

**Planning Commission
Minutes
June 16, 2014**

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

Mr. Strickland called the meeting to order.

Mr. Strickland determined that a quorum was present.

Mr. Strickland called for the approval of prior minutes of May 19, 2014. Mr. Boutwell made a motion to approve the minutes with one typographical correction. Mrs. Futch seconded the motion. The motion carried. 4-0.

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

OLD BUSINESS

None

NEW BUSINESS

- | | |
|--|---|
| 1. SU-14-14
Kathleen Stone on behalf of
Jigsaw Enterprises, LLC
585 Old Norcross Road
Lawrenceville, GA 30046
5/144/066 | To allow a Kennel in
an HM zoning
classification |
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Mr. Strickland asked for a report from the Planning Department. Mr. Ferguson gave the report and explained that the proposed facility was located in the rear building of a HM zoned office park. Mr. Ferguson stated that the site was in the Medical Services Character Area of the 2030 Master Plan and that the plan encourages a mix of uses that are complementary to and serve medical center employees. Mr. Ferguson stated that the need for the proposed use by medical center employees cannot be determined, but if the proposed use is approved, the Planning Department recommends the following conditions:

1. An 8' privacy fence will be required at the rear of the building as the applicant has proposed.
2. Currently a portion of the adjacent property to the north is vacant but will most likely be developed as a professional office because the majority of the property

was developed as professional office. The applicant will be required to plant evergreen trees 15' on center and 6' in height at time of planting to reduce and buffer noise of the proposed operation.

3. The applicant will be required to install additional sound mitigation measures in excess of condition 2 above if needed in the future.

Mr. Strickland asked if the applicant was present. Ms. Kathleen Stone gave the presentation. Ms. Stone stated that she believed in the healing power of the companionship with dogs and it was because her daughter worked at another Camp Bow Wow location that she and her husband decided to invest in a franchise. Mr. Boutwell asked if the applicant had any issues with the proposed staff conditions. Ms. Stone said she had no problems with the conditions.

Mr. Strickland asked if there were any other questions of the applicant. There were none. Mr. Strickland asked if there was any opposition. There was none. Mr. Strickland then called for a motion. Mr. Boutwell made a motion to recommend approval of the application with the proposed staff conditions. The motion was seconded by Mrs. Futch. The motion carried. 4-0

2. **SU-14-15**
Kelly Lord on behalf of
Blankenship's Truck Repair
55 Industrial Park Circle
Lawrenceville, GA 30046
5/175/066

To allow:

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

Mr. Strickland asked for a report from the Planning Department. Mr. Ferguson gave the report and explained that the property was located in the Mixed Use Character area of the 2030 Master Plan. Mr. Ferguson stated that because the site is visible from Buford Drive, and the intrusive nature of the proposed use, the Planning Department recommendation is for approval with the following conditions:

1. The applicant will be required to provide a plan that denotes all parking spaces, including spaces for employees, vehicles for repair and leased commercial vehicle parking spaces. The proposed plan must indicate areas reserved for access to parking spaces which will be adequate for maneuvering Commercial Vehicles.
2. The number of Commercial Vehicles allowed to park on the subject site shall not be any greater than the number of parking spaces shown on the approved plan as required by condition 1.
3. Because of visibility from Buford Drive, the applicant will not be allowed to park any commercial vehicles or vehicles being repaired between the front plane of the building and the right-of-way. The described area shall be reserved for employee and customer parking only.
4. The applicant will be required to pave the parking area for employee and customer parking as described above and access to the property will be limited to two 32' means of ingress and egress.

5. 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.
6. Gravel must be maintained and free of vegetation at all times.
7. Under no circumstances shall an owner or occupant of the property keep any junk, scrap, metal, rags, paper, abandoned, wrecked, or junked or scrap material or any parts thereof.
8. The applicant will be required to meet the City of Lawrenceville Landscape Ordinance in regards to a landscape strip.
9. Because of visibility from Buford Drive, the applicant will be required to install evergreen trees 15' on center, a minimum of 6' in height at the time of planting, along the western property line for 105 linear feet.

Mr. Strickland asked if the applicant was present. Mr. Kelly Lord gave the presentation and gave a brief history of his business and explained that the allowance of Tractor Trailer parking is vital to his business because he services the vehicle type. Mr. Boutwell asked if the applicant had any problems with the staff recommended conditions. Mr. Lord said that he needed to speak with Mr. Ferguson further to get clarification regarding some of the conditions. Mr. Boutwell asked if the owner of the property had agreed to the staff proposed conditions. Mr. Lord said that the owner had not seen the conditions. Mr. Ferguson stated that the owner of the property had to sign off on the application and any conditions approved as part of the Special Use Permit process would be binding on the property.

Mr. Strickland asked if there were any other questions. There were none. Mr. Strickland asked if there was any opposition to the request. There was none. Mr. Strickland then called for a motion. Mr. Boutwell made a motion to recommend approval of the application with the 9 proposed staff conditions and an additional 10th condition as follows:

10. Approval of the Special Use Permit application shall be pending until acceptance from the property owner of all proposed conditions.

Mr. Moore seconded the motion. The motion carried. 4-0

3. **SU-14-16**
Phyllis Hollinger on behalf of
Gunter Construction Co.
455 Fredrix Alley
Lawrenceville, GA 30046
5/177050

To allow:

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

Mr. Strickland asked for a report from the Planning Department. Mr. Ferguson gave the report and stated that the Special Use Permit request is in connection with the principal

permitted use of the property only. Mr. Ferguson stated that the Planning Department recommendation is for approval with the following condition:

1. The approval of this Special Use Permit shall in no way allow Gunter Construction Co., Inc. or B & B properties LLC or any future owners or occupants to lease or rent parking spaces for the storage of Commercial Vehicles.

Mr. Strickland asked if the applicant was present. Mr. Bryan Boyd gave the presentation and stated that he had nothing further to add from the staff report. Mr. Boutwell asked if there were any issues with the staff recommended condition. Mr. Boyd stated that there was none.

Mr. Strickland asked if there were any further questions of the applicant. There were none. Mr. Strickland asked if there was any opposition. There was none. Mr. Strickland then called for a motion. Mrs. Futch made a motion to recommend approval of the Special Use Permit request with the staff condition. Mr. Moore seconded the motion. The motion carried. 4-0

4. **SU-14-17**
Waddell Williams on behalf of
Georgia Masonry Supply, Inc.
125 Industrial Park Circle
Lawrenceville, GA 30046
5/175//057

To allow:

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

Mr. Strickland asked for a report from the Planning Department. Mr. Ferguson gave the report and stated that the Special Use Permit request is in connection with the principal permitted use of the property only. Mr. Ferguson stated that the Planning Department recommendation is for approval with the following condition:

1. The approval of this Special Use Permit shall in no way allow Oldcastle APG South, Inc. dba Georgia Masonry Supply or GMS Landholding LLC or any future owners or occupants to lease or rent parking spaces for the storage of Commercial Vehicles.

Mr. Strickland asked if the applicant was present. Mr. Waddell Williams gave the presentation and stated that he had nothing further to add from the staff report. Mr. Boutwell asked if there were any issues with the staff recommended condition. Mr. Williams stated that there was none.

Mr. Strickland asked if there were any further questions of the applicant. There were none. Mr. Strickland asked if there was any opposition. There was none. Mr. Strickland then called for a motion. Mr. Boutwell made a motion to recommend approval of the Special Use Permit request with the staff condition. Mr. Moore seconded the motion. The motion carried. 4-0

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

Robert Strickland, Vice Chairman
Planning Commission

Joshua M. Ferguson, Director
Planning and Zoning Department