



City of Tucker, GA
ZONING BOARD OF APPEALS

June 20, 2017

**ZONING BOARD OF
APPEALS AGENDA**
City Hall Annex
4228 1st Avenue, Suite 2-4
Tucker, GA 30084

7:00 PM

A) Roll Call

B) Pledge of Allegiance

C) Approval of Minutes:

1. Zoning Board of Appeals Meeting Minutes – April 18, 2017

D) Old Business: (None)

E) New Business:

1. **VARIANCE APPLICATION:** V-17-004
PETITIONER: DeKalb County Watershed Management c/o R2T Inc.
PRESENT ZONING: RE and M
PROPOSED ZONING: RE and M
LOCATION: 5243 Royal Woods Parkway; 2436, 2452, and 2466 Fawn Ridge
VARIANCE REQUEST: Stream buffer variance to connect existing Royal Atlanta III Lift Station to the existing Gwinnett County Department of Water Resources Sewer Manhole. Applicant has requested a withdrawal.

F) City Business Items: (None)

G) Comments by Staff and Zoning Board of Appeals Members

H) Adjournment



**CITY OF TUCKER
ZONING BOARD OF APPEALS MEETING MINUTES
April 18, 2017 at 7:00 PM**

The Zoning Board of Appeals of the City of Tucker held a meeting at Discover DeKalb, 1957 Lakeside Parkway, Suite 510, Tucker, GA 30084. The following were in attendance:

Zoning Board of Appeals Chair	Keith Easterling
Zoning Board of Appeals Vice Chair	Neal Stubblefield
Zoning Board of Appeals Member	Charles “Chuck” Abbott
Zoning Board of Appeals Member	Chris Hartley
Zoning Board of Appeals Member	Pat Soltys
Community & Economic Development Director	John McHenry
Deputy Director of Community Development	Courtney Lankford
Administrative Assistant	Katie Coleman

CALL TO ORDER: Chair Keith Easterling called the Meeting to order at 7:03 pm.

MINUTES:

MOTION TO APPROVE THE MARCH 21, 2017, ZONING BOARD OF APPEALS MEETING MINUTES.

By: Chris Hartley

Seconded by: Pat Soltys

Vote: (5-0) (Hartley, Soltys, Easterling, Abbott, Stubblefield)

OLD BUSINESS: None

NEW BUSINESS:

Public hearing procedures were read into the record by Chair Keith Easterling.

1. VARIANCE APPLICATION: V-17-003

PETITIONER: Eric Tepper, Apollo Sign and Light

PRESENT ZONING: OI (Office-Institutional) District Conditional

PROPOSED ZONING: OI (Office-Institutional) District Conditional

LOCATION: 4310 Lavista Road, Suite 200

VARIANCE REQUEST: Variance to signage requirements for wall mounted signs.

Courtney Lankford, Deputy Community Development Director, gave an overview of the requested variance for wall-mounted signs and the staff analysis.

Joe Livatino from Apollo Sign and Light, Jacob Lang, the development manager of the project, and Ben Kushner of Ben F. Kushner Co. Real Estate Services, presented on the requested variance, explaining and showing examples of the proposed wall signs, as well as their history of presenting this project to DeKalb.

Chair Keith Easterling opened the floor to public comment. No one spoke in favor or in opposition. Public comment closed. Board comments included, but were not limited to, the numbers of signs that DeKalb saw when this project was presented to them, consistency of the physical branding across Sprouts stores, and discussion about the Northlake Overlay design guidelines.

MOTION TO APPROVE V-17-003 WITH CONDITIONS:

- 1. Approval for three wall signs on the front façade, with size and location based on the submitted sign graphics received by the City of Tucker on March 8, 2017.**
- 2. No additional wall signs for Sprouts Farmers Market are permitted on the front or rear elevations.**
- 3. Obtain sign permit from the City of Tucker prior to installation.**

By: Neal Stubblefield

Seconded by: Pat Soltys

Vote: (5-0) (Stubblefield, Soltys, Easterling, Abbott, Hartley)

CITY BUSINESS:

Courtney Lankford, Deputy Community Development Director, presented on the **Zoning Board of Appeals By-Laws**.

MOTION TO APPROVE ZONING BOARD OF APPEALS BY-LAWS WITH EDITS TO FORMATTING IN SECTION 3 AND SECTION 6, GRAMMAR IN SECTION 8, AND SPELLING ERRORS IN SECTION 2 AND 3.

By: Neal Stubblefield

Seconded by: Chris Hartley

Vote: (5-0) (Stubblefield, Hartley, Easterling, Abbott, Soltys)

COMMENTS BY STAFF AND ZONING BOARD OF APPEALS MEMBERS:

Courtney Lankford, Deputy Community Development Director, announced that there would be no meeting in May as no variance requests were received by the deadline and gave updates on text amendments. Keith Easterling made a motion to make a formal recommendation to study and amend Article 3: Overlay Regulations. This was seconded by Charles Abbott and the vote passed 5-0.

ADJOURNMENT: The Zoning Board of Appeals Meeting adjourned at approximately 7:58 pm.

Approved,

Attest:

Keith Easterling, Chairman

Katie Coleman, Administrative Assistant

(Seal)



Courtney Lankford
Deputy Director of Community Development
City of Tucker
4119 Adrian Street
Tucker, GA 30084
Office: 470-273-3091

Dear Ms. Lankford,

I am submitting a formal request to withdraw our buffer variance request V-17-004 for DeKalb County Project number 16-008, titled "Royal Atlanta III LS Decommission and Gravity Sewer Installation." DeKalb County is no longer pursuing this project due to notification from Gwinnett County Department of Water Resources that the existing sewer in that vicinity does not have the capacity to accommodate flows from the project. Please feel free to contact me if you have any questions.

Thank you,

Craig Ashby
Project Engineer
R2T, Inc.
Cell: 404-386-0216

CITY OF TUCKER
JUN 08 2017
RECEIVED
V-17-004