



**CITY OF TUCKER
PLANNING COMMISSION MEETING MINUTES
November 28, 2016 at 6:00 PM**

The Planning Commission of the City of Tucker held a meeting at Tucker-Reid H. Cofer Library, 5234 Lavista Rd, Tucker, GA 30084. The following were in attendance:

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

CALL TO ORDER: Chairman Mike Williams called the meeting to order at 6:04 pm.

MINUTES:

**MOTION TO APPROVE THE MINUTES FROM THE OCTOBER 24, 2016
PLANNING COMMISSION WORK SESSION MEETING.**

By: Katherine Atteberry

Seconded by: Ann Coppage

Vote: (5-0) (Atteberry, Coppage, Williams, Claar-Pressley, Wellborn)

**MOTION TO APPROVE THE MINUTES FROM THE OCTOBER 24, 2016
PLANNING COMMISSION MEETING.**

By: Katherine Atteberry

Seconded by: Ann Coppage

Vote: (5-0) (Atteberry, Coppage, Williams, Claar-Pressley, Wellborn)

OLD BUSINESS: None

NEW BUSINESS:

- 1. LAND USE PETITION: SLUP-16-003, VS-16-003-01, VS-16-003-02**
PETITIONER: Mt. Moriah Missionary Baptist Church of Tucker c/o Battle Law
LOCATION: 1983 Brockett Road
CURRENT ZONING: R-85 (Residential Medium Lot-85) District
PROPOSED ZONING: R-85 (Residential Medium Lot-85) District

PROPOSED DEVELOPMENT: Special Land Use Permit for an existing church and a proposed 12,000-square-foot family life center; concurrent variance to allow an accessory structure within the front yard; concurrent variance to exceed the permitted height of an accessory structure.

John McHenry, Community & Economic Development Director, gave an overview of the proposed zoning and development. Based upon the findings and conclusions herein, Staff recommends approval and Community Council recommends approval.

Planning Commission comments included, among other things, concern over the detention pond, whether the additional structure would be aesthetically conducive to the existing building, and signage or lighting that could disturb neighbors. Chairman Mike Williams opened the floor for public comments in favor or in opposition. Public comments in favor of the project discussed the importance of maintaining the detention pond and of keeping the existing bushes in the area. Laurel Jackson spoke in opposition. Public comments in opposition of the project included concern over how late activities could go at the center, as well as concerns over the detention pond. Public comment closed.

MOTION TO APPROVE SLUP-16-003, VS-16-003-01, VS-16-003-02 WITH STAFF RECOMMENDATION WITH THE ADDITIONAL CONDITION THAT “THE BUILDING MATERIALS FOR THE FAMILY LIFE CENTER SHALL BE SIMILAR TO THOSE OF THE OTHER BUILDINGS ON SITE (BRICK)

By: Ann Coppage

Seconded by: George Wellborn

Vote: (5-0) (Coppage, Wellborn, Williams, Atteberry, Claar-Pressley)

2. LAND USE PETITION: SLUP-16-004, VS-16-004-01

PETITIONER: Tucker Meridian, LLC c/o Kathryn M. Zickert

LOCATION: 4224 Lavista Road (formerly 2163 Northlake Parkway)

CURRENT ZONING: OI (Office Institutional) District

PROPOSED ZONING: OI (Office Institutional) District

PROPOSED DEVELOPMENT: Special Land Use Permit for a drive-through facility; concurrent variance to allow the drive-through lane to be located on the front side of the building.

Courtney Lankford, Deputy Community Development Director, gave an overview of the proposed development. Based upon the findings and conclusions herein, Staff recommends approval and Community Council recommends approval.

Planning Commission comments included, among other things, noise pollution from vehicles, possible disturbance of neighbors by said noise and from car lights early in the morning, concerns about pedestrian safety, dumpster location, and the volume level on the drive-through speaker box. Chairman Mike Williams opened the floor for public comments in favor or in opposition. No one spoke in favor. Public comments in opposition to the project discussed,

among other things, that their main concern is in regards to light leakage. Public comment closed.

MOTION TO APPROVE SLUP-16-004 AND VS-16-004-01 WITH STAFF RECOMMENDATION WITH THE ADDITIONAL CONDITION THAT “THE INTERCOM SYSTEM SHALL HAVE VOICE ACTIVATION CONTROLS BUILT-IN.”

By: Damyon Claar-Pressley

Seconded by: Ann Coppage

**Vote: (4-1) (Claar-Pressley, Coppage, Williams, Atteberry)
(Wellborn opposed)**

3. LAND USE PETITION: SLUP-16-005

PETITIONER: Northlake Investment Partners c/o Kathryn M. Zickert

LOCATION: 2200 Northlake Parkway and 2180 Northlake Parkway

CURRENT ZONING: C-1 (Local Commercial) District and OI (Office Institutional) District

PROPOSED ZONING: C-1 (Local Commercial) District and OI (Office Institutional) District

PROPOSED DEVELOPMENT: Special Land Use Permit for a mixed-use, multi-family development over 24-units per acre.

Courtney Lankford, Deputy Community Development Director, gave an overview of the proposed development and recommendation of deferment to December 19th Planning Commission meeting.

Planning Commission comments included, among other things, concern about the structural integrity of the building. Chairman Mike Williams opened the floor for public comments in favor or in opposition. The applicant, Laila Amarsi spoke in favor of the special land use permit. A current resident of the Northlake Inn spoke in opposition to the project, highlighting his concern over relocation issues for current tenants. Public comment closed.

MOTION TO DEFER SLUP-16-005 TO DECEMBER 19, 2016 PLANNING COMMISSION MEETING

By: Mike Williams

Seconded by: Damyon Claar-Pressley

Vote: (5-0) (Williams, Claar-Pressley, Atteberry, Coppage, Wellborn)

CITY BUSINESS ITEMS:

1. Comprehensive Plan Update

John McHenry, Community & Economic Development Director, discussed the topics brought up at the Tucker Tomorrow meeting, including current positives for Tucker and areas for improvement.


ADJOURNMENT: The Planning Commission adjourned at approximately 8:35 pm.

Approved,

Attest:



Mike Williams, Chairman



Katie Coleman, Administrative Assistant

(Seal)