



**City of Tucker, GA**  
PLANNING COMMISSION

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January 12, 2017

PLANNING COMMISSION  
AGENDA

7:00 PM

Tucker Recreation Center  
4898 Lavista Rd  
Tucker GA 30084

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A) Roll Call

B) Pledge of Allegiance

C) Approval of Minutes:

1. Planning Commission Meeting Minutes – December 19, 2016

D) Old Business:

1. **Recommendation to City Council** regarding **LAND USE PETITION: SLUP-16-006 and SLUP-16-007**  
**PETITIONER:** Park 786, LLC  
**LOCATION:** 2180 Northlake Parkway  
**CURRENT ZONING:** OI (Office Institutional) District  
**PROPOSED ZONING:** OI (Office Institutional) District  
**PROPOSED DEVELOPMENT:** Special Land Use Permit for the conversion of an existing hotel into a senior housing development; Special Land Use Permit for density over 24 units per acre.

E) New Business:

1. **Recommendation to City Council** regarding **LAND USE PETITION: RZ-16-001, VC-16-001-1, SLUP-16-002, CA-16-001**  
**PETITIONER:** Macauley Investments, LLC  
**LOCATION:** 4650 Hugh Howell Road (Parcel 18 215 01 003) & 4750 Hugh Howell Road (Parcel 18 215 01 001)  
**CURRENT ZONING:** M (Light Industrial) District & RE (Residential Estate) District  
**PROPOSED ZONING:** MU-5 (Mixed-Use Very High Density) District

**PROPOSED DEVELOPMENT:** Rezoning to MU-5 for a master planned mixed-use development on 88.62 acres; Concurrent variance for a transitional buffer reduction; SLUP for senior housing; Comprehensive plan amendment from LIND (Light Industrial) to TC (Town Center).

2. **Recommendation to City Council** regarding **LAND USE PETITION:** SLUP-16-003, VS-16-003-01, VS-16-003-02

**PETITIONER:** Mt. Moriah Missionary Baptist Church of Tucker c/o Battle Law

**LOCATION:** 1983 Brockett Road

**CURRENT ZONING:** R-85 (Residential Medium Lot-85) District

**PROPOSED ZONING:** R-85 (Residential Medium Lot-85) District

**PROPOSED DEVELOPMENT:** Special Land Use Permit for an existing church and a proposed 14,500-square-foot family life center; concurrent variance to allow an accessory structure within the front yard; concurrent variance to exceed the permitted height of an accessory structure.

3. **Recommendation to City Council** regarding **LAND USE PETITION:** SLUP-16-005, VS-16-005-01

**PETITIONER:** Northlake Investment Partners c/o Kathryn M. Zickert

**LOCATION:** 2200 Northlake Parkway and 2180 Northlake Parkway

**CURRENT ZONING:** C-1 (Local Commercial) District and OI (Office Institutional) District

**PROPOSED ZONING:** C-1 (Local Commercial) District and OI (Office Institutional) District

**PROPOSED DEVELOPMENT:** Special Land Use Permit for a mixed-use, multi-family development over 24-units per acre. Concurrent variance to reduce public space requirement.

**F) City Business Items:** (None)

**G) Comments by Staff and Planning Commissioners**

**H) Adjournment**