



**CITY OF TUCKER  
PLANNING COMMISSION MEETING MINUTES  
October 24, 2016 at 7:00 PM**

The Planning Commission of the City of Tucker held a meeting at Tucker-Reid H. Cofer Library, 5234 Lavista Rd, Tucker, GA 30084. The following were in attendance:

Planning Commissioner Chairman	Mike Williams
Planning Commissioner Vice Chairman	George Wellborn
Planning Commissioner	Katherine Atteberry
Planning Commissioner	Damyon Claar-Pressley
Planning Commissioner	Ann Coppage
City Clerk	Jennifer Davis
Community & Economic Development Director	John McHenry
Deputy Director of Community Development	Courtney Lankford

**CALL TO ORDER:** Chairman Mike Williams called the meeting to order at 7:06 pm.

**MINUTES:**

**MOTION TO APPROVE THE MINUTES FROM THE SEPTEMBER 26, 2016 PLANNING COMMISSION MEETING.**

**By: Katherine Atteberry**

**Seconded by: Ann Coppage**

**Vote: (5-0) (Atteberry, Coppage, Williams, Claar-Pressley, Wellborn)**

**OLD BUSINESS:** None

**NEW BUSINESS:**

1. **Recommendation to City Council** regarding a rezoning application (**RZ-16-001**), concurrent buffer variance reductions (**VC-16-001-01**), special land use permit for senior housing (**SLUP-16-002**), amendment to Comprehensive Plan (**CA-16-001**), and related documents for 4650 Hugh Howell Road, Parcel 18 215 01 003 & 4750 Hugh Howell Road, Parcel 18 215 01 001. The applicant is requesting MU-5 (Mixed Use Very High Density Zoning District) for a master planned mixed use development on 88 acres.

John McHenry, Community & Economic Development Director, gave an overview of the application. Based upon the findings and conclusions herein, Staff recommends denial of

Land Use Petition RZ-16-001, VC-16-001-01, SLUP-16-002, and CA-16-001. Stephen Macauley, applicant, gave an overview of the plans for Nexus Tucker.

Chairman Williams opened the floor to anyone wanting to speak in favor or opposition. Michael Shreve and Pat Soltys spoke in favor. Alan Armstrong, Tom Osborne, Pam McNall, Gina Winchester, Lyle Collins, Linda Smith, Helen Homrich, Joann Patterson, and T'Ronda Flagg spoke in opposition. Public comment closed.

Planning Commissioners discussed, among other items, options for job generating, stream, piping the stream, architectural & design standards, buffer, storm water, sewer, and traffic.

**MOTION TO DENY VC-16-001-01**

**By: George Wellborn**

**Seconded by: Ann Coppage**

**Vote: (4-1) (Wellborn, Coppage, Williams, Atteberry)  
(Claar-Pressley opposed)**

**MOTION TO DENY RZ-16-001**

**By: Mike Williams**

**Seconded by: Katherine Atteberry**

**Vote: (5-0) (Williams, Atteberry, Claar-Pressley, Coppage, Wellborn)**

**MOTION TO DENY SLUP-16-002**

**By: Damyon Claar-Pressley**

**Seconded by: George Wellborn**

**Vote: (5-0) (Claar-Pressley, Wellborn, Williams, Atteberry, Coppage)**

**MOTION TO DENY CA-16-001**

**By: Mike Williams**

**Seconded by: Ann Coppage**

**Vote: (5-0) (Williams, Coppage, Atteberry, Claar-Pressley, Wellborn)**

**2. Recommendation to City Council to adopt a revised Zoning Ordinance**

John McHenry, Community & Economic Development Director, gave an overview of proposed changes to the Zoning Ordinance.

Chairman Williams opened the floor to anyone wanting to speak in favor or opposition. There was no public comment. Public comment closed.

**MOTION TO RECOMMEND ADOPTION OF A REVISED ZONING ORDINANCE.**

**By: George Wellborn**

**Seconded by: Damyon Claar-Pressley**

**Vote: (5-0) (Wellborn, Claar-Pressley, Williams, Atteberry, Coppage)**

**CITY BUSINESS ITEMS:**

1. Discussion of approved 2017 Meeting Calendar
2. Consideration of changing the December meeting date due to the Christmas Holiday

**MOTION TO CHANGE DECEMBER MEETING TO DECEMBER 19, 2016.**

**By: George Wellborn**

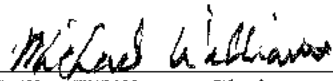
**Seconded by: Ann Coppage**

**Vote: (5-0) (Wellborn, Coppage, Williams, Atteberry, Claar-Pressley)**

**ADJOURNMENT:** The Planning Commission Meeting adjourned at approximately 8:59 pm.

Approved,

Attest:

  
\_\_\_\_\_  
Mike Williams, Chairman

  
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Jennifer Davis, City Clerk

(Seal)