

# City of Tucker, GA

COMMUNITY COUNCIL

October 11,  
2017

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

7:00 PM

### 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	Present	
Jonathon Vaughters	Board Member	Present	
Thomas Lupo	Board Member	Present	

### PLEDGE OF ALLEGIANCE

### APPROVAL OF MINUTES

1. May 10th, 2017 Community Council Minutes

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Frank Sapp, Board Member
<b>SECONDER:</b>	Cara Schroeder, Vice Chairman
<b>AYES:</b>	Arroyo, Schroeder, Sapp, Luton, Burrow, Vaughters, Lupo

Minutes Acceptance: Minutes of Oct 11, 2017 7:00 PM (APPROVAL OF MINUTES)

Community Council - Regular Meeting - Aug 9, 2017 7:00 PM

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Cara Schroeder, Vice Chairman
<b>SECONDER:</b>	Frank Sapp, Board Member
<b>AYES:</b>	Arroyo, Schroeder, Sapp, Luton, Burrow, Vaughters, Lupo

**OLD BUSINESS**

**NEW BUSINESS**

1. **LAND USE PETITION:** RZ-17-003, V-17-003-01, V-17-003-02, V-17-003-03 Applicant: Dan Cotter (Minerva USA, LLC) c/o Robert Langford, as Trustee for Eula M. Langford Revocable Living Trust; and Chau Phan Owner: Stone Mountain Industrial Park LOCATION: 1295, 1303, 1359 & 1365 Montreal Road E.; and 3402 Alcaj Way CURRENT ZONING: R-75 (Residential Medium Lot) PROPOSED ZONING: RSM (Small Lot Residential Mix) PROPOSED DEVELOPMENT: Applicant proposes to rezone (RZ-2017-03) a +/-4 acre site from R-75 (Residential Medium Lot) to RSM for 19 single-family homes. Three concurrent variances are required for the proposed site plan. The concurrent variances are being requested for the following: (1) to reduce the dimensional requirements for the private road from a 50-foot ROW to a 46-foot ROW; (2) to increase the allowed percentage of a street facing garage and increasing the garage projection two feet beyond the front porch; and (3) to allow the same façade to be repeated every 4 lots instead of 8 lots.

**Community Council reviewed RZ-17-003, V-17-003-01, V-17-003-02, V-17-003-03.**

Review of LAND USE PETITION: to rezone (RZ-17-003) a +/-4 acre site from R-75 (Residential Medium Lot) to RSM for a 19 unit urban single family detached development; concurrent variances to garage standards to increase the allowed percentage of a street facing garage, and architectural variability to allow the same façade to be repeated every 4 lots instead of 8 lots.

Community Council reviewed RZ-17-003, VC-17-003-02; VC-17-003-03. Brian Davison, Managing Partner of Minerva, along with Dan Cotter presented their proposed development. They are asking for a rezone to develop 19 single-family homes off Montreal Road. Applicant detailed the original proposed rezone development which consisted of townhomes. He further explained that after outreach with the neighborhood representatives through applicant-held neighborhood meetings, they revised and refined the site plan to a single-family development. They also switched to underground detention based upon neighbor concerns regarding downhill water. Additional spacing of lots on Alcan Way and setbacks were also incorporated. Additionally, the meeting between the applicant and the existing HOA / community led to applicant-proposed conditions which were mostly based upon meetings with neighborhood representatives. The Community Council asked the applicant if they had developments to show in the metro Atlanta

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market. Applicant listed a few recent developments and gave an overview of various developments shown on a PowerPoint slide show.

Neighborhood representative, Jackie Dial, Chair of the Land Use and Zoning Committee for the Montreal Home-owners Association (an active group), stated that they supported the application, felt it was a good fit, and was appropriate for the neighborhood. The Neighborhood Association took a vote to support the application at their last neighborhood meeting.

The Community Council stated that the proposal seemed to please the neighborhood. Cara Schroeder, asked the applicant about the tree canopy. Brian Davison explained that there were three specimen trees on the front three lots that are nice trees, and they'll try to preserve. They stated they also had requests to plant some trees in the neighbors' backyards, abutting the proposed development's backyard. Applicant proposes to plant (canopy) trees that will take approximately 5 years to mature.

The Community Council members asked the applicant what would be the impact to the proposed development, if the variances were not approved. Brian Davison explained that the width of the garage development standards allow a maximum garage can only be 45% of the front façade. The applicant representative further explained that they requested the variance because they included the interior of the garage in the calculation, and not just the door. Applicant also explained that they proposed not repeating an elevation less than every 4 lots. Applicant also explained that they proposed the variance to avoid any possible confusion due to interpretations as to whether a façade could include those around the corner or across the street, and the like.

The Community Council asked the applicant the expected price of the proposed homes. Applicant underwrote the development with the assumption of a \$350,000 to \$360,000 price point. However, the applicant stated that due to their high-end interior finishes the final price point may be higher. Therefore, they aren't entirely certain, since the product may push the price point towards \$380,000. Community Council asked how many stories. Applicant responded, two story homes ranging from approximately 2400 to 2800 square feet.

The Community Council queried why Alcan Way lots are larger. Applicant representative explained that they Alcan Way lots were larger due to spacing. The concept was to create a transition, based upon community input. The Community Council also asked whether lots 17, 18, and 19 located to the south on Alcan Way would be included in the new development's HOA. Applicant stated yes. Applicant asked the existing community HOA if they wanted them to incorporate them, but the existing HOA preferred the development form their own HOA.

Brian Davison further spoke about grooming the park across from the larger homes. The Community Council asked if there would be fencing. Applicant stated that there

may be fencing on individual lots, but no fencing was being proposed for the development as a whole. Applicant also stated the internal road will be maintained by the new HOA. They plan to start the HOA early on with 3 board members, with a fairly simple and quick handover.

The Community Council queried why the crosswalk will be across Montreal and not Alcan. Applicant explained it was due to outreach to the existing HOA and at their request. A neighborhood representative explained that residents would utilize the Montreal Road crosswalk and not Alcan Way. Neighborhood residents further elaborated that Alcan has a bus stop used by workers, but not by residents. Applicant stated that the location was not suited for multiple close crosswalks due to traffic. Applicant plans on requesting a blinking crosswalk. Community Council suggested revising the floorplan to have a 1<sup>st</sup> floor bedroom to allow owners to age in place. Brian Davison explained that the footprints are small for a master bedroom, but they could put a full bathroom downstairs with an additional room, that could function as a floater room.

The Community Council expressed appreciation of the homeowners' association working with the applicant and vice versa. The applicant also stated they were pleased that the neighborhood worked together with them to come to an agreeable, more compatible neighborhood development based on the neighborhood meetings held prior to the Community Council. Subsequently, the Chair stated that with the conditions presented had the support of the community and the neighborhood homeowners' association, and community council unanimously concurred.

**RESULT:** REVIEWED FOR PLANNING **Next:** 11/30/2017 7:00 PM

**CITY BUSINESS ITEMS**

**COMMENTS BY STAFF AND COMMUNITY COUNCIL MEMBERS**

Staff discussed previous land use cases.

**ADJOURNMENT – 8:30 PM**

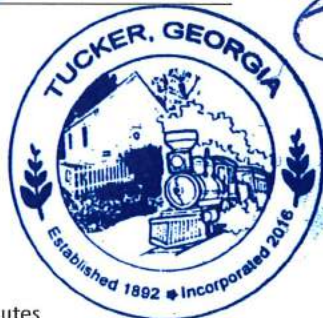
Approved,

Attest:



Tina Lampkin,

(Seal)



APPROVED  
10/8/17

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