

**Planning Commission
December 10, 2007**

Richard Johnson, Chairman	Present
John Merrill	Present
Eron Moore	Present
Dennis Norton	Present

Charles Mathis	Absent
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Staff Present:

Brad Leonard, Director of Planning and Development
Bill Kingsbury, Planner

Chairman Johnson called the meeting to order at 7:00 PM and declared a quorum present.

APPROVAL OF PREVIOUS MINUTES

Chairman Johnson asked if there were any changes to the previous minutes. Two changes for the November 19 meeting were noted. In the second paragraph it should read, "Chairman *Johnson* asked if there were any changes . . ." The second change is in the last paragraph in the discussion of the AMENDMENT TO THE USED CAR ORDINANCE. It should read, "There was additional discussion and it was agreed that existing laws should be enforced."

It was moved and seconded that the minutes of the November 19 meeting be approved with corrections, the motion past 3-0.

APPROVAL OF AGENDA

Chairman Johnson asked if there were any proposed changes for today's agenda. Hearing none, he asked for a motion to approve the agenda. The motion was made, seconded and past 3-0.

OLD BUSINESS

RZ-07-12, Sudhir Malhotra, 435 Scenic Highway 5-166-083

Brad Leonard gave the staff report stating that this item had been returned to the Planning Commission from the City Council because the applicant had not presented an acceptable development plan.

Chairman Johnson then asked if the applicant was present. He was not.

Mr. Merrill then made a motion to table the item; Mr. Moore seconded, the motion past 3-0.

RZ-07-13, Crown Properties

1091 Grayson Highway

5-139-005

Mr. Leonard stated that this item has been returned by City Council due to revisions in the site plan and also presented comments from Gwinnett County.

Chairman Johnson asked if the applicant was present. Mr. Larry Chessman came forth and presented a plan. The plans shows the first 300 feet of the property measured from Grayson Highway to be zoned for BG. An 11,000 square foot retail building is proposed for this area. Mr. Chessman asked that the back portion of the property be zoned O-I and proposes a 7,000 square foot office building. The plan shows a retention pond in the southwest corner of the property near the residential development on Old Johnson Road.

Planning Commission members then asked Mr. Leonard about comments received from Gwinnett County. Mr. Leonard stated that the county no longer has any objections to the rezoning if the conditions placed on the property met at a minimum the conditions that were proposed by the county and as now shown in the most recent plan.

Chairman Johnson then asked if there was any opposition to the rezoning. Six individuals living on Old Johnson Road spoke in opposition. The objections included intrusion of a non-residential use into a residential area, removal of a wooded area, the possible presence of a use that will generate light at night, noise from early morning or late night trash collection, and storm water drainage from the site.

The applicant, Mr. Chessman, spoke again. He indicated that he would work with those on Old Johnson Road. Mr. Merrill inquired if Mr. Chessman would agree to table his request, work with the neighbors and return in January.

Mr. Merrill then made a motion to table the request until the January meeting. Mr. Moore second the motion. Additional discussion followed with Mr. Norton stating that he thought the plan was no better than the original plan and that if the applicant was interested in working with the neighbors he had plenty of time to do so. He also expressed concern about the neighbors living to the north of the parcel, and indicated that they should be part of any discussions on the future use of the parcel.

A vote on the motion to table was taken. It passed with Mr. Merrill and Mr. Moore voting, "Yes"; and Mr. Norton voting, "No".

NEW BUSINESS

RZ-07-17 City of Lawrenceville 600 Block of Old Norcross Parcel No: (None)

Mr. Leonard presented the request. The land, currently owned by a railroad, has no zoning. If it is to be used for other purposes it must have zoning. An adjoining landowner has expressed interest in purchasing the land. The lots immediately abutting the parcel are zoned LM. The staff recommends LM for this parcel.

No one was present to support or object to the zone change.

Planning commission members asked questions about the surrounding land use. After this discussion, a motion was made by Mr. Merrill; seconded by Mr. Moore to recommend designating the property as LM. The motion passed 3-0.

