



City of Tucker, GA

ZONING BOARD OF APPEALS

March 20, 2018

ZONING BOARD OF APPEALS

7:00 PM

MINUTES

City Hall Annex

4228 1st Ave, Suite 2-4

Tucker GA, 30084

CALL TO ORDER

Tim Lampkin, Planner II, called the meeting to order at 7:00 PM.

The following were in attendance:

Attendee Name	Title	Status	Arrived
Neal Stubblefield	Chair	Present	
Keith Easterling	Vice Chair	Present	
Charles Abbott	Board Member	Present	
Chris Hartley	Board Member	Present	
Susan Setterstrom	Board Member	Present	

PLEDGE OF ALLEGIANCE

MOTION TO AMEND AGENDA TO ELECT A CHAIR AND VICE CHAIR

RESULT: APPROVED [UNANIMOUS]
MOVER: Keith Easterling, Vice Chair
SECONDER: Chris Hartley, Board Member
AYES: Stubblefield, Easterling, Abbott, Hartley, Setterstrom

MOTION TO NOMINATE NEAL STUBBLEFIELD AS CHAIR

RESULT: APPROVED [UNANIMOUS]
MOVER: Keith Easterling, Vice Chair
SECONDER: Chris Hartley, Board Member
AYES: Stubblefield, Easterling, Abbott, Hartley, Setterstrom

MOTION TO NOMINATE KEITH EASTERLING AS VICE CHAIR

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Neal Stubblefield, Chair
SECONDER:	Charles Abbott, Board Member
AYES:	Stubblefield, Easterling, Abbott, Hartley, Setterstrom

MINUTES APPROVAL

Zoning Board of Appeals - Regular Meeting - Nov 21, 2017 7:00 PM

RESULT:	ACCEPTED AS AMENDED [UNANIMOUS]
MOVER:	Keith Easterling, Vice Chair
SECONDER:	Neal Stubblefield, Chair
AYES:	Stubblefield, Easterling, Abbott, Hartley, Setterstrom

OLD BUSINESS

None

NEW BUSINESS

1. Public hearing and consideration of a variance (V-18-001) to the supplemental use regulations for auto sales at 1823 Mountain Industrial Boulevard for Network Auto Sales, LLC (c/o Charles Hoffecker).

Tim Lampkin, Planner II, presented information about the application and staff recommendations.

Chair Neal Stubblefield opened the public hearing for anyone wishing to speak in favor.

Charles Hoffecker, attorney for applicant, presented the application and mentioned that they are requesting to vary the requirement for at least 1 acre of land for a car lot. He mentioned her professional history and her plans for improving the property. Mr. Hoffecker explained the applicant's business plan and how she obtains the vehicles she intends to sell. He also mentioned that the applicant is in agreement with all of the conditions that staff recommended should the application be approved.

Harold McLoughlin, 5620 Windwood Rd., Clayton County, voiced his support for the application and the applicant.

William Head, 1149 Valley Dale Dr., Lilburn, GA, tenant in the back part of the property in question, would like to see the applicant open her business there and improve the property as it has been vacant for many years.

Public Hearing closed.

Members of the ZBA had questions about the number of cars that will be sold on the property and the plan for the flow of traffic in the parking lot.

Public Hearing for anyone wishing to speak in opposition opened.

Rebekah Coblentz, 2747 Goodfellows Rd., wants to see businesses move in to Tucker that will raise the bar and not allow variances that will not improve the City.

Emory Morsberger, President of the Stone Mountain CID, stated he is concerned about the traffic to and from the hotel, liquor store and night club that are located directly beside and behind the property in question. He expressed concerns about the number and quality of used car lots in the area, and he also mentioned the level of crime in the area from the hotel and the night club.

Mike Warren, 5790 George Rd., Lithonia, GA, is a business owner with a similar business and is concerned about the number of used car lots.

Public Hearing closed.

Members of the ZBA expressed concerns about the driveway being the only way into the two adjacent businesses. There were also concerns about emergency vehicle access, including the turning radius, through the proposed business to the adjacent businesses. They also had concerns about allowing more non-conforming businesses, and they did not recognize a hardship to warrant approval of the application.

RESULT:	DENIED [UNANIMOUS]
MOVER:	Keith Easterling, Vice Chair
SECONDER:	Susan Setterstrom, Board Member
AYES:	Stubblefield, Easterling, Abbott, Hartley, Setterstrom

CITY BUSINESS ITEMS

COMMENTS BY STAFF AND ZONING BOARD OF APPEALS MEMBERS

Vice Chair Easterling congratulated Chair Stubblefield on his appointment as Chair for 2018.

Board Member Hartley congratulated Chair Stubblefield and Vice Chair Easterling on their appointments, welcomed new Board Member Setterstrom, and thanked staff.

ADJOURNMENT – 8:08 PM

Approved,

Attest:

Neal Stubblefield, Chair

Olivia Wilson, Administrative Assistant

(Seal)

APPROVED
