

**Planning Commission
Minutes
December 16, 2013**

Charlie Roberts	Present
Eron Moore	Present
Keith Roche	Resigned
Bob Strickland	Present
Sandy Futch	Absent

Mr. Roberts called the meeting to order.

Mr. Roberts determined that a quorum was present.

Mr. Roberts called for the approval of prior minutes. Mr. Strickland made a motion to approve the minutes of the November 18, 2013 meeting. Mr. Moore seconded the motion. The motion carried. 3-0. Mr. Roberts choose to exercise his right to vote on all actions taken because there were only 3 members present.

OLD BUSINESS

None

NEW BUSINESS

- | | |
|--|---------------------------------|
| 1. SU-13-14 | To allow Transportation |
| Jan Fisher on behalf of | Rental (Commercial |
| A-1 Mini Storage | Vehicles) in an HSB and |
| 470 West Pike Street | LM zoning classification |
| Lawrenceville, GA 30046 | |
| 5/144/055, 5/144/119, 5/144/148 and 5/144/154 | |

Mr. Roberts asked for a report from the Planning Department. Mr. Ferguson gave the report and explained that since the use could be seen as customary to the principle permitted use, there was adequate space on the site for parking and that the intrusive nature of the proposed use would be lessened by the grade change of the site, the Planning Department recommendation was for approval with the following conditions:

1. Removal of the real estate sign that has been converted into a freestanding advertisement sign will be required.
2. All vehicles must be parked in designated parking spaces in the paved parking lot.
3. Four deciduous street trees similar to Red Maple shall be required to be planted twenty-five (25) feet on center along the frontage of West Pike Street. Minimum size at time of planting shall be three (3) inch caliper.
4. Sign twirling is prohibited on the property.

Mr. Roberts asked if the applicant was present. Ms. Jan Fisher, Mr. Steve Nehmen and Mr. Kevin Skillern gave the presentation. Mrs. Fisher stated that they have been operating the business for over 20 years with this use and was unsure why they needed the Special Use Permit but were willing to comply with the City of Lawrenceville requirements. Mrs. Fisher said they had reviewed the staff conditions and were amenable to complying with those conditions.

Mr. Roberts asked if there were any questions from the Planning Commission. Mr. Moore asked why they applicant was now requesting the Special Use Permit. Mr. Ferguson answered by saying that the City recognizes the business of transportation rental as separate from the mini warehouse business and therefore the applicant would need to obtain a separate business license/occupational tax certificate. Since the City recently amended the ordinance to require a Special Use Permit approval, Mr. Ferguson's office could not issue the business license/occupational tax certificate until approval had been obtained.

Mr. Roberts asked if there was any opposition. There was none. Mr. Roberts then called for a motion. Mr. Moore made a motion to recommend approval of the application with the Planning Department recommended conditions. Mr. Strickland seconded the motion. The motion carried. 3-0

2. **RZ-13-04**
 Scott Smith on behalf of
 Diversified Technical Group
 345 Buford Drive
 Lawrenceville, GA 30046
 5/176/086

BG to LM

Mr. Roberts asked for a report from the Planning Department. Mr. Ferguson stated that the applicant first submitted a minor subdivision plat which would add 0.10 acres and additional frontage to create a conforming lot to the adjacent tract. Mr. Ferguson explained that since the two tracts were zoned differently, he suggested that the applicant request a rezoning to create a uniform parcel.

Mr. Roberts asked if the applicant was present. Mr. Scott Smith gave the presentation. Mr. Smith stated that he had nothing further to add to Mr. Ferguson's presentation.

Mr. Roberts asked if the Planning Commission had any questions of the applicant. Mr. Moore asked the applicant, what use was proposed at the new tract. Mr. Smith stated that he did not have that information. He was not certain if his client had a user in mind or if the owner was looking to sell the lot.

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 as presented. Mr. Moore seconded the motion. The motion carried. 3-0

3. **SU-13-15**
 Ken Butler on behalf of
 Pro Carts, Inc.
 345 Buford Drive

To allow Outdoor Storage
in a BG zoning classification

Lawrenceville, GA 30046
5/176/086

Mr. Roberts asked for a report from the Planning Department. Mr. Ferguson explained that the subject property is located on Buford Drive which is a heavily traveled commercial corridor. The proposed use of golf cart sales and service was previously operated at this location by another owner. The previous owner moved the business to the adjacent property to the South which is zoned LM. Mr. Butler, the current owner, wishes to operate a sales lot at 345 Buford Drive. In his letter of intent, Mr. Butler states that he plans to store golf carts, go carts, trailers and portable accessory use buildings. Mr. Butler has also proposed improvements he intends to make to the property. The Zoning Ordinance allows Outdoor Storage as a Special Use Permit provided such storage meets the following requirements:

No material shall be stored in the front yard.

Stored materials shall be screened by a fence at least six (6) feet in height.

Under no circumstances shall an owner or occupant of any property keep any junk, scrap, metal, rags, paper, abandoned, wrecked, or junked or scrap material or any parts thereof.

