

**Planning Commission
Minutes
July 15, 2013**

Charlie Roberts	Present
Eron Moore	Present
Keith Roche	Absent
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. Mrs. Futch made a motion to approve the minutes of the June 17, 2013 meeting. Mr. Strickland seconded the motion. The motion carried. 3-0

OLD BUSINESS

None

NEW BUSINESS

Mr. Roberts stated that Mr. Ferguson noticed the applicant for the first item on the agenda was not present and he would entertain a motion to hear the first item at the end of the meeting. Mrs. Futch made a motion to hear the first item on the agenda last. The motion was seconded by Mr. Strickland. The motion carried. 3-0

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| 2. SU-13-08
Mr. James Patterson
198 Gwinnett Drive
Lawrenceville, GA 30046
5-142-206 | To allow Outdoor Storage
in a BG zoning classification |
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Mr. Roberts asked for a report from the Planning Department. Mr. Ferguson gave the report. Mr. Ferguson stated that the applicant requests the use of outdoor storage at the proposed location in order to store used appliances outside of the building. Mr. Ferguson explained that the Planning Department does not believe the BG zoning district is appropriate for the request. Mr. Ferguson also informed the Planning Commission that the Planning Department has had numerous compliance problems with Mr. Patterson's tenant and that even after the application was made for a special use permit, the tenant began storing items outside and was issued a citation. Mr. Ferguson stated that the Planning Department recommendation was for denial but if approved, he suggested the following conditions:

1. No material shall be stored in the front yard.

2. Stored materials shall be screened by a fence at least eight (8) feet in height. The fence shall be no closer to the right of way of Gwinnett Drive than the front corner of the adjacent building to the northwest.
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.
4. The Special Use Permit to allow Outdoor Storage shall be non-transferable.
5. All material must be stored on paved surfaces.
6. The applicant will be required to pave the 20' proposed access easement constructed to all City of Lawrenceville Development Standards.

Mr. Roberts asked if the applicant was present. Mr. James Patterson gave the presentation and asked that the Planning Commission consider recommending approval of his request to allow his tenant to store appliances outdoors for the purpose of extra space, cleaning and some repair. Mr. Patterson stated that his tenant was previously directly across the street and desired to locate in the same vicinity because of his customer base. Mr. Patterson pointed out and showed pictures of numerous other properties zoned BG that he believed were in violation of the City's outdoor storage requirements.

Mr. Roberts asked if there were any questions from the Planning Commission Members. Mr. Moore was concerned that the applicant would be storing junk or scrap appliances and materials outside. Mr. Patterson explained that the appliances would all be in good working order but may have some small cosmetic deficiencies such as scratches or dents that his tenant's customers were not concerned about. Mr. Moore asked how the square footage of Mr. Patterson's building compared to the area of the tenant's previous space. Mr. Patterson said that his space is comparable but maybe slightly smaller.

Mr. Roberts asked if there was any opposition. There was none. Mr. Roberts asked if there were any other comments from the Commission. Mrs. Futch stated that it was her belief that none of the other examples that Mr. Patterson pointed out had any bearing on the request that was before the Planning Commission. Mr. Roberts stated that he believed the examples given by Mr. Patterson are not supporting grounds for the approval of the proposed special use permit but that the City should review ways to gain compliance from the other properties.

Mr. Roberts then entertained a motion. Mr. Moore made a motion to recommend denial of the special use permit request for outdoor storage. The motion was seconded by Mr. Strickland. The motion carried. 3-0

1. **SU-13-07**
 Mr. Stuart Scruggs
 562 John Conner Court
 Lawrenceville, GA 30046
 5-177-063

To allow the following:
1. Parking of Commercial
Vehicles (Tractor and/or
Trailer) in a LM zoning
classification

2. Parking on Gravel in a LM zoning classification

Mr. Roberts asked if the applicant was present. The applicant was not present. Mr. Roberts entertained a motion to Table the item until the August meeting of the Planning Commission. Mr. Strickland made a motion to table the request until the August Planning Commission meeting. The motion was seconded by Mr. Moore. 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