



CITY OF TUCKER
PLANNING COMMISSION MEETING MINUTES
December 19, 2016 at 6:30 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 – Absent
Community & Economic Development Director	John McHenry
Deputy Director of Community Development	Courtney Lankford
Administrative Assistant	Katie Coleman – Absent

CALL TO ORDER: Chairman Mike Williams called the meeting to order at 6:35 pm. The public hearing portion of the meeting did not begin until 7:00 pm.

MINUTES:

**MOTION TO APPROVE THE MINUTES FROM THE NOVEMBER 21, 2016
PLANNING COMMISSION WORK SESSION MEETING.**

By: Damyon Claar-Pressley

Seconded by: George Wellborn

Vote: (4-0) (Claar-Pressley, Wellborn, Williams, Atteberry)

**MOTION TO APPROVE THE MINUTES FROM THE NOVEMBER 28, 2016
PLANNING COMMISSION MEETING.**

By: Damyon Claar-Pressley

Seconded by: George Wellborn

Vote (4-0) (Claar-Pressley, Wellborn, Williams, Atteberry)

OLD BUSINESS: None

NEW BUSINESS:

1. **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.

John McHenry, Community & Economic Development Director, gave an overview of the proposed development. He stated that because the development does not meet the public space requirement, that the applicant intends to amend the application to include a concurrent variance request. Therefore, the application should be deferred by the Planning Commission to their January 12, 2017 meeting.

Tommy Brunson, applicant, presented the project and discussed how they had been working with Staff to address some of their concerns regarding the application.

Planning Commission comments included, among other things, questions about mixed-use versus residential-use, concerns over the billboard along I-285, as well as questions about Hickory House. Chairman Mike Williams opened the floor for public comments in favor or in opposition. No one spoke in favor. Lathiel Wright, a current resident of the extended stay hotel, spoke in opposition, highlighting concern over whether the hotel would stay if the plans were not approved and the apartments were not built. Public comment closed.

MOTION TO DEFER SLUP-16-005 TO JANUARY 12, 2017 PLANNING COMMISSION MEETING.

By: George Wellborn

Seconded by: Katherine Atteberry

Vote: (4-0) (Wellborn, Atteberry, Williams, Claar-Pressley)

2. LAND USE PETITION: SLUP-16-006, SLUP-16-007

PETITIONER: Park 786, LLC

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 the conversion of an existing hotel into a senior housing development; Special Land Use Permit for density over 24 units per acre.

John McHenry, Community & Economic Development Director, gave an overview of the proposed development.

Kasey Sturm, attorney for the applicant, described the project in detail and provided a response to the staff recommendation. Farhad and Laila Amarsi, owners of the subject property, provided additional information about their process of trying to start an assisted living facility. Ramsey Jennings, who works for the company that would run the facility, spoke in general about assisted living facilities.

Planning Commission comments included, among other things, questions about traffic,

streetscape, parking, as well as concern over the state of the building. Chairman Mike Williams opened the floor for public comments in favor or in opposition. No one spoke in favor. Lathiel Wright spoke in opposition, expressing concern over density and potential eviction date for current residents of the hotel. Public comment closed.

**MOTION TO DEFER SLUP-16-006 AND SLUP-16-007 TO JANUARY 12, 2017
PLANNING COMMISSION MEETING.**

By: Damyon Claar-Pressley

Seconded by: Katherine Atteberry

Vote: (4-0) (Claar-Pressley, Atteberry, Williams, Wellborn)

CITY BUSINESS ITEMS: None


ADJOURNMENT: The Planning Commission adjourned at approximately 8:57 pm.

Approved,

Attest:



Mike Williams, Chairman



Katie Coleman, Administrative Assistant

(Seal)