

**Planning Commission
Minutes
October 15, 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. Strickland made the motion to approve the minutes of the August 20, 2012 meeting with one grammatical correction. Mr. Roche seconded the motion. The motion carried. 4-0

OLD BUSINESS

1. **SU-12-04
Mikuria Ktegegne
406 Grayson Highway
Lawrenceville, GA 30046
5-148-527**

**Allowance of Automotive
Sales and Service in BG
zoning**

Mr. Merrill asked for a report from the Planning Department. Mr. Ferguson gave the report. Mr. Ferguson stated that the existing building which was built in 1996 was intended for use as an Automotive Service facility with bays facing the street. Mr. Ferguson recommended that the Planning Commission recommend denial of the Special Use Application for Automotive Sales but recommend approval of the Special Use Application for Automotive Service with seven (7) conditions.

Mr. Merrill asked if the applicant was present. Mr. Ktegegne gave the presentation and explained that he bought the facility with the intent to open an Automotive Sales and Service facility. When Mr. Ktegegne purchased the property the use was allowed as a legal non-conforming use but since the operations were vacant for more than six months, a Special Use was required.

Mr. Merrill asked if there was any opposition to the Special Use Permit Application. There was none. Mr. Merrill then asked for a motion from the Commission. Mr. Moore made a motion to recommend approval of the Special Use Permit Application for Automotive Service with the seven (7) conditions suggested by the Planning Department but recommend denial of the Special Use Permit Application for Automotive Sales. Mr. Merrill asked if there was any discussion. Mr. Roche stated that because the ordinance requires that the bays should not face the street, he would like to see the applicant work towards removing them. Mr. Roche made a motion to amend Mr. Moore's motion to include a condition that one (1) bay door per year be closed by brick until none of the bay doors face

the street. The amendment failed due to the lack of a second. Mr. Merrill then called for a vote of the motion. The motion carried. 4-0

2. **SU-12-05
Johnny's Pizza
3157 Sugarloaf Parkway
Lawrenceville, GA 30046
5-085-699**

**Allowance of the Sale of
Distilled Spirits by the
drink in BN zoning**

Mr. Merrill asked for a report from the Planning Department. Mr. Ferguson gave the report. Mr. Ferguson stated that the City Council had just approved an amendment to the zoning ordinance that will allow the sale of distilled spirits by the drink in the BN zoning district pursuant to Special Use Permit approval. Mr. Ferguson recommended approval of the application.

Mr. Merrill asked if the applicant was present. Mr. Chris Collins, owner the owner of Johnny's Pizza presented his request. He stated that to better serve his customers; he respectfully requests the approval of his application.

Mr. Merrill asked if there was any opposition to the Special Use Permit. There was none. Mr. Merrill then asked if there were any questions for the applicant from the Commissioners. There were none. Mr. Merrill called for a motion. Mr. Strickland made a motion to recommend approval of the application. Mr. Roche seconded the motion. The motion carried. 4-0

3. **Amendment to Zoning Ordinance Section 6.2 – Commercial Vehicle (Tractor and/or Trailer) parking allowed only in LM or HM by right and BG as a Special Use Permit**

Mr. Ferguson presented the amendment and explained that it would give the staff more clear direction on the enforcement of Tractor Trailer parking limitations.

Mr. Merrill called for a motion. Mr. Roberts made a motion to recommend approval of the amendment. Mr. Strickland seconded the motion. The motion carried. 4-0

4. **Amendment to Zoning Ordinance Section 7.11 – Bonding Services as a Special Use Permit**

Mr. Ferguson presented the amendment and explained that the amendment would require Bonding Service businesses to obtain Special Use Permit approval along with certain conditions.

Mr. Merrill called for a motion. Mr. Roberts made a motion to recommend approval of the amendment. Mr. Roche seconded the motion. The motion carried. 4-0

5. **Amendment to Zoning Ordinance Section 8.8 – Façade color palette requirements**

Mr. Ferguson presented the amendment and explained that the amendment would require that the owners of commercial properties could only paint the exterior of their buildings colors that were on the approved color palette. Some discussion took place. Mr. Merrill asked if the amendment could also include a requirement that all new buildings be constructed with a pitched roof. Mr. Ferguson stated that he would look into that requirement and present at a future Planning Commission meeting.

Mr. Merrill called for a motion. Mr. Roberts made a motion to recommend approval of the amendment. Mr. Roche seconded the motion. The motion carried. 4-0

6. Amendment to Zoning Ordinance Section 9.3 – Allowance of Gravel Parking as a Special Use Permit in LM and HM zoning districts

Mr. Ferguson presented the amendment and explained that the amendment would give the staff a more clear direction on the enforcement of parking requirements.

Mr. Merrill called for a motion. Mr. Roche made a motion to recommend approval of the amendment. Mr. Strickland seconded the motion. The motion carried. 4-0

7. Amendment to Zoning Ordinances Sections 3.7 – Undesignated Property and 3.8 – Uses Not Listed

Mr. Ferguson presented the amendment and explained that the amendment would designate a zoning classification for all properties that currently were not designated and would give the Planning Director the authority to determine which zoning classification is appropriate for uses that are not listed in the Zoning Ordinance.

Mr. Merrill called for a motion. Mr. Strickland made a motion to recommend approval of the amendment. Mr. Roberts seconded the motion. The motion carried. 4-0

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

John Merrill, Chairman
Planning Commission

Joshua M. Ferguson, Department Head
Planning and Zoning Department