

Planning Commission

Minutes

May 10, 2010

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

Mr. Merrill called the meeting to order at 7:00 p.m.

Mr. Merrill announced that a quorum was present.

Mr. Smith motioned to approve the March 8, 2010 Minutes. Mr. Roberts seconded the motion which passed 4 – 0.

Mr. Merrill asked the Commission to consider revising the Agenda to address New Business first in order to accommodate the citizens in attendance. Mr. Smith made the motion. Mr. Childers seconded. The motion passed 4 – 0.

New Business

1. RZ-10-02

RS-180 to RS-150

Primera Iglesia Bautista Hispana de Lawrenceville
650 West Crogan Street
Parcel 5-143-041

Mr. Merrill asked if the applicant was present and invited their representative to speak.

Reverend Sid Hopkins spoke for the applicant. The First Hispanic Church has been meeting in the chapel of the First Baptist Church for 7 years. When they purchased this 1.82-acre property they began meeting in the existing home, but stopped when City officials advised that they were not in compliance with the City regulations, including the requirement of having a minimum of 5 acres of property. The Church entered into a contract with the owner/developer of the 7.37-acre property adjacent to the rear of the 1.82-acre parcel. The 7.37-acre tract was developed as a residential subdivision. The extended street, Rebecca Street, and other infrastructure elements have been constructed, but a Final Plat was never recorded. The First Hispanic Church intends to combine the subject parcel with the area located south and west of Rebecca Street to form a 6.18-acre tract upon which they intend to build a 6,000 sf church facility. The proposed facility will have room for a future addition with a similar footprint as well as areas for recreation.

Rev. Hopkins and the Church are aware that the Lawrenceville Highway access will require upgrading to meet Georgia DOT standards, and it may be limited to right-in/right-out use only. The intent is for parishioners exiting to the east or south to use Rebecca Street and Ridgecrest Drive to access the traffic light.

Rev. Hopkins indicated that construction would not begin immediately. The Church would reduce its indebtedness prior to seeking a loan to construct the building.

Mr. Merrill invited those opposed to the application to speak to the Commission.

Mr. Bill Atkinson spoke first. He had a number of concerns among them:

The neighborhood has not had sufficient time to review the proposal;

The buffer along the west boundary should be at least 50';

Relocate the parking away from the homes adjacent to the west; and

Require that lighting would not affect the adjacent homes.

Mr. Atkinson requested that the application be tabled to allow time to review and meet with the applicant.

Ms. Karen Still agreed with Mr. Atkinson's concerns and requested that the Commission table the application to provide for an opportunity for the neighborhood and the applicant to meet and discuss the project.

Ms. LaVada Owens agreed with the two previous speakers. She also raised the issue of how storm drainage might adversely affect her property. She indicated that there had been problem previously.

Mr. Hopkins spoke in rebuttal. He indicated that the Church was agreeable to having the application tabled for a month to allow the neighborhood and the applicant to meet.

Mr. Merrill asked if the Commission had a motion regarding this application. Mr. Smith moved that RZ-10-02 be tabled until the next Planning Commission meeting scheduled for June 14, 2010 at 7:00 p.m. The motion was seconded by Mr. Childers. The motion passed 4 – 0.

Old Business

1. Amendment to Zoning Ordinance

Section 13/3(2)

Mr. Merrill explained that Staff had not received an opinion from City Attorney Matthew Benson regarding the revision of Section 13.3(2), and suggested that tabling the issue for a month would be in order. Mr. Moore moved that the issue be tabled. Mr. Roberts seconded. The motion passed 4 – 0.

Work List

1. Review uses that require Special Use Permits.

Mr. Merrill reminded the Commission that at the last meeting discussion had stopped as we discussed Special Uses in the BG district at Outdoor Theaters. The Commission decided to leave Outdoor Theaters as is. The Commission continued its discussion until it completed its review of Special Uses in the BG district. Mr. Merrill asked Staff to begin to make the recommend changes to the ordinance in a format that depicted the current status and the proposed changes. Staff concurred and will begin that process.

Mr. Merrill inquired if there was a motion to adjourn. Mr. Childers made the motion. Mr. Moore seconded. The motion passed 4 – 0.

The meeting was adjourned.

John Merrill, Chairman
Planning Commission

J. Dennis Billew, Director
Planning and Zoning