



# City of Tucker, GA

## PLANNING COMMISSION

November 30, 2017

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

7:00 PM

### CALL TO ORDER

Chairman George Wellborn called the meeting to order at 7:00 PM.

The following were in attendance:

Attendee Name	Title	Status	Arrived
Ann Coppage	Board Member	Present	
Katherine Atteberry	Board Member	Absent	
Damyon Claar-Pressley	Board Member	Present	
George Wellborn	Chairman	Present	
Steve Smith	Board Member	Present	

### PLEDGE OF ALLEGIANCE

### APPROVAL OF MINUTES

Planning Commission - Regular Meeting - Aug 24, 2017 7:00 PM

<b>RESULT:</b>	<b>ACCEPTED AS AMENDED [UNANIMOUS]</b>
<b>AYES:</b>	Ann Coppage, Damyon Claar-Pressley, George Wellborn, Steve Smith
<b>ABSENT:</b>	Katherine Atteberry

### OLD BUSINESS

None

### NEW BUSINESS

Commissioner Wellborn mentioned the passing of Commissioner Mike Williams, thanked him for his service on the Planning Commission, and recognized the Commission and City owe him a debt of gratitude for serving as the first chairman. He also welcomed

Commissioner Steve Smith to his first meeting of the Planning Commission.

Public hearing procedures were read into the record by Commissioner Wellborn.

1. Recommendation to City Council for an Ordinance to approve a rezoning (RZ-17-003) from R-75 to RSM for a 19-unit urban single family detached development; Concurrent variances (VC-17-003-02; VC-17-003-03) to garage standards and architectural variability for 1295, 1303, 1359 & 1365 Montreal Road E and 3402 Alcan Way for applicant Minerva USA.

Courtney Smith, Deputy Director of Community Development, presented the application including a rezoning and two concurrent variances. She also presented the staff report and staff recommendations to approve the rezoning with conditions and to deny both variances because they do not meet all criteria. There was discussion between the Commission and staff regarding the density bonus and whether or not the nearby park would be enough to grant the 20% density bonus, which was confirmed by staff as meeting amenity proximity classification. There were also concerns by Commissioner Coppage over traffic increasing in an already congested area to which Courtney Smith noted that this project did not require a traffic study.

Commissioner Wellborn mentioned that the public hearings will be conducted together for a total of 30 minutes for proponents and 30 minutes for opponents.

Public hearings opened for anyone wishing to speak in favor.

Dan Cotter of Minerva Homes, 2292 Henderson Mill Rd, presented the application. Mr. Cotter mentioned that VS-17-003-01 has been administratively withdrawn, and he emphasized that Minerva Homes is willing to modify the layout of the homes if necessary to meet staff recommendations. There was discussion between Commissioner Wellborn and Mr. Cotter about the size of the garage and whether or not there is a hardship. Mr. Cotter noted that the size of the garage is important for a functional floor plan.

Bill Etterly of 3429 Canadian Way mentioned that he would like to see the area cleaned up and a nice development there. He also does not feel as though traffic will be impacted by the development.

Jackie Dial of 3476 Canadian Way explained that Minerva has been open with neighbors about the development and that she held a neighborhood meeting in which they voted unanimously in support of the development.

Public hearings for proponents closed.

There was additional discussion among the Planning Commission and the applicant regarding the garage variance. Commissioner Coppage voiced some

concerns over floor plans with a garage of the proposed size. Mr. Cotter noted that staff has asked that there be a 20-foot driveway, allowing 4 parking spots per driveway. Commissioner Coppage also asked for confirmation that the residents would have access to trails and to the nearby park, which Mr. Cotter confirmed that they would have access via trails or the sidewalk on Montreal Rd. Commissioner Wellborn asked about the house designs that have been presented and if they are actual designs or just representative of the homes that would be built in the development. Mr. Cotter stated that they are actual designs. Commissioner Wellborn also asked for clarification on several conditions that the applicant proposed and whether or not the City can mandate them. Courtney Smith informed the Commission that conditions 1, 3 and 4 are ok to include, but conditions 2 and 5 are not within the City's authority. Commissioner Claar-Pressley asked for clarification on the concerns over the garage and mentioned that she is impressed by the applicant's willingness to work with the community and staff. Courtney Smith clarified that the concern over the garage is based on appearance and minimizing the aesthetics of a front loaded garage.

