



City of Tucker, GA

COMMUNITY COUNCIL

August 9, 2017

COMMUNITY COUNCIL
MINUTES

7:00 PM

City Hall Annex
4228 1st Ave, Suite 2-4
Tucker GA, 30084

ROLL CALL

The following were in attendance:

Attendee Name	Title	Status	Arrived
William Arroyo	Chairman	Present	
Cara Schroeder	Vice Chairman	Present	
Frank Sapp	Board Member	Present	
Frank Luton	Board Member	Present	
Seth Burrow	Board Member	Absent	
Jonathon Vaughters	Board Member	Absent	
Thomas Lupo	Board Member	Present	

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.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

1. Community Council Meeting Minutes - May 10th, 2017

Deferred to the next Community Council meeting on September 13, 2017.

RESULT:	TABLED [UNANIMOUS]
MOVER:	Cara Schroeder, Vice Chairman
SECONDER:	William Arroyo, Chairman
AYES:	Arroyo, Schroeder, Sapp, Luton, Lupo
ABSENT:	Seth Burrow, Jonathon Vaughters

Next: 9/13/2017 7:00 PM

OLD BUSINESS

NEW BUSINESS

1. Review of LAND USE PETITION: SLUP-17-004, SLUP-17-005 ASSOCIATED VARIANCES: VS-17-004-01, VS-17-004-02, VS-17-004-03, VS-17-004-04 PETITIONER: Jonathan Woher (McBride Dale Clarion) c/o Speedway LOCATION: 5448 East Ponce De Leon Avenue CURRENT ZONING: C-1 (Local Commercial) District PROPOSED ZONING: C-1 (Local Commercial) District PROPOSED DEVELOPMENT: Special land use permit for proposed fuel pumps (SLUP-17-004) and alcohol sales (SLUP-17-005); concurrent variances to allow (1) increased canopy height, (2) outdoor ice machine/propane display, (3) access management/driveway spacing in proximity to an intersection, and (4) to allow 3 driveways on the parcel.

Community Council reviewed **SLUP-17-004, SLUP-17-005, V-17-004-01, V-17-004-02, V-17-004-03, V-17-004-04**. Jonathan Woher, representative for Speedway, along with Tony James and Daniel Holland with the Speedway construction department, presented on their proposed development. They are asking for a SLUP for the sale of fuel and alcohol for a proposed convenience store. There are also four associated variances for outside vending for an ice machine and propane exchange, for three curb cuts, and for the distance to the intersection and height of canopy. Jonathan Woher displayed the site plans, which include 10 fueling dispensers, parking located in front of the convenience store, two commercial fueling lanes behind the store, and they are also proposing two different driveways for commercial trucks and regular cars. Jonathan Woher stated that no overnight parking will be allowed. Jonathan Woher also went over the materials that will be used for the convenience store and the accompanying Speedy Café, as well as the architecture and other aesthetics. This will be a corporate-owned store, which means that the jobs there will be company jobs, and there will be 15-20 employees with a full-time manager and some assistant managers. The store will operate 24 hours a day with in-store food service. There will also be an enclosure for the dumpster that will not face the street. The proposed site is currently a grass field and is fenced as a soccer field, but the current usage is unknown. Community Council members Thomas Lupo and Cara Schroeder brought up potential issues with the Stone Mountain PATH trail, which follows East Ponce de Leon past the proposed location. The developers have not yet reached out to PATH. Community Council members discussed the possibility of reducing the number of entrances to lessen the impact on PATH users. Community Council member Thomas Lupo also asked about a drainage plan for the site, which the representatives from

Speedway were able to point to the detention pond at the rear of the property on the site plans. Community Council went on to further discuss that the PATH foundation should be consulted and that drainage on the property should be adequately verified. No public present commented on the proposed development.

RESULT: REVIEWED FOR PLANNING Next: 9/28/2017 7:00 PM

- 2. RECOMMENDATION TO CITY COUNCIL regarding TA-17-003; Review of amendments to the City of Tucker Zoning Ordinance, including but not limited to linear lighting, massage establishments, and the definition of family.

Deputy Director of Community and Economic Development, Courtney Lankford, presented an overview of the amendments to the City of Tucker Zoning Ordinance and stated that the amendments are city-wide, as most of the amendments have previously just been for the overlays. These amendments include that no special land use permit is needed for home occupied businesses with no customer contact, limits on linear lighting, the need for special land use permits for massage establishments and health spas, and the definition of family. There were no public comments.

RESULT: REVIEWED FOR PLANNING Next: 8/24/2017 7:00 PM

CITY BUSINESS ITEMS

None

COMMENTS BY STAFF AND COMMUNITY COUNCIL MEMBERS

Deputy Director of Community and Economic Development, Courtney Lankford, gave updates to previous land use petitions.

ADJOURNMENT – 7:53 PM

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William de...
C... ..

[Handwritten signature]
Kate Coleman,
administrative assistant

