



**CITY OF TUCKER
PLANNING COMMISSION MEETING MINUTES
April 27, 2017 at 7:00 PM**

The Planning Commission of the City of Tucker held a meeting at City Hall Annex, 4228 1st Ave, Suites 2-4, Tucker, GA 30084. The following were in attendance:

Planning Commissioner Chair	George Wellborn
Planning Commissioner Vice Chair	Damyon Claar-Pressley
Planning Commissioner	Katherine Atteberry
Planning Commissioner	Ann Coppage
Planning Commissioner	Mike Williams
Community & Economic Development Director	John McHenry
Deputy Director of Community Development	Courtney Lankford
Administrative Assistant	Katie Coleman

CALL TO ORDER: Chair George Wellborn called the meeting to order at 7:00 pm.

MINUTES:

MOTION TO APPROVE THE MINUTES FROM THE FEBRUARY 23, 2017 PLANNING COMMISSION WORK SESSION MEETING.

By: George Wellborn

Seconded by: Katherine Atteberry

Vote: (4-0) (Wellborn, Atteberry, Claar-Pressley, Coppage)

MOTION TO APPROVE THE MINUTES FROM THE FEBRUARY 23, 2017 PLANNING COMMISSION MEETING WITH AMENDMENTS TO LAUREL JACKSON'S POSITION IN SUPPORT/IN OPPOSITION, AMENDMENTS TO INCLUDE MORE DETAIL IN THE MOTION FOR TA-16-001, AND AMENDMENTS TO INCLUDE MORE DETAIL IN THE MOTION FOR THE BY-LAWS.

By: George Wellborn

Seconded by: Katherine Atteberry

Vote: (4-0) (Wellborn, Atteberry, Claar-Pressley, Coppage)

Mike Williams abstained from voting as he was not present for either meeting.

OLD BUSINESS: None

Public hearing procedures were read into the record by Chair George Wellborn.

NEW BUSINESS:

1. Planning Commission reviewed **SLUP-17-001**, a proposed development for 90 unit of multi-family apartments (60 units per acre). John McHenry, Community & Economic Development Director, gave an overview of the proposed development emphasizing that the special land use permit is for the density, and explained some of the changes that have happened since the Community Council meeting on March 8th, 2017. These changes include a change in proposed lot area, the removal of Rockwood Road as an access point, and the addition of a community garden, bocce court, and dog park. Wayne Reece, representative for Beneficial Communities, gave a brief presentation on and explained the proposed development, emphasizing that this is for independent senior living facility, that it will be compliant with the Americans with Disabilities Act, explained the affordable housing rents and qualifications, and gave examples of how the building and interior will look.

Planning Commission comments included, among other things, concern about public space, access to public space, parking, inter-parcel access, traffic, walkability, and age restrictions. Wellborn opened the floor to public comment in favor or in opposition. Janet Curtis spoke in opposition, citing concerns about traffic due to the density, that the plans have changed since the community meeting a year ago and since the Community Council meeting on March 8th, 2017, and worry that this may create too many apartment buildings too close together. Public comment closed.

MOTION TO APPROVE WITH ALL STAFF CONDITIONS, WITH AN AMENDMENT TO CONDITION #1 THAT STATES “WITH ALL RESIDENTS BEING LIMITED TO AGE 62 OR OVER.”

By: Mike Williams

Seconded by: Damyon Claar-Pressley

Vote: (3-2) (Williams, Claar-Pressley, Atteberry) (Coppage, Wellborn)

CITY BUSINESS ITEMS: John McHenry went over updates to previous land use petitions.

STAFF AND PLANNING COMMISSION COMMENTS: Upcoming Planning Commission meeting on May 25, 2017.

ADJOURNMENT: The Planning Commission adjourned at approximately 9:27 pm.

Approved,


George Wellborn, Chair

Attest:


Katie Coleman, Administrative Assistant

(Seal)

