

**Planning Commission
Minutes
June 14, 1010**

John Merrill	Present
Eron Moore	Present
William Childers	Present
Leon Smith	Present
Charlie Roberts	Present

Mr. Merrill called the meeting to order at 7:08.

Mr. Merrill determined that a quorum was present. He advised that the Minutes of the May 10 meeting were unavailable and would be considered at the next meeting.

Mr. Merrill suggested a change in the Agenda in order to avoid inconvenience to the public. Mr. Roberts made the motion to consider RZ-10-02 first, seconded by Mr. Smith and passed 4-0.

OLD BUSINESS

**2. RZ-10-02 RS-180 to RS-150
First Hispanic Baptist Church of Lawrenceville
650 West Crogan Street
Parcel 5-143-041**

Mr. Merrill explained Planning Commission procedures to the audience, and stated that he would grant each side of the rezoning issue 10 minutes to present its case.

Mr. Edwin Rivera spoke for the applicant. He presented a report explaining the changes that were made in response the comments made at the last PC meeting and at the meeting with the community. Items included: New site plan, centered building, lighting pointed toward building, moved entrance to expansion building to east side, and agreed to address drainage issues.

Members of the PC discussed issues with Mr. Rivera.

Mr. Larry Still spoke in opposition. There is no imminent need to rezone because church is not financially ready to build; address zoning issue when church has money available; zone up not down (RS-150 to RS-180); restrict use to church campus only (no residential lots); and opposed location of building fronting Lawrenceville Hwy., prefer fronting Ridgecrest. He presented a document detailing his case.

Members of the PC discussed issues with Mr. Still.

Mr. Childers made motion, seconded by Mr. Moore, to approve RZ-10-02 stipulating that the RS-150 tract (Tax Parcels 5-143-043, 5-143-43A & 5-143-43B) be rezoned to RS-180. After discussion by the Commission Members the motion was amended by Mr. Childers and seconded by Mr. Moore as detailed below.

Motion to approve the rezoning of Tax Parcels 5-143-043, 043A and 043B from RS-150 to RS-180 with the following conditions:

1. Establish a 30' planted landscape buffer adjacent to residential lots which front Dogwood Drive. Buffer shall comply with Sections 8.4 and 8.5 of the City of Lawrenceville Zoning Ordinance.
2. The driveway entrance from Crogan Street shall be in accordance with Georgia DOT Requirements.
3. The rezoning to RS-180 shall be contingent upon completion of the sale of the property to the Church.
4. No church may operate on the property until:
 - (a.) A subdivision plat has been approved and recorded creating a tract on not less than 5 acres; and
 - (b.) Construction plans have been submitted and approved, construction has been completed, and a Certificate of occupancy has been issued by the Planning and Zoning Department.

Motion approved by vote of 3 (Smith, Childers, Moore) – 1 (Roberts).

1. Amendment to Zoning Ordinance

Section 13.3(2)

Mr. Merrill introduced the subject. After a brief discussion Mr. Roberts made the motion to approve the revision as presented. Mr. Smith seconded.

Passed 4 – 0

New Business

Mr. Billew introduced the subject of Rezoning/SUP application and review schedule. Currently the application is made 22 days (4 weeks) before the scheduled Planning Commission Meeting. Signs go up 15 days prior to the PC meeting. Notifications to adjacent property owners are mailed 15 days prior to the meeting. The Staff Report is available about one week before the scheduled meeting.

The short window between public notification and the scheduled meeting, as well as the short time between availability of the Staff Report, has on occasion, resulted in the community not becoming aware of the application with sufficient time to study the application and the Staff Report and to confer with the applicant if desired. This in turn could lead to an almost automatic tabling of the application at the Planning Commission meeting in order to provide time for the applicant and the community to resolve issues.

Discussion centered on the concept of moving the submittal date back one or two weeks while retaining the time between submittal and posting of the sign, notification of neighbors and availability of the Staff Report. Would this lead to increased participation from the community at the Planning Commission meeting and reduce the number of cases that are tabled? At this time the volume of cases considered each month is low, however, this slow time might be the best time to make changes to the schedule.

The Planning Commission asked Mr. Billew to provide additional detailed scheduling information at the next meeting.

Another issue arose during the discussions. Currently we notify adjacent property owners including those across the street of the zoning application. Should we extend the area of notification so that the entire community would be notified? The Planning Department will research what other municipalities are doing and report to the PC.

Are the notifications by Certified Mail? Staff to report findings to PC.

Work List

The Planning Commission agreed to meet for a Work Session on Wednesday June 30 at 6:00 p.m. in order to complete the review of uses which require a Special Use Permit. Planning Staff has not begun to create a draft of the SUP changes that the PC has already identified. The only version of the Zoning Ordinance that staff has is a "read only" file. Staff will make every effort to have a draft ready for the Work Session.

Mr. Roberts made a motion to adjourn. Mr. Moore seconded. The motioned passed 4 – 0.

John Merrill, Chairman
Planning Commission

Dennis Billew, Director
Planning and Zoning