

**Planning Commission
Minutes
October 20, 2014**

Charlie Roberts	Present
Eron Moore	Present
Marshall Boutwell	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 of September 15, 2014. Mrs. Futch made a motion to approve the minutes. Mr. Strickland seconded the motion. The motion carried. 4-0.

Mr. Roberts asked if there were any additions or deletions to the proposed agenda. Mr. Boutwell made a motion to alter the order of agenda items by hearing item number four second and amending the order of the other items accordingly. Mr. Moore seconded the motion. The motion carried. 4-0

OLD BUSINESS

None

NEW BUSINESS

- 1. SU-14-23
Mr. Richard Chase on behalf of
Sunbelt Warehouse Inc.
361 Industrial Park Drive
Lawrenceville, GA 30046
5/177/027G**

**To allow:
1) Commercial
Vehicle Parking
(Tractor and/or
Trailer)**

Mr. Roberts asked for a report from the Planning Department. Mr. Ferguson stated that the applicant had not met the notification requirements to surrounding property owners and therefore the staff recommendation at this time is for the Planning Commission to table the item.

Mr. Roberts entertained a motion. Mr. Strickland made a motion to table the item. Mr. Boutwell seconded the motion. The motion carried. 4-0

- 4. Amendment to Zoning Ordinance
Article VIII and X**

**Recommendation
concerning Banners,**

**Awnings, and
A-frame signs in the
9-block area**

Mr. Roberts asked for a report from the Planning Department. Mr. Ferguson gave the report and explained that there had been some interest from City Council Members and local downtown businesses to revise the ordinance which would provide an avenue for approval of specific signage and awnings that would not be allowed in other areas of town because of challenges that downtown business face due to the buildings being located on the property line. Mr. Ferguson stated that the staff recommendation is for approval.

Mr. Roberts asked if the Planning Commission members had any questions. Mr. Boutwell stated that in the past, it was his understanding that the ordinance only allowed banners for limited time periods. He then asked if under this amendment a business like the Peach State Credit Union would be allowed to have a permanent banner. Mr. Ferguson stated that the amendment would allow for the Peach State Credit Union to request approval through the Architectural Review Board for a permanent banner.

Mr. Roberts then called for a motion. Mr. Boutwell made a motion to recommend approval of the amendment. Mr. Strickland seconded the motion. The motion carried. 4-0

**2. Amendment to Zoning Ordinance
Article VII**

**Recommendation
concerning minimum
house size in RS-180
and RS-150 zoning
districts**

Mr. Roberts asked for a report from the Planning Department. Mr. Ferguson gave the report and stated the current ordinance requires a minimum 1400 square feet house for both zoning districts and the proposed amendment would require 1600 square feet minimum for RS-150 and 1800 square feet minimum for RS-180. Mr. Ferguson stated that there had previously been some issues with homes being built in subdivisions that had no covenants which was the cause for the proposal. Mr. Ferguson stated that the staff recommendation was for approval.

Mr. Roberts asked if there were any questions from the Planning Commissioners. Mr. Boutwell asked Mr. Ferguson if the amendment would prohibit a developer from developing a neighborhood with minimum home sizes of 1400 square feet or less. Mr. Ferguson stated that the amendment pertains only to RS-150 and RS-180 and that with any newly proposed single-family detached subdivision, the developer would have to get approval from the City Council. Through the subdivision process, the developer could seek from the Council a waiver of the requirement. Mr. Boutwell stated that it was his opinion that the minimum house size should be determined by the market and not imposed by the local government.

Mr. Roberts then called for a motion. Mrs. Futch made a motion to recommend approval of the amendment. Mr. Strickland seconded the motion. The motion carried. 3-1 (Mr. Boutwell voted in opposition of the motion)

**3. Amendment to Zoning Ordinance
Article VIII**

**Recommendation
concerning Outdoor
Work**

Mr. Roberts asked for a report from the Planning Department. Mr. Ferguson gave the report and stated that through a review of the ordinance, staff and code enforcement officers noted and inadequacy concerning the ability to regulate or prohibit businesses from conducting work outside of their building. Mr. Ferguson stated that the staff recommendation was for approval.

Mr. Roberts asked if there were any questions from the Planning Commissioners. There were none. Mr. Roberts then called for a motion. Mr. Boutwell made a motion to recommend approval of the amendment. Mr. Moore seconded the motion. The motion carried. 4-0

Having no further business, Mr. Roberts entertained a motion to adjourn. Mr. Moore made a motion to adjourn. Mr. Strickland seconded the motion. The motion carried. 4-0

Charlie Roberts, Chairman
Planning Commission

Joshua M. Ferguson, Director
Planning and Zoning Department