

BOARD OF ZONING APPEALS

Minutes

March 25, 2013

Eron Moore, Chairman	Present
Ronnie Allen	Present
Mark Burson	Present
John Pentecost	Absent
Bill Perkins	Present

Chairman Moore called the meeting to order at 6:00 pm and declared a quorum present.

Mr. Moore asked for the approval of the prior meeting minutes. A motion was made by Mr. Perkins to approve the prior meeting minutes of January 28, 2013. The motion was seconded by Mr. Allen. The motion carried. 3-0

OLD BUSINESS

None.

NEW BUSINESS

- 1. V-13-02**
Brandon Vaughan on behalf of
Wayne Real Estate
Lawrenceville, GA 30046
7-009-027
To allow reduction of minimum required
parking spaces from seventy-nine (79) to
forty-seven (47)

Mr. Moore asked for a presentation from the Planning Department. Mr. Ferguson gave the report and stated that the large tract which was previously occupied by K-Mart and Hobbie Lobby was purchased by Gwinnett Medical Center. Gwinnett Medical Center wished to subdivide the outparcel which is occupied by Stevie B's restaurant and sell the outparcel. Mr. Ferguson explained that when the Minor Subdivision Plat was reviewed by the Planning Department, the proposed outparcel did not meet the parking requirements for the existing use. Mr. Ferguson recommended approval with the condition that the remainder of the required parking must be met through a permanent easement from the parent tract.

Mr. Moore asked if the applicant was present. Mr. Brandon Vaughan gave the presentation and confirmed Mr. Ferguson's report.

Mr. Moore asked if there was any opposition to the variance request. There was none.

Mr. Moore then entertained a motion. Mr. Allen made a motion to approve the variance with the condition that the remainder of the required parking must be met through a permanent easement from the parent tract. Mr. Burson seconded the motion. The motion carried. 3-0

2. **V-13-04**
Jon Stewart of Elite Sports
905 Grayson Highway
Lawrenceville, GA 30046
5-139-043

**To allow encroachment of City of
Lawrenceville 25' impervious stream
buffer**

Mr. Moore asked for a presentation from the Planning Department. Mr. Ferguson gave the report and stated that the applicant had previously been before the Board of Appeals to request a setback variance that was granted. Mr. Ferguson explained that through the development permit process, the applicant's engineer noted existing state waters on the proposed plans. Per development regulations, the City of Lawrenceville requires a 25' impervious stream buffer that the applicant proposed to develop within. Mr. Ferguson recommended approval of the variance as requested because the buffer does not exist and there is existing impervious parking located within the buffer.

Mr. Moore asked if the applicant was present. Mr. Stewart gave the presentation and confirmed Mr. Ferguson's report.

Mr. Moore asked if there was any opposition. There was none.

Mr. Moore entertained a motion. Mr. Allen made a motion to approve the variance request as presented. Mr. Perkins seconded the motion. The motion carried. 3-0

Mr. Moore asked if there were any other reports from staff or Board members. There were none.

Mr. Moore then called for a motion for adjournment. Mr. Allen made a motion to adjourn. Mr. Perkins seconded the motion. The motion carried 3-0

Eron Moore, Chairman

Joshua M. Ferguson, Director
Planning and Zoning Department