

**Planning Commission
Minutes
April 15, 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. Mrs. Futch made a motion to approve the minutes of the March 18, 2013 meeting. Mr. Roche seconded the motion. The motion carried. 4-0

OLD BUSINESS

None

NEW BUSINESS

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| 1. SU-13-03
William Steven Taylor
1155 Cripple Creek Drive
Lawrenceville, GA 30046
7-029-101 | To allow Parking on Gravel
in a LM (Light
Manufacturing) 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 approval of the application primarily because the property was located at the end of a cul de sac on a street with a low volume of traffic and low visibility. The proposed parking on gravel will occur in the side yard and behind a fence.

Mr. Roberts asked if the applicant was present. Mr. William Steve Taylor gave the presentation. Mr. Taylor stated that there had been a previous tenant that used the gravel lot as outdoor storage of materials and he wished to obtain the special use permit to allow future tenants to be able to park on the gravel surface area.

Mr. Roberts asked if any Planning Commissioners had any questions of the applicant. There were none. Mr. Roberts asked the applicant if there had been any complaints from any neighbors. Mr. Taylor stated that he was unaware of any complaints. Mr. Ferguson confirmed that there have been none.

Mr. Roberts asked if there was any opposition to the special use permit application. Mrs. Jenn McKenzie of 952 Pennsylvania Run spoke to ask questions of the Planning Commission. Mrs. McKenzie was concerned about how the application would affect her

property values. Mr. Ferguson stated that the application should not affect her property values because the adjacent property was already zoned LM and had a gravel yard that was previously being used for outdoor storage. Mr. Ferguson also stated that the applicant did not propose to encroach into the established buffer.

Mr. Roberts asked for a motion from the Planning Commission. Mr. Roche made a motion to recommend approval of the special use permit application as requested. Mr. Strickland seconded the motion. The motion carried. 4-0

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| 2. | RZ-13-01 | HSB to LM |
| | Eric Johansen on behalf of | |
| | J&J Associates | |
| | 21.54 acre parcel at the NW intersection | |
| | of Hosea Rd. and Hwy. 29 | |
| | 5-178-001 | |

Mr. Roberts asked for a report from the Planning Department. Mr. Ferguson gave a report and explained that the property was last rezoned in 2005 from LM to HSB and that the applicant wanted to now rezone the property back to LM with the exception of a 2.00 acre parcel at the intersection of Hosea Road and Highway 29 which would remain HSB. Mr. Ferguson said that this specific intersection had been identified in the 2030 Master Plan as a Gateway Node and that special attention should be made in deciding the development strategy of the area. Mr. Ferguson explained that the applicant submitted conditions that he thought would help enhance the property. Mr. Ferguson made additions and deletions to the applicant conditions and the Planning Commission had a copy of that report. Mr. Ferguson stated that the Planning Department recommendation was for approval of the rezoning request with the applicant submitted conditions and the changes suggested by staff.

Mr. Roberts asked if the applicant was present. Mr. Eric Johansen gave the presentation on behalf of the applicant. Mr. Johansen stated that since the rezoning of the property in 2005, the applicant has not been able to secure a user for the property that meets the requirements of the HSB zoning classification. Mr. Johansen said he believes market conditions are more favorable for the owner to secure a user that meets the requirements of the LM zoning classification. Mr. Johansen explained that the long range plan presented reflected an industrial type subdivision with approximately 6 lots and a central drive that had access to Hosea Road and Highway 29.

Mr. Roberts asked if there was any opposition to the rezoning request. There was none. Mr. Roberts called for a motion from the Planning Commission. Mr. Moore made a motion to recommend denial of the rezoning as requested. Mr. Roche seconded the motion. The motion carried. 4-0

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| 3. | SU-13-02 | To allow Parking on Gravel |
| | Eric Johansen on behalf of | in a LM (Light |
| | J&J Associates | Manufacturing) zoning |
| | 21.54 acre parcel at the NW intersection | classification and allow |
| | of Hosea Rd. and Hwy. 29 | outdoor storage of Mobile |
| | 5-178-001 | Office Trailers |

Mr. Roberts asked for a report from the Planning Commission. Mr. Ferguson gave the report and explained that the Special Use Permit request was contingent on the previous rezoning request. The applicant has secured a user that desires to store Mobile Office Trailers and has presented a short range plan that would accommodate the specific user. Mr. Ferguson stated that the applicant submitted a list of conditions that he thought would help enhance the property for the proposed use. Mr. Ferguson made additions and deletions to the applicant conditions and the Planning Commission had a copy of that report. Mr. Ferguson said that the Planning Department recommendation was for denial but if approved, the staff revised conditions should be required.

Mr. Roberts asked if the applicant was present. Mr. Johansen stated that the applicant presentation for the previous rezoning request should serve as the presentation for this request.

Mr. Roberts asked if there was any opposition present. There was none. Mr. Roberts called for a motion. Mr. Roche made a motion to recommend denial of the special use permit application as requested. Mr. Strickland seconded the motion. The motion carried. 4-0

4. Amendment to Zoning Ordinance

Recommend appropriate zoning classification for the use "Mobile Office Trailer Sales, Leasing and Storage"

Mr. Roberts asked for a report from the Planning Department. Mr. Ferguson gave a report and explained that Article III of the Zoning Ordinance requires that when an applicant requests a use that is not listed in the ordinance, the City Council must determine the appropriate zoning classification to designate that use. The process that the City Council uses is procedurally similar to the rezoning process. Mr. Ferguson stated that staff recommends the use be listed in the LM zoning district but require a special use permit approval.

Mr. Roberts asked if there were any questions from the Planning Commissioners to Mr. Ferguson. There were none. Mr. Roberts called for a motion. Mr. Strickland made a motion to recommend that the use "Mobile Office Trailer Sales, Leasing and Storage" be listed in the LM zoning district but require a special use permit approval. Mr. Moore seconded the motion. The motion carried. 4-0

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

Charlie Roberts, Chairman
Planning Commission

Joshua M. Ferguson, Director
Planning and Zoning Department