

PLANNING COMMISSION REGULAR SESSION

February 12, 2007

	Present
Chairman Richard Johnson	Absent
Mr. John Merrill	X
Mr. Eron Moore	X
Mr. Charles Mathis	X
Mr. Dennis Norton	X

Vice Chairman John Merrill called the February 12, 2007 regular session of the Lawrenceville Planning Commission to order at 7:01 P.M. Vice Chairman Merrill declared a quorum with Chairman Richard Johnson absent.

Vice Chairman Merrill then entertained a motion to approve the agenda. Mr. Eron Moore made a motion to move RZ-07-02 and RZ-07-03 to the March meeting and to approve the amended agenda. Motion seconded by Mr. Charles Mathis. Motion carried 3-0.

Vice Chairman Merrill then entertained a motion to approve the previous minutes from the January 9th work session and the January 15th regular session of the Planning Commission. Mr. Moore made the motion to approve the January 9th minutes. Seconded by Mr. Mathis. Motion carried 3-0. Mr. Moore then made a motion to approve the January 15th minutes. Seconded by Mr. Mathis. Motion carried 3-0.

The first item of old business was the consideration of a new zoning classification—BI (Business Intense). Mr. Dennis Norton made a motion to not recommend the creation of the BI district. Motion seconded by Mr. Mathis. Motion carried 3-0.

The first item of new business was RZ-07-01 a rezoning request by Professional Equities to rezone the parcel at 823 North Clayton (5-145-056) from RS-150 to BG. Mr. Robert Rennie gave the report for the Planning Department recommending OI (Office Institutional) with 10' rear and 25 side buffers and 15' landscape strip. The planning department further recommended these minimal buffers expanded by 50 percent if zoned BG (Business General). Mr. Dave Whitten, President of Professional Equities gave his presentation on the rezoning request and distributed pictures of the exact kind of office warehouse condominium project he intended to build. Commissioners had several questions of the applicant. Mr. Danny Gravitt then spoke in support of the revised project, but expressed concerns about noise since the property adjoined his mother's property. Mr. Mahlon Burson spoke in favor of the rezoning. After much discussion Mr. Norton made the motion to recommend rezoning to BG with the following stipulations: 1) All light facing down, not across; 2) no equipment in side or rear yard; 3) no outside work; 4) no automotive or motorcycle sales or repair; 5) office warehouse only; 6) awnings to be metal; 7) front parking to be moved to rear; 8) loading spaces to be moved to the front; 9) 4 sided brick; 10) owner occupied only—no rental of space; 11) design per photos presented; 12) rezoned for this project only; 13) no rear doors; 14) mandatory condo association on plat; 15) 15' side yard buffers along single family zoning and 50' centerline

right of way along north Clayton; 16) 15' landscape strip in front; 17) 10' buffer along multi-family zoning; 18) Leyland cypress around perimeter. Motion seconded by Mr. Mathis. Motion carried 3-0.

There were no other reports from the planning department or from other commissioners.

Having no further business Vice Chairman Merrill entertained a motion to adjourn. Motion to adjourn made by Mr. Moore. Seconded by Mr. Mathis. Meeting was adjourned.

John Merrill, Vice-Chairman
Planning Commission

Robert A. Rennie, Planner
Planning, Zoning & Inspections