Public hearings opened for anyone wishing to speak in opposition.

No one spoke in opposition.

Public hearings for opponents closed.

### **RZ-17-003**

#### **MOTION TO RECOMMEND APPROVAL WITH AMENDED STAFF CONDITIONS**

- **The house shall have a maximum height of two (2) stories plus basement (if any).**
- **Any street lights along the new street shall be directed downward to shield adjacent residential properties from direct light.**
- **Where the site abuts residential properties, the developer will add trees and understory plants around the perimeter to provide screening. The applicant will provide a plan to City Council for review.**

**By: George Wellborn**  
**Seconded by: Ann Coppage**  
**Vote: 4-0**

### **VC-17-003-002**

#### **MOTION TO RECOMMEND APPROVAL WITH CONDITION**

- **Street facing garages can comprise up to fifty (50) percent of the total width of**

the front façade, but the garage shall be at least two (2) feet behind the primary front façade plane.

**By: Steve Smith**

**Seconded by: Ann Coppage**

**Vote: 3-1 (George Wellborn voted against)**

**VC-17-003-003**

**MOTION TO RECOMMEND DENIAL**

**By: George Wellborn**

**Seconded by: Damyon Claar-Pressley**

**Vote: 4-0**

***Action taken: RZ-17-003 recommend approval with amended staff conditions; VS-003-002 recommend approval with condition; VS-17-003-003 recommend denial.***

2. 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.

Angela Parker of The Collaborative presented information on the Comprehensive Plan. She mentioned that BioMed businesses would be a good fit for the Mountain Industrial Corridor as they provide high paying jobs. She added that the Northlake, Tucker and Mountain Industrial Corridors are prime areas for re-development, and that what happens in Northlake will drive what happens in the City. Ms. Parker also added that business licenses are the primary source of revenue for the City and partnerships will be an integral part of the success of the City.

Commissioner Smith had concerns about the limited discussion on the Lawrenceville Highway and Chamblee Tucker areas. Angela Parker expressed that speeding is the primary concern on Chamblee Tucker and that there will be additional discussion on that in the Transportation Study. She also mentioned that individual studies are important for each individual corridor.

Public hearing opened for anyone wishing to speak in favor.

Catherine Wise of 2305 Five Oaks Way is new to the area and is in favor of more connectivity and more opportunities for involvement for young professionals.

Roman Mendes of the Avery Hills Subdivision is interested to see how a traffic plan impacts traffic, as it can affect the desirability of Tucker.

Public hearing closed.

Public hearing opened for anyone wishing to speak in opposition.

No one spoke in opposition.

Public hearing closed.

Commissioner Smith had questions about what implementing the plan will require. Angela Parker mentioned that many things in the plan are already in progress and that the plan will change over time as the City changes.

**RESULT: RECOMMEND APPROVAL [UNANIMOUS]**  
**MOVER:** Damyon Claar-Pressley, Board Member  
**SECONDER:** Steve Smith, Board Member  
**AYES:** Ann Coppage, Damyon Claar-Pressley, George Wellborn, Steve Smith  
**ABSENT:** Katherine Atteberry

#### **CITY BUSINESS ITEMS**

#### **PREVIOUS LAND USE PETITION UPDATES**

Courtney Smith went over updates to previous land use petitions.

#### **COMMENTS BY STAFF AND PLANNING COMMISSIONERS**

Commissioner Claar-Pressley mentioned the upcoming opportunity for citizens to apply to be involved in City boards. Commissioner Smith thanked everyone for welcoming him to his first meeting.

#### **ADJOURNMENT – 8:58 PM**

Approved,

Attest:



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Olivia Wilson, Administrative Assistant

(Seal)

# APPROVED

12/28/2017

