

## PLANNING COMMISSION MEETING

July 16, 2007

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

Chairman Richard Johnson called the June 16, 2007 regular meeting of the Lawrenceville Planning Commission to order at 7:00 P.M. Chairman Johnson declared a quorum with member Dennis Norton absent.

Chairman Johnson then entertained a motion to approve the agenda. Mr. Charles Mathis made the motion to approve the agenda. Seconded by Mr. John Merrill. Motion carried 3-0.

Chairman Johnson then asked for motion to approve the June 16<sup>th</sup> regular session minutes. Mr. Eron Moore then made the motion to approve the minutes, seconded by Mr. Merrill. Motion carried 3-0. Mr. Merrill then made a motion to approve the June work session minutes. Mr. Moore seconded the motion. Motion carried 3-0.

The first item of old business was RZ-07-07 a rezoning remand from the City Council for 846 North Clayton Street. Mr. Robert Rennie stated this was a new plan for a rezoning previously heard by the Planning Commission. The plan complied with all zoning requirements. Mr. John Merrill made a motion with stipulations that there be a 15' landscape strip on the south side a 10' landscape buffer along the adjacent RM zoning also fencing along residential zoning metal façade. Seconded by Mr. Eron Moore carried 3-0.

The first item of new business was RZ-07-10, Sam T. Samuel, at 425 Scenic Highway, parcel 5-116-084 for a real estate office. Mr. Robert Rennie gave the planning department report. Mr. Sam Samuel then answered questions concerning the property. Mr. Charles Mathis then made a motion to approve the rezoning to OI with the planning department recommendation to add a full fence and enhance vegetative screening on rear of property with Leyland cypress 6' to 10' on center or similar. Motion seconded by Mr. Merrill. Motion carried 3-0.

The next item of new business was RZ-07-11, Jim Caswell, at 705 New Hope and 72 Ruth Street to rezone from RS-180 to RS-60. This was a remand from Gwinnett County Superior Court and did not have a Planning Department recommendation. Ms. Traci Blasé presented the request for the applicant Mr. Jim Caswell. Ms. Blasé stated the current plan had addressed concerns of the homeowners and the City of Lawrenceville by reducing the lots and increasing green space. After several questions by commission members Chairman Johnson asked if there was opposition to the request. Mr. Kenny

Smith, Mr. Richard Chamber, Ms. Alice Tocky, Mr. Robert Carson, and Mr. Jerry Moore spoke in opposition stating concerns about congestion on New Hope road and potential damage from blasting. Ms. Blasé then was allowed her remaining time for rebuttal. After much discussion Mr. Mathis made a motion to table until a plan conforming to the current RS-60 requirements could be presented. Mr. Moore seconded. Motion carried 2-1 with Mr. Merrill dissenting.

The next item of business was SU-07-05, Enterprise Car Rental, at 531 West Pike Street, parcel 5-144-067, for a car wash as accessory use. Mr. Rennie gave the report for the Planning Department recommending approval with screening and no metal building facades. Ms. Nancy Grim made the presentation for the applicant. After discussion Mr. Merrill made a motion to approve with planning department recommendation of 15' landscape strip, vegetative screening from West Pike, no bays to face West Pike and non-metal building facades. Motion seconded by Mr. Mathis. Motion carried 3-0.

The next item of business was an amendment to the zoning ordinance Section 7.9 to remove duplication of statements concerning outdoor storage. Mr. Brad Leonard reviewed the amendment. Mr. Merrill made the motion to approve the changes to the amendment. Motion seconded by Mr. Moore. Motion carried 3-0.

The next item of business was an amendment to the zoning ordinance Section 7.9 to add Helicopter Pads as a special use to the BG zoning classification. Mr. Leonard reviewed the amendment. After much discussion Mr. Merrill made the motion to table until next regular meeting. Motion seconded by Mr. Moore. Motion carried 3-0.

The next item of business was an amendment to the zoning ordinance Section 10.4 and 10.5 regarding electronic message boards. Mr. Leonard reviewed the amendment stating this would allow non-profit entities to have electronic message boards. After some discussion Mr. Merrill made the motion to approve the amendment. Motion seconded by Mr. Mathis. Motion carried 3-0.

The final item of business was an amendment to the zoning ordinance Section 7.11.1 and 7.11.2 to create two new zoning classifications for Business Oriented High Rise and Multi-Use High Rise districts. Mr. Leonard reviewed the amendment with corrections submitted by the commission. Mr. Merrill had a correction to the telecommunications towers stating it should be made plural and the word "one" removed. After corrections were noted Mr. Merrill made the motion to approve the amendment. Motion seconded by Mr. Mathis. Motion carried 3-0.

There were no reports from the Planning Department.

Having no further business Chairman Johnson adjourned the meeting.

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Richard Johnson, Chairman  
Planning Commission

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Robert A. Rennie, Planner  
Planning, Zoning & Inspections