



**CITY OF TUCKER
COMMUNITY COUNCIL MEETING MINUTES
May 10, 2017 at 7:00 PM**

The Community Council 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:

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| Community Council Chair | Will Arroyo |
| Community Council Vice Chair | Cara Schroeder |
| Community Council Member | Seth Burrow – Absent |
| Community Council Member | Thomas Lupo |
| Community Council Member | Frank Luton |
| Community Council Member | Frank Sapp |
| Community Council Member | Jonathan Vaughters – Absent |
| Administrative Assistant | Katie Coleman |
| Director of Community and Economic Dev. | John McHenry |

CALL TO ORDER: Chair Will Arroyo called the meeting to order at 7:00 pm.

Will Arroyo explained that the meeting would be following a “20/20/20” format, in which there would be twenty minutes for the applicant to explain their proposed development, twenty minutes for the public to discuss and ask questions, and the final twenty minutes for Community Council to discuss amongst themselves and ask questions.

MINUTES:

MOTION TO APPROVE THE MARCH 8, 2017 MEETING MINUTES.

By: Will Arroyo

Seconded by: Cara Schroeder

Vote: (5-0) (Arroyo, Schroeder, Lupo, Luton, Sapp)

MOTION TO APPROVE THE APRIL 12, 2017 MEETING MINUTES.

By: Will Arroyo

Seconded by: Cara Schroeder

Vote: (5-0) (Arroyo, Schroeder, Lupo, Luton, Sapp)

OLD BUSINESS: None

NEW BUSINESS:

1. Community Council reviewed **CA-17-001, RZ-17-002, SLUP-17-003**. John McHenry, Community Development Director, gave a brief overview of the proposed development, and explained that the comprehensive plan amendment is being requested so that they can re-zone the property to MU-3 (Mixed-Use Medium Density), as well as the special land use permit for a personal care home. Stephen Macauley of Macauley Investments, LLC, gave an overview of the application and gave several highlights of the proposed project, such as the elementary school with the International Baccalaureate program, the senior independent living, apartments for young professionals, restaurant space, and the grocery store. Macauley also showed several examples of the proposed architecture for the different buildings in the proposed development, emphasizing the plans to have eclectic design.

There was a large public turnout for this proposed development at this Community Council meeting, and comments included, among other things, concern about the green space, including the potential loss of old-growth tree canopy, a desire for more bike paths and green space, concern about the detention pond and who will be responsible for maintenance, and walkability. Other public comments included concern about the increase in traffic, safety for the children at the elementary school with the increase in the traffic and the further congestion with school buses.

Bill Kaduck, 5826 Heritage Ln, stated his concern about what the project may become, and that there is very little assurance about what it will look like and how it will work.

Daniel Rausch, 4469 Leonova Dr, stated that he is concerned about parking in the project, especially for those who do not live in the development if they should want to use the green space or if there were an event in the town center, as well as his concern about traffic flow and the need for more traffic signals in the area.

Ax Wu, owner of 2177 Mountain Industrial, expressed a lot of concern about traffic and traffic flow as well, and drew up a diagram of the intersection of Hugh Howell Rd and Mountain Industrial Rd to demonstrate the current traffic problems and the amount of accidents, as well as his concerns about things getting potentially worse with the development.

Joe Scarpaci, 4367 Idlewood Ln, brought up that the proposed development has been proposed to be on a flat surface, however he noticed that there are a lot of contour lines on the map. He stated that in order to fix the grading there will need to be land filled in, and he is concerned about runoff into water nearby and what will happen further downstream with all the runoff. Joe Scarpaci also talked about his concern about tree removal, which will have to happen with any landfill needed to make the site more flat.

Jane Tanner, 4243 Bonaparte Dr, expressed concern about what the 22 acres of green space includes on the site plans and if that number is just the forest or if it is also counting small strips of grass and green space around the site, as she feels as though that should not count and the forest should be preserved.

Jackie Cornett, who lives in Mountain Creek, stated that she has several friends who live in Smoke Rise and they all want a place to get together that is nearby, and a few nice restaurants to meet at that are close to both Smoke Rise and Mountain Creek people. She stated that they feel very closed off from the rest of Tucker because of the lack of nearby amenities and the division created by the light industrial corridor.

Sandi Lampiris, 2212 Winding Way, questioned the tree canopy assessment report and questioned how many old-growth trees would be taken down.

Steve Hagan, 4640 Imperial House Ct, questioned the amount of currently paved acreage reported in the application and stated that it is less. He encouraged everyone to walk the area of the proposed development as the old growth forest there is one of the best that he has visited and wants to preserve it as much as possible.

Steve and Elaine Ashby, 2230 Mountain Creek Dr, wants to know if the property will still be developed if the rezoning is not approved, and if it can be developed with its current zoning, what will it look like? Will more trees need to come down for it? Stephen Macauley responded that they do not plan on developing the property in any other way than what has been presented tonight. He went on to say that if the rezoning is not approved, they are going to develop within the current zoning, which is light industrial, and develop a big-box shopping center.

Lara Lankin, who lives on Silversmith Ln, stated that the proposed development checks off so many of the boxes that the city wants, such as bringing in businesses, retail development, and retains green space. However, it keeps being described as wrong for this location and time and being overall inappropriate for Tucker, despite how beneficial it sounds for the city.

Maxine Miller, 1601 Silver Hill Rd, brought up her concern about walkability in Tucker, and specifically implored for the developers to look into making a sidewalk/walkway on or near Hugh Howell Rd so that residents could walk to this development.

George Smith, 4865 Hugh Howell Rd, who owns property behind the proposed site, and stated that he finds the current condition of the property to not be an eyesore, and enjoys how quiet it is and how it's nice to take his dogs for a walk in the woods behind the property. George asked whether it is better to have all this development and ruin the quiet, if it is more beneficial and less of an eyesore for Tucker, and also wanted to know if there is a market for all of this development.

Community Council comments included, among other things, public transportation access, how the grocery store trucks will load and unload, as well as what other large trucks like that will have for access, whether there will be a walking path, if this will cause issues with the Tucker Tomorrow comprehensive plan, timeline of the development, and preservation of the old growth forest.

2. Community Council reviewed **amendments to Article 3 of the City of Tucker Zoning Ordinance**. John McHenry, Community Development Director, gave a brief overview of the amendments to Article 3, including the restriction of rope lighting and linear lighting and stressed that this is not in reference to holiday string lights on residential homes; regulations regarding “health spas” and “massage establishments;” and discussion of open space vs. public space in the Northlake Overlay.
3. Community Council reviewed **adoption of a revised sign ordinance (Chapter 21 of City Code)**. John McHenry, Community Development Director, gave an overview of the sign ordinance revisions, including the restrictions on feather signs, and limited time exceptions for special event sign permits for the use of such signs.

CITY BUSINESS:

1. John McHenry, Community Development Director, gave updates to previous land use cases.

ADJOURNMENT: The Community Council Meeting adjourned at approximately 8:59 pm.

Approved,



Will Arroyo, Chair

Attest:



Katie Coleman, Administrative Assistant

(Seal)

