



City of Tucker, GA

COMMUNITY COUNCIL

November 8, 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. Community Council - Regular Meeting - Oct 11, 2017 7:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Frank Luton, Board Member
SECONDER:	William Arroyo, Chairman
AYES:	Arroyo, Schroeder, Sapp, Luton, Burrow, Vaughters, Lupo

OLD BUSINESS

No old business.

NEW BUSINESS

1. Review of (RZ-17-004) from R-75 to RSM to allow for a 40-unit single-family detached development; Concurrent Variance (VC-17-004-01) to compatibility requirements for new and existing subdivisions for 3254, 3298, 3304 and 3320 Lawrenceville Highway and 4448, 4530 Henderson Drive for applicant Dennis Webb (Ardent Companies).

Will Arroyo opened the meeting for Case Number RZ-17-004 and Associated Variance VC-17-004-01. He 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. At the request of the Community Council, Tim Lampkin, Planner, gave a brief overview of the 3 proposed items on the agenda, including the two developments located on Lawrenceville Highway and the Comprehensive Plan update.

Den Webb, of Smith, Gambrell & Russell, LLP and Neville Allison, The Ardent Companies, gave an overview of the application and gave several highlights of the proposed project, such as the proposal to build a 40-unit urban single family detached development. Applicant's presentation included discussion of the public art, the open space and the 20-foot buffer around the development.

There was a large public turnout for the proposed development at this Community Council meeting, and comments included, among other things, concern about the detention pond and who will be responsible for maintenance; walkability; questions regarding the price point of the proposed homes; concern about the increase in traffic; concern regarding the homes accessed directly from Lawrenceville Highway; concern about specimen trees and deceleration lanes to access the 3 homes fronting Lawrenceville; concern about the green space, including the potential loss of old-growth tree canopy.

The applicant (Neville Allison) stated they would be willing to consider removing the three homes located on the easternmost portion of Lawrenceville Highway, and turn it into green space. The applicant stated that they would try to preserve the specimen trees, as feasible. The applicant also explained that the variance request pertaining to compatibility between new and existing subdivisions would not be required if they built townhomes.

RESULT: REVIEWED FOR PLANNING

Next: 12/28/2017 7:00 PM

2. Review of (RZ-17-004) from R-75 to RSM to allow for a 40-unit single-family detached development; Concurrent Variance (VC-17-004-01) to compatibility requirements for new and existing subdivisions for 3254, 3298, 3304 and 3320 Lawrenceville Highway and 4448, 4530 Henderson Drive for applicant Dennis Webb (Ardent Companies).

Den Webb, of Smith, Gambrell & Russell, LLP and Neville Allison, The Ardent Companies, gave an overview of the application (Case Number RZ-17-005) and gave several highlights of

the proposed project, such as intent to build a 64-unit townhome development. The Applicant further detailed that the plan includes ±2.42 acres of open space which contains the underground detention pond, a mail kiosk area, and a tree save area located along Lawrenceville Highway, that the detention pond is shown towards the southwest rear portion of the site. Applicant also noted that the 21 townhomes fronting Lawrenceville Highway have rear-loaded garages.

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; concern that the townhomes abut single-family homes to the south; potential loss of old-growth tree canopy; concern about the detention pond and who will be responsible for maintenance; walkability; concern about the increase in traffic; price point of the proposed homes.

RESULT: REVIEWED FOR PLANNING

Next: 12/28/2017 7:00 PM

3. Review of an amendment of the City of Tucker, Georgia Comprehensive Plan relating to establishment of Comprehensive Plan update in compliance with rules of Georgia Department of Community Affairs; Chapter 110-12-1, minimum standards and procedures for local comprehensive planning; and related purposes.

Community Council reviewed the City of Tucker Comprehensive Plan final draft. John McHenry, Community Development Director, introduced Angela Parker, the Collaborative, who gave an overview of the Comprehensive Plan update. She gave an overview of the extensive community outreach, and that this would be Tucker's Comprehensive Plan reflecting the unique characteristics of Tucker.

Some audience members had questions including density revisions. Angela spoke to revisions to density in the Suburban Area being reduced from a possible maximum of 8 du/acre to 6 maximum du/acre. When asked about the remaining timeline, Angela Parker informed the audience and Community Council that the next step was Mayor & City Council hearing, followed by transmittal to the State Review agencies, and final adoption in Spring 2018.

RESULT: REVIEWED FOR PLANNING

Next: 11/30/2017 7:00 PM

CITY BUSINESS ITEMS

COMMENTS BY STAFF AND COMMUNITY COUNCIL MEMBERS

ADJOURNMENT – 9:45 PM

Approved,

Attest:





(Seal)



APPROVED

2/14/2018