

**Planning Commission
Minutes
June 18, 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 approval of prior minutes. Mr. Roberts made the motion to approve the minutes of the May 21, 2012 meeting as presented. Mr. Strickland seconded the motion. The motion carried. 4-0

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

- | | | |
|----|-------------------------------------|------------------|
| 1. | RZ-12-01 | HSB to BG |
| | Michelle Rothmeier | |
| | On behalf of QuickTrip Corp. | |
| | 181 Scenic Highway | |
| | Lawrenceville, GA 30046 | |
| | 5-147-197 & 5-147-122 | |

Mr. Merrill asked for a report from the Planning Department. Mr. Ferguson gave the report stating that staff recommends approval of the rezoning with the numerous conditions provided to ensure compliance with the architectural standards of the Downtown Overlay District with a revision to condition three (3) that "required street trees along Scenic Highway to be installed pursuant to GDOT approval. If GDOT does not grant approval for street trees in the right of way along Scenic Highway, required street trees must be provided in front yard on property."

Mr. Merrill asked if the applicant was present. Ms. Rothmeier gave the applicant presentation and provided an additional sketch that showed the proposed combination of the property for clarity. Mr. Roche asked about the inter-parcel access with the adjacent retail shopping center. Ms. Rothmeier stated that QuickTrip is in negotiations to provide the access. Mr. Strickland asked which QuickTrip would be closing. Ms. Rothmeier said that the QuickTrip at the intersection of Highway 20 and Simonton Road would be closing regardless of the approval of the present application.

Mr. Roberts asked the height of the wall shown in the rear of the property. Mr. Nathan Richardson of QuickTrip stated the wall will be between 6' and 8' tall. Mr. Strickland asked if there would be a handrail on the wall. Mr. Richardson stated there would and that it would comply with code. Mr. Merrill asked if the Wendy's currently located on the site is aware of the proposal. Ms. Rothmeier confirmed that Wendy's and QuickTrip are under contract for the project. Mr. Merrill asked the applicant if QuickTrip would be in favor of constructing an EMC gas sign and Mr. Richardson stated that they would not.

Mr. Merrill asked if there was anyone present who would like to speak in opposition to the rezoning. There was none. Mr. Merrill then asked for a motion from the Commission Members. Mr. Strickland made a motion to recommend approval of the rezoning with the staff conditions. Mr. Roche seconded the motion. The motion carried. 4-0

2. **RZ-12-02**
 Alessandro V. Salvo
 530 Lyle Circle
 Lawrenceville, GA 30046
 5-176-035B

RS-150 to BG

Mr. Merrill asked for a report from the Planning Department. Mr. Ferguson stated that the applicant had requested the Planning Commission Table the item until the July meeting.

Mr. Merrill then asked for a motion from the Commission Members. Mr. Roberts made a motion to postpone the item until the July meeting. Mr. Strickland seconded the motion. The motion carried. 4-0

Mr. Merrill stated that due to a conflict with the City Council meeting in July, the Planning Commission needed to schedule an alternate date. The Planning Commission agreed to schedule the meeting for the 23rd of July.

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

John Merrill, Chairman
Planning Commission

Joshua M. Ferguson, Department Head
Planning and Zoning Department