

**Planning Commission
Minutes
December 17, 2012**

John Merrill	Present
Eron Moore	Present
Keith Roche	Present
Bob Strickland	Present
Charlie Roberts	Present

Mr. Merrill called the meeting to order.

Mr. Merrill determined that a quorum was present.

Mr. Merrill called for the approval of prior minutes. Mr. Roberts made the motion to approve the minutes of the November 19, 2012 meeting. Mr. Roche seconded the motion. The motion carried. 4-0

OLD BUSINESS

**1. Amendment to Zoning Ordinance
Section 8.9 Pitched Roofs**

Mr. Merrill asked for a report from the Planning Department. Mr. Ferguson stated that he has searched other municipalities for regulations pertaining to pitched roofs but had not been able to locate any. After some discussion the Planning Commission Members agreed to remove the item from future agendas with the possibility of visiting it in the future.

NEW BUSINESS

2. RZ-12-03	RS-150 to ON
Chris Davis	
134 Industrial Park Drive	
Lawrenceville, GA 30046	
5-176-069	

Mr. Merrill asked for a report from the Planning Department. Mr. Ferguson gave the report. Mr. Ferguson explained that the property is located in the center of a Light Manufacturing area of the city and that the Planning Department recommendation is for approval with conditions to maintain conformity with the ON zoning district regulations.

Mr. Roberts asked Mr. Ferguson why he recommended conditions 4 and 5 which require a fifteen (15) foot buffer along the rear of the property and a six (6) foot high fence along the rear of the property, respectively. Mr. Roberts stated that the residential property is undeveloped and is essentially "landlocked" because it is part of a piece of property along Buford Drive. Mr. Ferguson explained that the condition was recommended because the requirement is part of the ON district regulations and that he would be in favor of removing conditions 4 and 5 for this particular case.

Mr. Merrill asked if the applicant was present. Mr. Davis presented the rezoning request. Mr. Davis stated that he intended to flip the property when he originally bought it but had not been able to do so because of the real estate market. He wishes to rezone the property to Office Neighborhood so he can market the property for office space. Mr. Roche asked if the applicant had had any tenants since he bought the property. Mr. Davis said it had been vacant. Mr. Merrill asked Mr. Davis if he had secured a specific user. Mr. Davis said he had not.

Mr. Merrill asked if there was any opposition. There was none.

Mr. Merrill then asked for a motion from the Planning Commissioners. Mr. Roberts made a motion to recommend approval of the rezoning request with the conditions recommended by the Planning Department with the exception of conditions 4 and 5. Mr. Roche seconded the motion. The motion carried. 4-0

Mr. Merrill asked if there were any other comments by Staff or Planning Commissioners. Mayor Judy Jordan Johnson approached the podium. Mayor Johnson informed the Planning Commissioners that Mr. Merrill's term on the Planning Commission would be ending in December. She had been told by Mr. Merrill that he did not wish to continue his service on the Planning Commission. Mayor Johnson thanked Mr. Merrill for all the time, effort and dedication he had put into his service.

Mr. Merrill thanked the Planning Commissioners for the service they had together and charged them to continue working hard on the city's behalf.

Mr. Merrill entertained a motion to adjourn. Mr. Strickland made a motion for adjournment. Mr. Roberts seconded the motion. The motion carried. 4-0

Charlie Roberts, Vice Chairman
Planning Commission

Joshua M. Ferguson, Director
Planning and Zoning Department