Planning Commission
January 14, 2008

Richard Johnson, Chairman	Present
John Merrill	Present
Eron Moore	Present
Dennis Norton	Present

Staff Present:
Bill Kingsbury, Planner

Chairman Johnson called the meeting to order at 7:02 PM and declared a quorum present.

APPROVAL OF PREVIOUS MINUTES

Chairman Johnson asked if there were any changes to the previous minutes. Two changes for the December10 meeting were noted. In the third paragraph on the fourth page, under ADDITION TO OVERLAY DISTRICT MAP, "A motion made by Mr. *N*orton and . . . " On the fifth page, the second paragraph should read, "…it was *passed* 3-0.

APPROVAL OF AGENDA

Chairman Johnson asked if there were any proposed changes for today's agenda. Hearing none, he asked for a motion to approve the agenda. The motion was made by and seconded and carried 3-0.

OLD BUSINESS

RZ-07-13, Crown Properties 1091 Grayson Highway 5-139-005

At the December Planning Commission Meeting, the Commission tabled this item in order for the applicant and neighbor representatives could meet and attempt to resolve any differences between the two.

Chairman Johnson asked if the applicant was present. Mr. Todd Hogan came forth and presented a revised plan. Mr. Hogan stated that he and Mr. Larry Cheesman, Consultant, and Jim Clower, Real Estate Broker met with the neighbor representatives. He stated that all but one of the issues had been resolved. Later Mr. Lance Pape representing neighbors on Old Johnson Road presented the terms that had been discussed.

The one item that had not been fully resolved to the satisfaction of the neighbors on Old Johnson Road was the buffer between the proposed development and the neighbor's homes. The neighbors requested a 40-foot buffer of which 20 feet would be undisturbed.

Mr. Hogan stated that he could provide a 40-foot buffer of which 17.5 feet would be undisturbed.

Mr. Pape indicated that he and his other neighbors were satisfied that their other request had been met.

Mr. Norton and Mr. Merrill asked the applicant if the owners of the adjoining properties to the north of the proposed development had been contacted since the December Planning Commission meeting. Mr. Chessman stated that they had not.

After much discussion, the Chairman asked for a motion. Mr. Norton made the following motion: The plan as presented be approved with the follow conditions: That the property to the back of the parcel be zoned OI and the front zoned BG. That there be a 40 foot buffer zone along the border with Northfield Subdivision Unit II, Lots 33 and 34, including a 30 foot undisturbed buffer adjacent to the lots and an additional 10 foot buffer. Also, that there be a 15 foot landscaped buffer along the border with Carmel East, Unit Three, Lots 21 and 22. Also, that the proposed office building have a setback from the northern property line of 25 feet. Mr. Moore seconded the motion.

Mr. Merrill then asked to amend the motion to include the requirements set forth in the comments received earlier from Gwinnett County, known as "ATTACHMENT B" with the following changes. The addition of "title-pawn shops" as prohibited uses in paragraph 1.A. And the exclusion of Paragraph 2.B relating to buffers; and the following wording in Paragraph 2.E; "Hours of dumpster pick up shall be limited to between 7:00 a.m. and 7:00 p.m." This was seconded and carried 3-0

Mr. Moore then made a motion to amend the original motion to include the following: *Developer to provide a three-year bond to ensure the survival of landscaped plants for the long term;* and, *the fence around the storm water detention pond should be "decorative" (i.e., color coated black or dark green chain-link).* This was seconded and carried 3-0.

The Chairman then called for a vote on the original motion as amended. It carried 3-0,

NEW BUSINESS

AMENDMENTS TO THE ZONING ORDINANCE

Section 6.2 Definitions

The Chairman asked for the staff report. Mr. Kingsbury stated that the City Attorney has recommended the additions to the Zoning Ordinance's definitions. A motion was made to approve the additional definitions; it was seconded and carried, 3-0.

Section 6.1 Modify permitted accessory uses

The Chairman asked for the staff report. Mr. Kingsbury stated that the City Attorney has presented the changes. They appear to be numbering corrections.

A motion was made to approve the changes; it was seconded and carried, 3-0.

SU-08-02 TitleMax of Georgia 575 W. Pike Street Parcel 5-130-005

Chairman Johnson introduced the item and asked for staff recommendation. Mr. Kingsbury stated that the business was moving from one suite to another in the same strip-center, there was not another Title/Pawn shop within 1000 feet of the site, and thus recommends approval.

The Chairman called upon a representative from TitleMax to present the request. He stated that they would close the office they now occupy in the center and move to the other suite.

Mr. Merrill made a motion to approve the Special Use Permit; it was seconded by Mr. Norton and carried 4-0.

SUDIVISION SKETCH PLAT Stephens 316 Park – Unit 1 Parcel 5-177-56

Chairman Johnson introduced the item and asked for staff recommendation. Mr. Kingsbury stated that the Planning and Engineering Departments have reviewed the plans and the sketch plat meets all minimum standards, and thus the staff recommends approval.

Mr. Merrill made a motion to approve the Sketch Plat; it was seconded by Mr. Norton and carried 3-0.

OTHER BUSINESS

Chairman Johnson asked if there was an additional business or staff reports. Hearing none, he asked for a motion to adjoin. Said motion was received, seconded and carried 3-0

The Meeting adjourned at 8:57 PM.

Richard Johnson, Chairman

G. William Kingsbury, Planner