

**Planning Commission
Minutes
September 15, 2014**

Charlie Roberts	Present
Eron Moore	Present
Marshall Boutwell	Present
Bob Strickland	Present
Sandy Futch	Present

Mr. Roberts called the meeting to order.

Mr. Roberts determined that a quorum was present.

Mr. Roberts called for the approval of prior minutes of August 18, 2014. Mr. Strickland made a motion to approve the minutes. Mrs. Futch seconded the motion. The motion carried. 4-0.

Mr. Roberts asked if there were any additions or deletions to the proposed agenda. There were none. Mr. Boutwell made a motion to approve the agenda as presented. Mr. Strickland seconded the motion. The motion carried. 4-0

OLD BUSINESS

1. **SU-14-20**
Yafe Zheng on behalf of
Eurobella Company, Inc.
180 Industrial Park Drive
Lawrenceville, GA 30046
5/175/055

To allow:
1) Transportation
Rental –
(Commercial
Vehicles)

Mr. Roberts asked for a report from the Planning Department. Mr. Ferguson gave the report and stated that the property had ample room for the proposed use according to a site plan submitted by the applicant. The Planning Department recommendation was for approval with the following conditions:

1. All vehicles must be parked in designated parking spaces in the paved parking lot.
2. Eight deciduous street trees of a variety outlined on the approved tree list shall be required to be planted twenty-five (25) feet on center along the frontage of Industrial Park Circle.
3. Twenty-four evergreen shrubs of a variety outline on the approved tree list shall be required to be planted in a 10' landscape strip along the frontage of Industrial Park Circle.
4. Sign twirling is prohibited on the property.

Mr. Roberts asked if the applicant was present. Mr. Yafe Zheng gave the presentation. The applicant stated that he was seeking approval in order to supplement his countertop installation business. Mr. Roberts asked if there were any questions of the applicant from the Planning Commission members. There were none.

Mr. Roberts asked if there was any opposition. There was none. Mr. Roberts then called for a motion. Mr. Strickland made a motion to recommend approval of the application with the staff conditions. Mr. Boutwell seconded the motion. The motion carried. 4-0

NEW BUSINESS

1. **SU-14-21**
Maryanne Ezzard Haddock on behalf of
W. O. Cooper et al
226 Buford Drive
Lawrenceville, GA 30046
5/146C/031

To allow:

- 1) Commercial
Vehicle Parking
(Tractor and/or
Trailer)**
2) Gravel Parking

Mr. Roberts asked for a report from the Planning Department. Mr. Ferguson gave the report and explained that the applicant's tenant placed an office trailer, which has since been removed, and cleared and graded the site including the installation of gravel without any permits being issued from the City of Lawrenceville. Mr. Ferguson stated that the tenant parks dump trucks and at least one tractor/trailer on the property. Mr. Ferguson stated that the approval of the request would not help to accomplish any of the goals of the 2030 Master Plan and therefore the Planning Department recommendation is for denial. Mr. Ferguson also stated though, that if the City Council desires to approve the application, the following conditions should be required of the applicant:

1. The applicant shall protect an undisturbed buffer along Buford Drive and Reid Street in order to minimize the proposed intrusive use. The applicant shall install supplemental evergreen plant materials as determined by the Planning Department. Plant materials shall be 6' in height at the time of planting and shall be spaced 15' on center where needed.
2. The applicant will be required to provide a plan that denotes all parking spaces. The proposed plan must indicate areas reserved for access to parking spaces which will be adequate for maneuvering.
3. Due to the small lot size and inadequate maneuverability and parking space, parking of Commercial Vehicles (Tractor and/or Trailers) is prohibited.
4. The applicant will be required to install edging along the perimeter of the proposed parking and access to minimize gravel from spreading and further define approved parking spaces.
5. Gravel must be maintained and free of vegetation at all times.
6. Automotive repair shall be prohibited on the subject site including mobile automotive repair. Violation of this condition shall result in the revocation of the Special Use Permit.

7. The applicant shall be required to install an office building that meets all architectural requirements of Section 8.7 of the Zoning Ordinance to operate the principal permitted use of a contractor's office.
8. Any proposed outdoor lighting shall be directed inward of the subject property and shall not spill onto the adjacent properties.

Mr. Roberts asked if the applicant was present. Ms. Maryanne Ezzard Haddock gave the presentation. Ms. Haddock explained that the property had been in her family for years and is currently owned by several family members. Ms. Haddock explained that she needed approval of the Special Use Permit in order to keep her tenant because the rent collected enables her to pay the yearly property taxes.

Mr. Roberts asked if the Planning Commission members had any questions of the applicant. Mr. Boutwell asked the applicant if she was amenable to the conditions proposed by the Planning Department. Ms. Haddock stated that she could not construct an office building per condition 7. Mr. Boutwell asked if there were any other conditions that were a problem. Ms. Haddock asked if condition 3 would prohibit her tenant from parking his dump trucks. Mr. Ferguson stated that condition 3 would only prohibit the parking of the tractor/trailer. Ms. Haddock stated that she had no issues with the other conditions.

Mr. Roberts asked if there was any opposition. There was none. Mr. Roberts then called for a motion. After some discussion, Mrs. Futch made a motion to recommend approval of the Special Use Permit request, with the conditions submitted by staff with the exclusion of condition 7. The motion was seconded by Mr. Boutwell. The motion carried. 4-0

Having no further business, Mr. Roberts entertained a motion to adjourn. Mr. Strickland made a motion to adjourn. Mr. Boutwell seconded the motion. The motion carried. 4-0

Charlie Roberts, Chairman
Planning Commission

Joshua M. Ferguson, Director
Planning and Zoning Department