buffington Road and north of Jonesboro Road at 0, 7000, and 7170 Red Oak Road, Union City, GA 30291 (comprising part of the western portion of Parcel ID: 09F130000590992, part of the western portion of Parcel ID: 09F130000591388, and part of the southwestern portion of Parcel ID: 09F130000591305). The property consists of those portions of the aforementioned parcels that are identified as Parcel D on a subdivision plat approved by the Planning Commission at its June 30, 2025, meeting. |
| 5 | **2025RZ-012-01** | TA Realty LLC c/o The Galloway Law Group, LLC | An application to rezone property owned by Bright Star Commercial Properties, LLC, from the GC (General Commercial District) to the OI (Office Institutional District) for the purpose of combining with adjacent properties for the development of a data center. The property consists of +/- 0.381 acres and is located east of Buffington Road and north of Jonesboro Road at 0 Buffington Road, Union City, GA 30291 (comprising the northern portion of Parcel ID: 09F130000580720). The property consists of that portion of the aforementioned parcel that is identified as Parcel A on an exemption plat approved on June 30, 2025, by the Department of Community Development. . |

1. Announcements
2. Adjourn

**Planning & Zoning Commission Meeting:** August 25, 2025

**Mayor & Council Meeting:** September 16, 2025

**PUBLIC NOTICE**

Community Zoning Information Meeting

August 13, 2025

6:30 p.m.

The City of Union City ***Community Zoning Information Meeting*** will be held on Wednesday, August 13, 2025, at 6:30 PM. The meeting will be held at the City Hall, City Council Chambers at 5047 Union Street, Union City, GA 30291.

For any questions, comments, or concerns, please feel free to email the Community Development department at **Development@unioncityga.org** or call **770-515-7950**

City of Union City

Community Development Dept.