

**Planning Commission
Minutes
May 19, 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 April 21, 2014. Mrs. Futch made a motion to approve the minutes. Mr. Strickland seconded the motion. The motion carried. 3-0. (Mr. Moore was not present at this time)

Mr. Roberts called for the approval of the agenda. Mrs. Futch made a motion to approve the agenda with one typographical correction. The motion was seconded by Mr. Boutwell. The motion carried. 3-0 (Mr. Moore was not present at this time)

OLD BUSINESS

None

NEW BUSINESS

Mr. Moore entered the meeting at this time.

1. **SU-14-10
Oleksandr Shevchuk on behalf of
Property Solutions, Inc.
1075 Cripple Creek Drive
Lawrenceville, GA 30046
7/029/97**

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 lot of 3 acres in size was one of the larger lots in the commercial business park and had adequate room for maneuvering of larger commercial vehicles. Mr. Ferguson also explained that approval in 2013 to allow gravel parking for a property located at 1055 Cripple Creek Drive gives support to approval of the proposed request. Mr. Ferguson stated that the recommendation of the Planning Department was for approval of the application with the following conditions:

1. 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 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. 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.
4. Gravel must be maintained and free of vegetation at all times.
5. 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.
6. 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.
7. The applicant will be required to meet the City of Lawrenceville Landscape Ordinance in regards to a landscape strip. Currently there are 4 trees located in the landscape strip. Based on the linear frontage of the property, the applicant will be required to install 10 additional trees and 42 evergreen shrubs per size and type specifications of Article VIII of the Development Regulations.

Mr. Roberts asked if the applicant was present. Mr. Mitch Peevy gave the presentation and presented a parking and access plan that he felt addressed condition number one. Mr. Peevy also stated that he was aware of opposition from an adjacent business owner and stated that he believed the opposition stemmed from a specific argument that was unrelated to this proposal. Mr. Peevy addressed staff condition 3 and stated that there was already a concrete band that bordered the northern property which is also the lower portion of the site where gravel spread would occur.

Mr. Roberts asked if there was any opposition. There was none. Mr. Roberts 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 Mr. Strickland. The motion carried. 4-0

2. **SU-14-11**
Michael Benator on behalf of
Tara Materials, Inc.
322 Industrial Park Drive and
111 Fredrix Alley
Lawrenceville, GA 30046
5/177/027D & 5/177/027C

To allow:
1) Commercial
Vehicle Parking
(Tractor and/or
Trailer)

Mr. Roberts asked for a report from the Planning Department. Mr. Ferguson gave the report and explained that both subject locations are located off Industrial Park Drive which can be

characterized as an industrial manufacturing area. Mr. Ferguson stated that staff conducted a parking analysis of both properties in relation to the parking requirements of Article IX of the Zoning Ordinance. Staff determined the applicant met all applicable parking and loading requirements even with designated commercial vehicle parking. Planning and Zoning Department recommendation is for approval with the following conditions:

1. Based on an analysis of the parking and loading requirements of Article IX of the Zoning Ordinance in relation to the available site plan, appropriate areas for commercial vehicle parking shall be designated. For the Fredrix Alley property, there shall be no greater than 26 commercial vehicles parked in designated areas as shown on the staff submitted plan. For the Industrial Park Drive property, there shall be no greater than 4 commercial vehicles in the designated area as shown on the staff submitted plan.
2. 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.
3. 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.
4. The applicant will be required to meet the City of Lawrenceville Landscape Ordinance in regards to a landscape strip but only along the Fredrix Alley property along the frontage of Industrial Park Drive. Currently the property is in compliance with the shrub requirements of Article VIII of the Development Regulations. The installation of 20 street trees per size and type specifications of Article VIII of the Development Regulations will be required along approximately 480' frontage of Industrial Park Drive.
5. The approval of this Special Use Permit shall in no way allow Tara Materials, Inc. or any future owners or occupants to lease or rent parking spaces for the storage of Commercial Vehicles. If in the future, an owner or occupant desires to operate this use, a separate application request and approval will be required.

