

**Planning Commission
Minutes
September 16, 2013**

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

Mr. Roberts called the meeting to order.

Mr. Roberts stated that Mr. Roche had resigned from his seat in order to run in the upcoming City Council election. Mr. Roberts determined that even though Mr. Roche was not in attendance, a quorum was present.

Mr. Roberts called for the approval of prior minutes. Mr. Strickland made a motion to approve the minutes of the August 19, 2013 meeting. Mr. Moore seconded the motion. The motion carried. 2-0 Mr. Roberts and Mrs. Futch abstained from the vote because they both were not present at the August meeting.

OLD BUSINESS

None

NEW BUSINESS

1. **SU-13-09
Lightnin Production Rentals
2555 University Parkway
Lawrenceville, GA 30046
7-011-002A**

**To allow the following:
2. Parking on Gravel in a
LM zoning classification**

Mr. Roberts asked for a report from the Planning Department. Mr. Ferguson gave the report and explained that the applicant owned property that had frontage along Highway 316 as well as along Hurricane Shoals Road. Mr. Ferguson stated that the applicant needed extra storage space to park rental RV's in an area of the property that fronts along Hurricane Shoals Road and would like to be allowed to park on a gravel surface. Mr. Ferguson recommended approval with the following conditions:

1. If any change in use, transfer of ownership or subdivision of property occurs, the owner or applicant will be required to meet all requirements of Article IX of the Zoning Ordinance specifically that "all parking must occur on a paved dust free surface".
2. The applicant will be required to install edging along the perimeter of the proposed parking and access to minimize gravel from spreading.
3. Gravel must be maintained and free of vegetation at all times.

4. 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.
5. The applicant must provide a 30' landscape buffer along the southern and eastern property lines on the portion of the property that is South of the gas line easement. The buffer must consist of at least 3 different varieties of evergreen trees planted in a staggered double row. Plant material must be at least 6' tall at time of planting.

Mr. Roberts asked if the applicant was present. Mr. Gary Lewis gave the presentation. Mr. Lewis confirmed that his production rental business needed more room to store production RV's and his existing lot was adequate to do so. Mr. Lewis stated that he had issue with staff condition (4) because the RV's are worked on onsite. Mr. Ferguson explained that the intent of the condition was to prohibit outdoor automotive repair and that he would be amenable to revising the condition to state outdoor automotive repair is prohibited.

Mr. Lewis also asked that condition (5) be revised so that buffer planting is not required along the Hurricane Shoals Road frontage because the property cannot be seen and he has had no concerns from surrounding business owners.

Mr. Roberts asked if there were any questions of the applicant. After some discussion, 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 SUP request with staff conditions and the inclusion of a sentence at the end of condition (4) that states "Minor outdoor automotive repair shall be allowed". Mr. Moore seconded the motion. The motion carried. 3-0

2. Amendment to Zoning Ordinance

Recommendation concerning the addition of a Tree Ordinance

Mr. Roberts asked for a report from the Planning Commission. Mr. Ferguson gave the report and explained that after much discussion from the City Council, he had been instructed to draft a "Tree Ordinance". Mr. Ferguson stated that he had reviewed other municipality's tree ordinances and had consulted with the City Attorney and the Director of Public Utilities. Mr. Ferguson said that after initial review, the City Council desired that street trees be required for every 25' of linear road frontage instead of the initial 50'.

Mr. Roberts asked if the Commission Members had any questions. There were none. Mr. Roberts then called for a motion. Mrs. Futch made a motion to recommend approval of the tree ordinance. Mr. Moore seconded the motion. Mr. Roberts asked if the motion were to include the change the requirement of street trees every 25' instead of every 50'. Mrs. Futch stated that she would like the motion to include this change in Section 4.1(C). Mr. Strickland stated that there was also a 50' requirement in Section 4.2(C). Mrs. Futch stated that her intent was that the requirement be changed throughout the ordinance. Mr. Ferguson stated that he would review the ordinance throughout and make the appropriate changes. Mr. Moore agreed to the motion as discussed. Mr. Roberts called for a vote. The motion carried. 3-0

Mr. Roberts asked if there was any other business to discuss. Mr. Strickland asked Mr. Ferguson for an update on Planning Commission training. Mr. Ferguson stated that he had talked with the City Attorney and he is willing to administer the training for the Planning Commission and the Board of Appeals but that staff would like to wait until the first of the year in case there were any new appointments.

Having no further business, Mr. Roberts entertained a motion to adjourn. Mrs. Futch 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