

PLANNING COMMISSION MEETING

April 9, 2007

	Present
Chairman Richard Johnson	X
Mr. Eron Moore	X
Mr. John Merrill	X
Mr. Charles Mathis	X
Mr. Dennis Norton	X

Chairman Richard Johnson called the April 9, 2007 regular meeting of the Lawrenceville Planning Commission to order at 7:00 P.M. Chairman Johnson declared a quorum with all members present.

Chairman Johnson then entertained a motion to approve the agenda with a change to move the election of officers to the end and to delete the first item of old business, an amendment to change non-conforming uses to special use status; since this amendment was not ready for review. Mr. John Merrill made the motion to approve the agenda as changed, seconded by Mr. Eron Moore. Motion carried 4-0.

Chairman Johnson then asked for motion to approve the March 12 minutes. Mr. Moore had a correction on RZ-07-04; the presenters name should read Warren Swanson. Also, Mr. Merrill had an addition to the wording on the amendment of section 7.3 to include the HOA shall set rules, fees and levy fines. Mr. Merrill then made the motion, seconded by Mr. Moore. Motion carried 4-0. Mr. Merrill then made a motion to approve the March 27, 2006 work session minutes. Mr. Moore seconded the motion. Motion carried 4-0.

The first item of old business was an amendment to the zoning ordinance to remove the historical district from the downtown overlay requirements. Mr. Mike Reedy made the presentation stating that some properties in the historical district could not be considered historical and that the Downtown Development Authority would like to revisit the regulations and create a preservation ordinance. After discussion Mr. Merrill made a motion to table the amendment until new regulations were ready to be put into place. Mr. Mathis seconded. Motion carried 4-0.

The first item of new business was SU-07-03, Titlemax of Georgia, Inc., at 465 West Pike, parcel 5-144-120 to have a title pawn office. Mr. Robert Rennie gave the planning department report recommending denial since a survey had not been conducted to determine distance from other title pawn offices. Mr. Charles Cole gave the presentation for Titlemax. Ms. Mary Thompson then spoke against the special use permit. Mr. Charles Mathis then made a motion to deny the special use, Mr. Moore seconded. Motion carried 3-1 Mr. Dennis Norton opposing.

The next item of new business was SU-07-04, Rod Britton, at 279 West Crogan, parcel 5-146D-041 for Townhomes in the Downtown Overlay District. Mr. Rennie gave the report for the Planning Department recommending approval, but stating the parking was

inadequate for the site. Mr. Rod Britton made the presentation for a mixed use development at Crogan and Culver Street incorporating townhomes and retail space. After questioning by the Planning Commission, Mr. Merrill made a motion to approve with the following stipulations: 1) use parking credits to make up shortage; 2) utilities to be underground or moved; 3) applicant to have at least two (2) townhome units to be three (3) bedroom. Motion seconded by Mr. Moore. Motion carried 3-1, Mr. Norton opposing.

The next item of business was RZ-07-06, Charles Kinney, at 85 Bensons Street, parcel 5-146B-138, from RS-150 to BG for a hair salon. Mr. Rennie gave the report for the Planning Department recommending denial based upon the future land use plan and the downtown overlay district. Mr. Kinney made the presentation stating he was helping to relocate Salon 51 from North Clayton Street. Mr. Mark ???, nearby property owner expressed concerns about traffic on Benson Mr. Mathis made a motion to deny seconded by Mr. Merrill. Motion tied Mr. Mathis and Mr. Norton voting for denial and Mr. Merrill and Mr. Moore opposing. Motion for denial then carried with Chairman Johnson voting to deny.

The next item of business was RZ-07-07, LBG Associates, Inc., at 846 North Clayton, parcel 5-145-064 from RS-150 to OI. The applicant was not present and this item was tabled without objection.

The next item of business was RZ-07-08, Sudhir Malhotra, at 330 Scenic Hwy, parcel 5-141-029 from RS-180 to ON. Mr. Rennie gave the report from the Planning Department recommending approval with privacy screening and limit parking to 5 spaces. Mr. Malhotra made his presentation. Mrs. Marie Beiser had questions concerning the proposed use. Mr. Merrill made the motion to approve the rezoning to ON with 5 parking spaces and a 15' buffer on the north and rear of the property, irrespective of the house. Motion seconded by Mr. Moore. Motion was by Mr. Mathes to amend the original question to add a privacy screen to the north and east sides. Motion to amend seconded by Mr. Norton. Motion to amend carried 4-0. Chairman Johnson then called the original question. Motion carried 4-0.

The next item of business was a sketch plat revision to Green Bridge Creek to remove the traffic island at the front of the property. After review of the request by Mr. Rennie of the Planning Department, Mr. Moore made a motion to approve the revision. Motion seconded by Mr. Norton. Motion carried 3-1, Mr. Merrill opposing.

There were no reports from the Planning Department.

The final item of business was the election of officers. Mr. Rennie was nominated by Mr. Moore to serve as secretary. Mr. Merrill seconded the nomination. Mr. Rennie elected 5-0. Mr. Merrill then nominated Mr. Johnson as chairman. Nomination seconded by Mr. Mathis. Mr. Johnson elected to serve as chairman 4-0. The final nomination was made by Mr. Moore to elect Mr. Merrill to serve as vice-chairman. Nomination seconded by Chairman Johnson. Mr. Merrill was elected to serve as vice-chairman 4-0.

Chairman Johnson then announced April 17, 2007 at 6:00pm as a work session for the Multi-Use High Rise zoning classification.

Having no further business Chairman Johnson adjourned the meeting.

Richard Johnson, Chairman
Planning Commission

Robert A. Rennie, Planner
Planning, Zoning & Inspections