

**Planning Commission
Minutes
February 17, 2014**

Charlie Roberts	Absent
Eron Moore	Present
Marshall Boutwell	Present
Bob Strickland	Present
Sandy Futch	Present

Mr. Strickland called the meeting to order.

Mr. Strickland determined that a quorum was present.

Mr. Strickland called for the approval of prior minutes. Mr. Boutwell made a motion to approve the minutes of the January 21, 2014 meeting. Mr. Moore seconded the motion. The motion carried. 3-0.

OLD BUSINESS

None

NEW BUSINESS

- | | |
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| 1. SU-14-02
Tom Hollis on behalf of
Colonial Buick GMC
850 Collins Hill Road
Lawrenceville, GA 30046
7/010/056 | To allow an Automotive
Repair Shop in a BG zoning
classification |
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Mr. Strickland asked for a report from the Planning Department. Mr. Ferguson gave the report and explained that the business had been in operation for some time under the occupational tax certificate of the Colonial Buick GMC dealership as an accessory use. Once the dealership closed at this location, the Automotive Repair Shop was no longer a legal non-conforming use. Mr. Ferguson stated that his department could not issue an occupational tax certificate for the Automotive Repair Shop unless a Special Use Permit had been approved. Mr. Ferguson recommended approval of the application with the following conditions:

1. Even though some of the service bays can be seen along Highway 316, they do not directly face Highway 316. Existing buildings shall be allowed to remain as they are built, including two office trailers. An exception to this condition shall be all storage containers and storage sheds which shall be removed within three (3) months of approval of the Special Use Permit.
2. Due to recent right-of-way acquisition by the Georgia Department of Transportation, a fifteen (15) foot landscape strip requirement along the front of the property is not

ideal. In lieu of this requirement, the applicant shall be required to install twenty-four (24) parking lot trees within the two landscape islands in the main parking lot adjacent to Collins Hill Road and Highway 316. Required parking lot trees shall be similar to Red Maple and shall be planted twenty-five (25) feet on center. Minimum size at time of planting shall be three (3) inch caliper.

3. Overnight parking is permitted in the rear yard only and parking must be screened from view with a minimum six (6) foot opaque fencing. Fencing shall not be chain link with inserts.
4. Parking of all vehicles to be repaired shall occur in the rear yard within the required opaque fencing. Parking in the lot adjacent to and visible from Highway 316 shall only be available for employee vehicles and temporary customer parking.
5. Under no circumstances shall an owner or occupant of any property keep any junk, scrap, metal, rags, paper, abandoned, wrecked, or junked or scrap material or any parts thereof. This requirement shall include old, damaged, dilapidated or visually undesirable carts, trailers, portable buildings or similar items.
6. Sign twirling is prohibited on the property.

Mr. Strickland asked if the applicant was present. Mr. Hollis gave the presentation. Mr. Hollis explained that the dealership was required to move because of the GDOT road work that was under construction on Collins Hill Road and Hwy 316. Mr. Hollis stated that instead of leaving an empty building which would be susceptible to vandalism, he decided to continue operation of his body shop. Mr. Hollis said his ultimate goal was to sell the property to Georgia Gwinnett College and would have already done so if the College had the funds.

After some discussion, Mr. Strickland asked if there was any opposition to the application. There was none. Mr. Strickland then called for a motion. Mr. Boutwell made a motion to recommend approval of the application with the following conditions:

1. Approval of the Special Use Permit shall only be valid for a period of twelve (12) months after the date of adoption.
2. The Automotive Repair Shop shall be screened with minimal planting materials as agreed to by the applicant and Planning Department.

Mr. Moore seconded the motion. The motion carried. 3-0

Mr. Strickland asked if there were any further reports from staff or Planning Commissioners. Mr. Ferguson reported that the March 24, 2014 date had been set for a zoning training session conducted by the City Attorney, Mr. Lee Thompson.

Having no further business, Mr. Strickland entertained a motion to adjourn. Mr. Moore made a motion to adjourn. Mr. Boutwell seconded the motion. The motion carried. 3-0

Robert Strickland, Vice Chairman
Planning Commission

Joshua M. Ferguson, Director
Planning and Zoning Department