



**City of Tucker, GA**  
PLANNING COMMISSION

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January 12, 2017

**PLANNING COMMISSION  
SUMMARY**

7:00 PM

**Tucker Recreation Center  
4898 Lavista Rd  
Tucker GA 30084**

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**A) Roll Call – All present**

**B) Pledge of Allegiance**

**C) Approval of Minutes:**

1. Planning Commission Meeting Minutes – December 19, 2016 – *Approved*

**D) City Business Items:** Consideration to Appoint a Chairman and Vice Chairman for the Planning Commission for the City of Tucker, GA  
*Action taken: George Wellborn appointed to Chair and Damyon Claar-Pressley appointed to Vice Chair*

**E) Old Business:**

1. **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.  
*Action taken: Approved with amended staff recommendations.*

**F) New Business:**

1. **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.

*Action taken: Approved with conditions.*

2. **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.  
*Action taken: Approved with staff recommendations and one additional condition.*
  
3. **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).  
*Action taken: Approved with amendments.*

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

**H) Adjournment**