The Planning Department recommends approval with the following conditions:

1. Because the outdoor storage use had previously been established at this location, and certain improvements have been made to the property, the Planning Department believes that the City Council should consider approval of outdoor storage in the front yard. Outdoor storage and any display of carts, trailers, portable buildings or similar items for sale must be maintained within the existing chain link fence. Storage or display of any items in the required parking lot or on any grassed surfaces is strictly prohibited.
2. In lieu of the requirement that stored materials shall be screened by a fence at least six (6) feet in height, the applicant shall be required to install evergreen screening plant materials along the existing chain link fence adjacent to Buford Drive and for thirty (30) feet along the southern property line to the interior of the site. The applicant proposed in his letter of intent that he will landscape the entire property. The Planning Department requests that the applicant present a landscape plan to the City Council for approval at the time of the public hearing. The evergreen screening shall be incorporated into this landscape plan. Because distance is limited in the front yard between the existing chain link fence and a permanent easement, evergreen screening plant material should be more desirable than a traditional street tree design requirement.
3. Under no circumstances shall an owner or occupant of any property keep any junk, scrap, metal, rags, paper, abandoned, wrecked, or junked or scrap material or any parts thereof. This requirement shall include old, damaged, dilapidated or visually undesirable carts, trailers, portable buildings or similar items.

4. The installation of proposed gravel must occur within the existing chain link fence. Gravel must be maintained and free of vegetation at all times. Outdoor storage or display may only occur on gravel or paved surfaces within the existing chain link fence.
5. The applicant will be required to pave the secondary or service entry drive to the rear of the property.
6. Outdoor storage of portable accessory use buildings shall be limited to ten (10).
7. Sign twirling is prohibited on the property.

Mr. Roberts asked if there were any questions of the Planning Commission for Mr. Ferguson. There were none.

Mr. Roberts asked if the applicant was present. Mr. Ken Butler gave the presentation. Mr. Butler stated that he would comply with all the staff recommendations but was concerned about the requirement to screen the outdoor storage area with evergreen plant materials. Mr. Butler stated that he wishes for his items to be seen and requested that this requirement be removed.

Mr. Moore asked the applicant what surface would be used for the outdoor storage and drive. Mr. Butler explained that he planned to pave the drive to the rear of the property with asphalt, pave a golf cart testing track with asphalt and install more gravel where the outdoor storage will occur.

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 Planning Department recommended conditions. Mr. Moore seconded the motion. The motion carried. 3-0

4. **SU-13-16**
Guy Abernathy on behalf of
Anytime Lawrenceville, LLC
771 Buford Drive
Lawrenceville, GA 30046
7/012/010

To allow an EMC sign in a
BG zoning classification

Mr. Roberts asked for a report from the Planning Department. Mr. Ferguson explained that the applicant states in the letter of intent that the "EMC itself will be approximately 48 square feet". This area is greater than the maximum allowable area of 40 square feet but it appears based on the sign detail that the EMC portion of the proposed sign will only be 16 square feet.

Mr. Ferguson stated that based on Article X, the allowable area for a monument sign is calculated by multiplying 0.45 by the linear road frontage of the property. This calculation would yield an allowable area of only 26.62 square feet which is less than the minimum allowed of 64 square feet. The ordinance states that the area of a monument sign is

determined by a height multiplied by width calculation and that the monument base is included in the calculation. The applicant proposes a 12' tall sign that is 8' wide which has an overall area of 96 square feet. The proposed area is greater than the allowable area by 32 square feet. The applicant indicated to the Planning Department that the EMC portion of the sign had already been purchased. If so, then the EMC would dictate the width of the sign to 8' and therefore would also dictate the height of the sign to meet the area requirement. The overall height of the sign could be no greater than 8'

Mr. Ferguson stated the Planning Department recommends approval of the EMC sign with the following conditions:

1. The height of the sign must not be any greater than 8' in order to meet the overall area requirement of 64 square feet.
2. The applicant has shown on the site plan that the location of the sign shall be setback 2' from the right of way. The setback requirement for a 12' tall sign is 20' while the setback requirement for an 8' tall sign is 10'. If an 8' tall sign is approved, the required setback of 10' shall be maintained.
3. The applicant shall provide a specifications sheet from the manufacturer of the EMC sign to ensure that the sign meets the bulb spacing requirements of Article X.
4. The maximum area of the EMC portion of the sign shall be no greater than forty (40) feet.
5. The base of the monument sign shall be required to be either brick or stone.

Mr. Roberts asked if there were any questions of the Planning Commission for Mr. Ferguson. There were none.

Mr. Roberts asked if the applicant was present. Mr. Guy Abernathy gave the presentation. Mr. Abernathy stated that his client wished to install the EMC sign in the exact location of the existing sign. Mr. Abernathy pointed out that the right of way on his client's property was approximately 50' wider than the adjacent property and therefore justified the taller sign of twelve feet to be located 2' from the property line.

Mr. Roberts asked if there was any opposition. There was none. Mr. Roberts then called for a motion. Mr. Moore made a motion to recommend approval of the application with the Planning Department recommended conditions. Mr. Roberts seconded the motion. There was some discussion. Mr. Roberts asked Mr. Moore if he would be amenable to a change in his motion that would require a maximum height of 8' for the sign but allow the setback to be 2' from the right of way and to require that the entire base of the sign shall be brick or stone up to the lower portion of the text area. Mr. Moore was amenable to the change. The motion carried. 3-0

5. 2014 Planning Commission Schedule

Mr. Roberts stated that the Planning Commission members received a copy of the proposed schedule for 2014 in their information packets. Mr. Roberts asked if there were any questions. There were none. Mr. Roberts called for a motion. Mr. Strickland made a motion to approve the 2014 Planning Commission schedule as presented. Mr. Moore seconded the motion. The motion carried. 3-0

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

Charlie Roberts, Chairman
Planning Commission

Joshua M. Ferguson, Director
Planning and Zoning Department