RZ-07-18 R@J Sugarloaf, LLC 6600 Sugarloaf, LLC 5-085-007

Mr. Kingsbury presented the staff recommendation of denial. The applicant, in their application, did not show that the zone change from BN to BG provides the applicant any additional uses then the current zoning.

Chairman Johnson called upon the applicant to make a presentation. The applicant was not present.

Motion was made by Mr. Norton to recommend denial; Mr. Moore seconded; the motion passed 3-0.

SU-07-07 Capital Rental Inc 425 Pike Street 5-144-032

Mr. Kingsbury presented the staff recommendation of denial. A car wash operates on the premise, and addition asphalt was added to accommodate the existing business. Thus there is no room for a business that relies heavily on outdoor space for inventory.

Chairman Johnson called upon the applicant to present the request. Ms. Hellen Joyce presented the request stating that she wishes to place a Dollar Rental Car agency at this location using a small portion the car wash offices for a rental office. Few vehicles would be stored on the site. The main storage area would be down the street at Thrifty Rental Car agency at 455 Pike St. (Both rental car firms are owned by the same company). When asked why she wants two agencies so close to each other, she said they are very lucrative.

Chairman Johnson asked if there was any opposition. Ms. Mary Thompson addressed the Planning Commission. She stated that they are too many auto related businesses in the

area, and presented a map showing the auto related businesses along Pike Street between GA 316 and Langley Drive. She stated that Pike Street is the gateway to the downtown area and its appearance needs to be improved.

A motion to recommend denial was made by Mr. Moore and seconded by Mr. Norton. The motion passed 3-0.

AMENDMENTS TO THE ZONING ORDINANCE

ADDITION TO OVERLAY DISTRICT MAP East side of North Clayton between CSX Railroad and Reid Street 5-146C-034, 033, 032A

Mr. Leonard stated that Ms. Linda Nash has been in discussions with the Downtown Development Authority concerning the redevelopment of a warehouse facility in the depot area. It is the DDA recommendation that the property be brought into the Downtown Overlay District as Live-Work B.

Chairman Johnson asked Ms. Nash to address the commission. She said the building has about 10,000 square feet of which 7,000 square feet is historical. Her thoughts at this time are to use the building for events that attract 300 to 400 people. The historical part of the building will be the main meeting area, and the remainder of the building will be used for support facilities.

Discussion followed with the Planning Commission members praising Ms. Nash's vision. A motion was made by Mr. Horton and seconded by Mr. Moore to recommend the Live-Work B Overlay for this parcel. The motion passed by 3-0.

AMENDMENT TO ZONING ORDINANCE Section 7.3 Adding Architectural Standards

AMENDMENT TO ZONING ORDINANCE Section 7.3.1 Adding Architectural Standards

The two items were combined for presentation and discussion purposes.

Mr. Leonard stated that Councilman Martin has suggested that architectural standards in RS-180 and RS-150 need to be strengthened as vacant lots are developed. The standards presented are based upon the architectural standards in RS-60.

Chairman Johnson asked for discussion. All Planning Commission members agreed the architectural standards for RS-180 and RS-150 needed to be strengthened and suggested other changes. At the end of discussion, Mr. Merrill made a motion to accept the revised

architectural standards with the recommendations of the Planning Commission. Mr. Moore seconded the motion; it was past 3-0.

(The recommendations are included in the revised amendments attached hereto.)

OTHER BUSINESS

Chairman Johnson stated that the Planning Commission meeting of September 8, 2008 as currently scheduled would be on the same night as the City Council. He asked if the other Commission members would be agreeable to changing the meeting date to the 15th; all agreed to the change.

Chairman Johnson asked if there was an additional business or staff reports. Hearing none, he asked for a motion to adjoin. Said motion was received, seconded and past.

The Meeting adjourned at 9:07 PM.

Richard Johnson, Chairman

G. William Kingsbury, Planner