

**Planning Commission
Minutes
December 14, 2009**

Eron Moore	Present
William Childers	Present
Leon Smith	Present
Charlie Roberts	Absent

Mr. Moore called the meeting to order

Mr. Moore declared that the commission had a quorum.

Minutes were approved for October 12th 2009 a motion was made by Mr. Smith and seconded by Mr. Childers. 2-0

OLD BUSINESS

There was no old business

NEW BUSINESS

Mr. Moore asked the commissioners if they would like to entertain a motion to move item one in front of item two in order to minimize the time the applicant would have to be present at the meeting. A motion was made by Mr. Smith and was seconded by Mr. Childers. 2-0

- 1. SU-09-10
Richard and Myrna Blanton
905 Grayson Hwy
5 / 139 / 043**

Automotive Sales and Service

Mr. Moore asked if the applicant was present. Mr. Ferguson gave the Planning and Zoning report. Mr. Eric Johanson made the applicant presentation. Mr. Moore asked if there was any opposition. Ms. Mary Thompson spoke not in opposition or for approval but challenged the commission if approval was made to infringe upon the applicant, standards and conditions that would lead to a quality final product. Her main concern was that Grayson Hwy serves as a gateway to the city and she wished that the city maintained superior development in this area.

Mr. Johanson then fielded questions from the commission regarding quality and intent of the applicant. Much discussion was had. Mr. Childers stated that he was disturbed that there was no one to speak in opposition to the application due to the surrounding residential neighborhood. Mr. Johanson reiterated that all required notifications to surrounding property owners had been made. Mr. Moore then entertained a motion. Mr. Smith made a motion for approval with the conditions that were included in the application by the applicant, revising only condition ten (10) to state that a maximum of two (2) portable metal risers be allowed at one time. Mr. Childers seconded the motion. 2-0

Conditions are as follows:

1. To allow all uses currently permitted within the BG zoning district and for the Special Use(s) of Automotive Sales and Automotive Service.
2. The existing ±6,000 square foot metal building shall be utilized with the façade changes to the front façade and the side façade used for primary entrance into the service bays.
 - a. Front Façade upgrades: The front façade change will entail removal of the existing garage doors and an upgraded building skin consisting of a combination of Storefront Glazing Systems, masonry elements, and accents of EIFS, metal and/or steel trim work.
 - b. Side Entry Façade upgrades: The side entry façade changes to the existing service bay entrances will entail possible additions and/or subtractions of the roll up garage doors, and a 36 inch tall water table consisting of materials of the predominant masonry elements matching the front façade changes.
 - c. Balance of the Existing Building: The balance of the existing building will utilize the existing metal facades/trim work and will be painted to match the predominant color palate of the front façade changes.
3. All garage doors accessing the automotive service bays of the Subject Property shall be side entry and shall not be oriented directly facing Grayson Highway.
4. All repair work on the Subject Property shall be for automobiles owned or in possession of the Applicant/Property Owner. No repair work shall be performed outside the limits of the building.
5. The automotive service areas shall be equipped with floor drains and connected to a minimum 500 gallon oil/water separator to treat any garage surface runoff prior to entry into the sanitary sewer system.
6. Provide insulation along all interior walls and roof portions of the automotive service areas of the existing retrofitted structure, to aid in the abatement of noises being emitted.
7. Provide either a 20 foot natural buffer, or a 20 foot re-graded and re-planted buffer, adjacent to all residentially zoned properties. If the Applicant/Property Owner chooses a natural buffer, the 20 foot natural buffer shall be supplementally planted per the minimum specifications of the City of Lawrenceville buffer guidelines, as mutually agreed to by the City Planning and Zoning Staff and the Applicant/Property Owner. If the Applicant/Property Owner chooses to provide a 20-foot re-graded and re-planted buffer, the 20-foot area shall include a minimum 4-foot tall earthen berm and two staggered rows of 6 to 8 foot tall evergreen trees spaced on 15-foot centers. The

evergreen trees shall contain an equal distribution of Thuga Green Giants and Tree Form Hollies.

8. To permit the sale of any automobile at a distance of at least 25 feet from any residentially zoned property.
9. Provide a 15-foot landscape strip outside the right of way of Grayson Highway. The 15-foot landscape strip shall be planted with a single row of 2-inch caliper Willow Oaks or other similar street tree.
10. To allow a maximum of six (6) portable metal risers for the display of automobiles for sale provided said metal risers do not exceed 48 inches in height and are painted black. NOTE-Planning Commission motion amended this item to only allow a maximum of two (2) portable metal risers.

The Applicant/Property Owner has the right to seek a variance to any potential stream buffering requirements of the City of Lawrenceville and the State of Georgia, and to comply with the results of said variance(s) if the drainage ditches carrying adjacent properties runoff are determined to be protected Waters of the State and require any protection. The Applicant/Property Owner is not admitting or denying the classification of said drainage ditches on the Subject Property but raises this for the right to seek a third party decision of said features, if necessary.

2. Definition of Family

Regulations of Assisted Living Facilities and Congregate Living Facilities

Mr. Moore asked for a presentation of the proposed zoning ordinance revisions regarding the regulations of Assisted Living Facilities and Congregate Living Facilities. Melody Glouton, a representative of the cities attorney office, made the presentation. Mr. Smith made a motion to approve as presented. Mr. Childers seconded the motion. 2-0

The meeting was adjourned

Eron Moore

Josh Ferguson, Interim Director of
Planning and Zoning