



City of Tucker, GA

ZONING BOARD OF APPEALS

November 21, 2017

ZONING BOARD OF APPEALS

7:00 PM

MINUTES

City Hall Annex

4228 1st Ave, Suite 2-4

Tucker GA, 30084

CALL TO ORDER

Chairman Keith Easterling called the meeting to order at 7:00 PM.

The following were in attendance:

Attendee Name	Title	Status	Arrived
Neal Stubblefield	Vice Chairman	Present	
Keith Easterling	Chairman	Present	
Charles Abbott	Board Member	Present	
Chris Hartley	Board Member	Present	
Pat Soltys	Board Member	Present	

PLEDGE OF ALLEGIANCE

MINUTES APPROVAL

Zoning Board of Appeals - Regular Meeting - Jun 20, 2017 7:00 PM

Minutes approval was added to the agenda in error. No action was taken on these minutes at this meeting.

Zoning Board of Appeals - Regular Meeting - Aug 15, 2017 7:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Neal Stubblefield, Vice Chairman
SECONDER:	Pat Soltys, Board Member
AYES:	Stubblefield, Easterling, Abbott, Hartley, Soltys

OLD BUSINESS

NEW BUSINESS

Case Number V-17-008

PROPERTY LOCATION: 1601 Ashbrooke Trace (Ashbrooke Phase 1)

LAND LOT/DISTRICT: Land Lot 140, 18th District

CURRENT ZONING: MR-1 (Medium Density Residential - 1) Conditional

PARCEL SIZE: 15.71 Acres

PROPERTY OWNER(S): Roadhaven Partners ONE, LLC

STAFF RECOMMENDATION: Approval with Conditions

Public hearing procedures were read into the record by Chair Keith Easterling.

Tim Lampkin, Planner, presented the application for a stream buffer variance for a proposed 161 townhome development. He mentioned the change of width and depth of the proposed townhomes and the increase of the impervious surface setback and the undisturbed stream buffer. He also mentioned the tree requirement for the proposed development.

Public hearing opened for anyone wishing to speak in favor.

Applicant, John Merder of Roadhaven Partners ONE, LLC, discussed the application and the changes including the increase in width from 18-ft to 22-ft. He also mentioned that plan for increased planting of trees throughout the development.

Tim Jenkins of Rocklyn Homes also spoke and stated that the plan was to start building by the end of December.

Public hearing closed.

Public hearing opened for anyone wishing to speak in opposition.

No one spoke in opposition.

Public hearing closed.

Some board members expressed concerns about the plans, and they discussed the five staff recommendations.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Neal Stubblefield, Vice Chairman
SECONDER:	Pat Softys, Board Member
AYES:	Stubblefield, Easterling, Abbott, Hartley, Softys

CITY BUSINESS ITEMS

COMMENTS BY STAFF AND ZONING BOARD OF APPEALS MEMBERS

It was mentioned that there would not be a December ZBA meeting. It was also mentioned that applications can be submitted to serve on City of Tucker boards and commissions.

ADJOURNMENT – 7:30 PM

Approved,



Attest:



Olivia Wilson, Administrative Assistant

(Seal)



APPROVED

3-20-2018