

**Planning Commission
Minutes
June 17, 2013**

Charlie Roberts	Present
Eron Moore	Present
Keith Roche	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. Mr. Strickland made a motion to approve the minutes of the May 20, 2013 meeting. Mr. Moore seconded the motion. The motion carried. 4-0

OLD BUSINESS

None

NEW BUSINESS

- | | |
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| 1. SU-13-05
Mr. Lee Tucker on behalf of
Equity Auto Loan
455 Highway 20 a/k/a Grayson Highway
Lawrenceville, GA 30046
5-141-076 | To allow a Small Financial
Institution 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 Planning Department recommendation was for denial of the application primarily because the 2030 Master Plan identifies other Small Financial Institution business types as undesirable.

Mr. Roberts asked if the applicant was present. Mr. Justin Abernathy spoke on behalf of the applicant and stated that the requested business is classified under the Georgia Industrial Loan Act as a Small Loan Lender. Mr. Abernathy then further explained the applicant's business plan and requested that if the Planning Commission recommended approval of the application to the Council that they remove the staff condition to plant trees.

Mr. Roberts asked if the Planning Commissioners had any questions of the applicant. There were none.

Mr. Roberts asked if there was any opposition to the request. Mrs. Mary Thompson spoke in opposition and stated that there are currently 19 small alternative financial institutions in the City of Lawrenceville and that is enough. Mrs. Thompson said she believes small financial institutions aid in lowering property values. Mr. David Mellard also spoke in

opposition and challenged the Planning Commission to base the recommendation on whether or not the application is in line with the 2030 Master Plan. Mr. Mellard stated that he does not believe the 2030 Master Plan endorses any more small financial institutions.

Mr. Roberts gave the applicant a chance for rebuttal. Mr. Abernathy said he believes the proposed operation is just like any other bank because they offer non-collateral loans.

Mr. Roberts then called for motion. Mr. Roche made a motion to recommend denial of the request. The motion was seconded by Mr. Strickland. The motion carried. 4-0

2. **SU-13-06**
 Mr. Ashley Rumble on behalf of
 Premier Pawn and Jewelry
 626 Highway 20 a/k/a Grayson Highway
 Lawrenceville, GA 30046
 5-141-076

**To allow a Small Financial
Institution in a BG zoning
classification**

Mr. Roberts asked for a report from the Planning Department. Mr. Ferguson gave the report. Mr. Ferguson stated that the Planning Department recommendation was for denial of the application primarily because the 2030 Master Plan Pawn Shops and other Small Financial Institution business types as undesirable.

Mr. Roberts asked if the applicant was present. Mr. Ashley Rumble spoke on behalf of the applicant and stated that the requested business is unlike other pawn shops in the area. Mr. Rumble stated that the Premier Pawn brand is much more upscale and clean than the traditional pawn shop.

Mr. Roberts asked if the Planning Commissioners had any questions of the applicant. There were none.

Mr. Roberts asked if there was any opposition to the request. Mr. David Mellard spoke in opposition and used the 2030 as the basis for his concern, urging the Planning Commissioners to vote to recommend denial of the application. Mrs. Mary Thompson spoke in opposition and stated that pawn shops deal in stolen wares.

Mr. Roberts gave the applicant a chance for rebuttal. Mr. Rumble stated that the many regulations which are restrictive to pawn shops have virtually eliminated the ability of dealing in stolen merchandise.

Mr. Roberts then called for motion. Mr. Roche made a motion to recommend denial of the request. The motion was seconded by Mr. Moore. The motion carried. 4-0

3. **RZ-13-02**
 James Hyndman
 51 E. Crogan Street
 Lawrenceville, GA 30046
 5-146A-082

BG to RS-150

Mr. Roberts asked for a report from the Planning Department. Mr. Ferguson gave a report and explained that while the Planning Department recommendation is for approval, the applicant must be aware that the subject property is within the Downtown Overlay District and the architectural requirements will have to be met.

Mr. Roberts asked if the applicant was present. Mr. Hyndman gave a presentation and stated that the property had been occupied by a specific business since it was rezoned to commercial. That business moved out and ceased operations and Mr. Hyndman has been unable to secure a new business tenant. Mr. Hyndman stated the reason for the rezoning request is that he has had many inquiries to use the property as residential.

Mr. Roberts asked if the Planning Commissioners had any questions of the Planning Director. There were none. Mr. Roberts asked if there was any opposition. There was none. Mr. Roberts called for a motion. Mrs. Futch made a motion to recommend approval of the rezoning application. The motion was seconded by Mr. Roche. The motion carried. 4-0

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

Charlie Roberts, Chairman
Planning Commission

Joshua M. Ferguson, Director
Planning and Zoning Department