Mr. Roberts asked if the applicant was present. Mr. Michael Benator gave the presentation and gave a brief history of this business and its relationship with Lawrenceville. Mr. Benator also described the business plan and how the commercial vehicles are used with his business.

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 request with the Planning Department conditions. Mr. Boutwell seconded the motion. The motion carried.

4-0

3. **RZ-14-02**
Amanda Floyd on behalf of

HSB to BG

**Gerber Collision and Glass
582 West Pike Street
Lawrenceville, GA 30046
5/144/052**

Mr. Roberts asked for a report from the Planning Department. Mr. Ferguson gave the report and stated that the rezoning application was made in order to request a specific use which requires a special use permit approval which the Commission would hear as the next item. Mr. Ferguson stated that concerning the rezoning request, the uses that are allowed in BG by right are more limited than in the current zoning district of HSB and therefore the Planning Department recommendation was for approval of the rezoning request.

Mr. Roberts asked if the applicant was present. Ms. Amanda Floyd gave the presentation and reiterated that the rezoning request is in order to seek special use permit approval for an automotive repair shop (collision and body).

Mr. Roberts asked if there was any opposition. There was none. Mr. Roberts then called for a motion. Mrs. Futch made a motion to recommend approval of the rezoning request. Mr. Boutwell seconded the motion. The motion carried. 4-0

**4. SU-14-12
Amanda Floyd on behalf of
Gerber Collision and Glass
582 West Pike Street
Lawrenceville, GA 30046
5/144/052**

**To allow an
Automotive Repair
Shop**

Mr. Roberts asked for a report from the Planning Department. Mr. Ferguson stated that the property had been used as a collision center or automotive repair shop for quite some time but that the use had been discontinued for more than six months which means the property is no longer legal non-conforming. Mr. Ferguson stated that the property is located within the Medical Services Character area of the 2030 Master Plan. The proposed use does not complement or enhance the Medical Services Character area as outlined in the Desired Development Patterns or the Recommended Development Strategies. It is for this reason that the Planning and Zoning Department recommendation is for denial, but if approved the following conditions shall apply:

1. The 2030 Master Plan suggests the installation of 8' – 10' sidewalk/multiuse trails to improve the walkability to and around the medical complex. In consideration of the existing 4' sidewalk, a requirement of the installation of landscape strip trees and shrubs along the frontage of West Pikes street to enhance the walkability should be adequate. Landscape strip trees and shrubs shall be of size and type as required by Article VIII of the Development Regulations.
2. The applicant shall be required to submit site improvement plans that show a restriping of the parking lot to define access and customer parking requirements per Article IX of the Zoning Ordinance.

3. The applicant will be required to create landscape islands which include parking lot trees as required by Article VIII of the Development Regulations.
4. Parking in the front of the property shall be restricted to customer and employee parking only. All vehicles parked in need of service shall be kept in the rear of the property screened from view by the installation of a 6' opaque fence. Screening requirements shall not only be made from West Pike Street but also from adjacent properties. Parking must be maintained in an orderly fashion in accordance with parking space and access distance requirements of Article IX of the Zoning Ordinance.
5. The applicant submitted a proposed front façade improvement plan as part of the Special Use Permit application. The applicant will be required to complete the improvements for the front façade in accordance with minimum architectural requirement of Article VIII Section 8.7 of the Zoning Ordinance.
6. 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.
7. All loading and unloading of vehicles in need of service shall occur in the rear of the property.
8. The rear parking lot must be repaired and maintained free of any vegetation.
9. No signage to be erected within open service bays to seen from the right-of-way.
10. No work or business activities to be conducted outside.
11. Sign twirling is prohibited on the property.

