

BOARD OF ZONING APPEALS

Minutes

August 25, 2014

Eron Moore, Chairman	Present
Ronnie Allen	Present
Mark Burson	Present
John Pentecost	Present
Bill Perkins	Present

Chairman Moore called the meeting to order at 6:00 pm and declared a quorum present.

Mr. Moore asked for the approval of the prior meeting minutes. A motion was made by Mr. Pentecost to approve the prior meeting minutes of July 28, 2014. The motion was seconded by Mr. Allen. The motion carried. 4-0

Mr. Moore asked if there were any additions or deletions to the agenda. There were none.

OLD BUSINESS

None.

NEW BUSINESS

1. **Shirley Sellers**
415 and 421 West Pike Street
Lawrenceville, GA 30046
5-144A-001

To allow:

- 1) **Creation of a Minor Subdivision lot that does not that does not abut an street as required by Attachment 2 – Subdivision Regulations 1986 of the Development Regulations for property with an address of 421 West Pike Street.**
- 2) **Reduction of required parking for a church facility from 49 to 17 for property with an address of 421 West Pike Street.**
- 3) **Reduction of minimum front yard setback requirement from 50 feet to 5 feet for property with an address of 421 West Pike Street.**
- 4) **Reduction of minimum rear yard setback requirement from 10 feet to 5 feet for property with an address of**

415 West Pike Street.

Mr. Moore asked for a presentation from the Planning Department. Mr. Ferguson stated that he performed a parking assessment of the property and if a parking easement was provided, the proposed rear property would meet all requirements. Mr. Ferguson recommended approval with the following two conditions:

1. Applicant will be required to establish a permanent parking easement on the original tract to enable shared parking. Easement must be shown on the Minor Subdivision Plat and recorded with the Gwinnett County Clerk of the Superior Court.
2. Applicant will be required to establish a permanent ingress/egress access easement on the original tract in a manner that allows for adequate access and service of the proposed tract. Easement must be shown on the Minor Subdivision Plat and recorded with the Gwinnett County Clerk of the Superior Court.

Mr. Moore asked if the applicant was present. Mrs. Shirley Sellers gave the presentation. Mrs. Sellers stated that she was aware of the recommendation from the Planning Department and that the required easements had already been drawn up as part of the deed.

Mr. Moore asked if the Board Members had any questions of the applicant. There were none. Mr. Moore asked if there was any opposition. There was none. Mr. Moore then called for a motion. Mr. Pentecost made a motion to approve the four variances requested with the staff recommended conditions. The motion was seconded by Mr. Allen. The motion carried. 4-0

Mr. Moore asked if there were any reports from staff or any other comments. Mr. Ferguson stated that he had received an application and the Board of Appeals would be holding a meeting for the September meeting date.

Mr. Moore then called for a motion for adjournment. Mr. Allen made a motion to adjourn. Mr. Perkins seconded the motion. The motion carried 4-0

Eron Moore, Chairman

Joshua M. Ferguson, Director
Planning and Zoning Department