

**Planning Commission
Minutes
March 18, 2013**

Charlie Roberts	Present
Eron Moore	Present
Keith Roche	Present
Bob Strickland	Present
Sandy Futch	Present

Mr. Roberts called the meeting to order.

Mr. Roberts determined that a quorum was present.

Mr. Roberts called for the approval of prior minutes. Mr. Strickland made the motion to approve the minutes of the January 22, 2013 meeting. Mr. Roche seconded the motion. The motion carried. 4-0

OLD BUSINESS

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| 1. SU-12-07
Sergio Hernandez
1114 Grayson Highway
Lawrenceville, GA 30046
5-139-310 | To allow Automotive
Emissions facility in a BG
(Business General) zoning
classification |
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Mr. Roberts asked for a report from the Planning Department. Mr. Ferguson gave the report. Mr. Ferguson stated that the Planning Department recommendation was for denial of the application primarily because the facility was constructed with the purpose of being a self-service business and does not have restroom facilities for on-site employees or customers. Mr. Ferguson stated that while his recommendation was for denial, he included a list of conditions that he recommended if the application was approved.

Mr. Roberts asked if the applicant was present. Mr. Hernandez gave a presentation and stated that his intent was to enclose the car wash bay and construct a garage door facing Grayson Highway. Mr. Hernandez also stated that because of his business model there is no need for restroom facilities. Mr. Moore asked the applicant if he was associated with the owner of the property. Mr. Hernandez said the only association was that he will be leasing the car wash bay for this operation.

Mr. Roberts asked if there was any opposition. There was none. Mr. Roberts then called for a motion. Mr. Roche made a motion to recommend denial of the application, but to recommend the following conditions proposed by the Planning Department if the application was approved:

- 1) The bay facing Grayson Highway in which the business is to be operated must be enclosed with materials that match the existing building façade to screen any equipment from view.
- 2) No outdoor storage of any materials or equipment shall be permitted.

- 3) No work or testing shall be conducted on the outside grounds of the establishment.
- 4) Restroom facilities are required to be installed to meet the needs of onsite employees and customers waiting for service.
- 5) Deciduous street trees similar to Red Maple shall be required to be planted thirty (30) feet on center along the frontage of Grayson Highway.
- 6) All employee parking must occur in the rear of the building and no overnight parking shall be permitted.
- 7) Applicant shall be required to remove legal non-conforming sign and permit a new freestanding sign which meets all requirements of the Zoning Ordinance.
- 8) Soliciting to the motoring public is prohibited.

Mr. Strickland seconded the motion. The motion carried. 4-0

NEW BUSINESS

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| <p>1. SU-13-01
 Mitch Peevy on behalf of
 Markert Motor Works
 199 East Crogan Street
 Lawrenceville, GA 30046
 5-174-020</p> | <p>To allow Automotive
 Repair Shop in a BG
 (Business General) zoning
 classification</p> |
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Mr. Roberts asked for a report from the Planning Department. Mr. Ferguson gave the report. Mr. Ferguson stated that the Planning Department recommendation was for denial of the application primarily because the parking and access was not adequate at this site for the proposed use. Mr. Ferguson said that on numerous site inspections he witnessed the applicant parking vehicles in a required access isle. Mr. Ferguson stated that while his recommendation was for denial, he included a list of conditions that he recommended if the application was approved.

Mr. Roberts asked if the applicant was present. Mr. Mitch Peevy gave the presentation on behalf of the applicant. Mr. Peevy gave a history of how the applicant came to occupy the property and operate a use that is only allowed under a Special Use Permit. Mr. Peevy stated the applicant is a new young business owner and is trying to operate his business by obeying all City of Lawrenceville regulations but was given bad information. The Planning Commission allowed the owner of the business an opportunity to explain the situation and his business operation further.

After much discussion, Mr. Roberts asked for a motion from the Planning Commission. Mr. Roche made a motion to recommend denial of the application, but to recommend the following conditions proposed by the Planning Department if the application was approved:

- 1) Automotive Repair Shop business must be restricted to the rear basement portion of the principal structure only.
- 2) No other businesses shall be allowed to operate in any suites located in the rear basement portion of the principal structure as long as an Automotive Repair Shop business is in operation.

Mr. Roberts asked if there were any other comments or reports from staff or other Planning Commission members. Mr. Strickland asked Mr. Ferguson if he was still working on training for the Planning Commission members. Mr. Ferguson stated that there were still available funds in the budget for the training but he had not been able to schedule the date.

Mr. Roberts entertained a motion to adjourn. Mr. Moore made a motion for adjournment. Mr. Roche seconded the motion. The motion carried. 4-0

Charlie Roberts, Chairman
Planning Commission

Joshua M. Ferguson, Director
Planning and Zoning Department