Mr. Roberts asked if the Planning Commissioners had any questions for Mr. Ferguson. There were none but Mr. Roberts asked Mr. Ferguson if he knew how far South the Medical Services Character area came. Mr. Ferguson stated that he did not have a copy of the future development map that is referenced in the 2030 Master Plan in front of him but that it was a large area.

Mr. Roberts asked if the applicant was present. Ms. Amanda Floyd gave the report on behalf of the applicant. Ms. Floyd explained that the applicant was a multi-shop national company with many locations around the southeast region. Ms. Floyd stated that the applicant planned to make extensive upgrades to the exterior of the building and bring it into conformity with City of Lawrenceville architectural standards. Ms. Floyd disagreed with the staff assessment and stated that adjacent use of property supported approval of this application.

Mr. Roberts asked if the Planning Commissioners had any questions of the applicant. Mr. Strickland asked the applicant to explain what was meant by multi-shop. Mr. Scott Krause, a representative of the applicant stated that the term just meant that the business had multiple locations. Mr. Boutwell asked if there would be any engine repair performed at the shop. Mr. Krause stated that automotive repair would only be associated with collision

damage. The applicant does not perform general engine or automotive repairs that are not associated with collision damage.

Mr. Roberts asked if there was any opposition to the proposed amendment. There was none. Mr. Roberts then called for a motion. Mrs. Futch made a motion to recommend approval of the special use permit request with the eleven conditions outlined in the staff report. The motion was seconded by Mr. Boutwell. The motion carried. 4-0

Mr. Moore had to leave at this point in the meeting.

5. SU-14-13
Terry Stewart on behalf of
Stewart's Feed and Garden Center
658 Grayson Highway
Lawrenceville, GA 30046
5/149/034

To allow:

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

Mr. Roberts asked for a report from the Planning Department. Mr. Ferguson stated that the business owner uses the trailers for storage of hay and pine shavings as part of the principle permitted use. Mr. Ferguson stated that the owner would not be leasing or renting spaces for the storage of commercial vehicles not associated with this business. Mr. Ferguson stated that the Planning and Zoning Department recommendation was for approval with the following conditions:

1. A maximum of 3 Commercial Vehicles (Tractor and/or Trailer) shall be allowed to park on the subject site and must be parked on a gravel or paved surface that is maintained free of vegetation.
2. Commercial Vehicle parking shall be for the purpose of the storage and sale of hay and pine shavings only and approval of the special use permit shall in no way allow Mr. Stewart, Stewart's Feed and Garden Center or an future owners or occupants to lease or rent parking spaces for the storage of Commercial Vehicles.
3. 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 and outdoor storage areas.
4. 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.
5. The applicant will be required to meet the City of Lawrenceville Landscape Ordinance in regards to a landscape strip which will improve the walkability of the area as encouraged by the 2030 Master Plan.
6. Outdoor storage of materials that directly relate to a feed and garden center shall be allowed on the property but must be maintained in good repair and/or working conditions at all times and must be stored in an orderly and neat fashion.
7. Sign twirling is prohibited on the property.

Mr. Roberts asked if the applicant was present. Mr. Terry Stewart gave the presentation. Mr. Stewart stated that he has been using the trailers for years and only uses them for his business.

Mr. Roberts asked if the Planning Commission members had any questions of the applicant. Mr. Boutwell asked the applicant if he had time to review the staff report. Mr. Stewart stated that he had skimmed over it. Mr. Boutwell went over the recommended conditions with the applicant to clarify.

Mr. Roberts asked if there was any opposition. There was none. Mr. Roberts then called for a motion. Mrs. Boutwell made a motion to recommend approval of the special use permit request with the Planning Department conditions. The motion was seconded by Mr. Strickland. The motion carried. 3-0

Having no further business, Mr. Roberts entertained a motion to adjourn. Mrs. Futch made a motion to adjourn. Mr. Strickland seconded the motion. The motion carried. 3-0

Charlie Roberts, Chairman
Planning Commission

Joshua M. Ferguson, Director
Planning and Zoning Department