

2/25/16

## PC Meeting

City Hall  
Conference Room

**Members Present:** Chairman-Hugh Wilkerson, Vice Chairman-Michelle West Joe Gennusa, and Emil Powella

**Members Absent:** - AJ Passman      **Quorum Present:** Yes.

**Staff Members Present:** Doug Stacks – Planning & Economic Development Director  
Joellen Wilson – City Planner

**Work Session:** Yes.

- I.      **Call to Order:** 7:30 PM by Hugh Wilkerson, Chairman.
- II.     **Approval of Agenda:** Motion by Powella. Second by Gennusa. All for.
- III.    **Approval of Minutes – January 28, 2016:** Motion by Powella. Second by Gennusa. All for.
- IV.    **Old Business:** None
- V.     **New Business:**
  - a.    **SUP-2016-01.** Application of Balenger Consultants for a Special Use Permit to allow an auto and truck service use on approximately 0.73 acres of property zoned CB. Property is located at 4060 Lawrenceville Highway, being in District 6, Land Lot 147, Parcel 002B.

Staff summarized the proposed intent, zoning history and analysis of zoning request for Special Use Permit with regard to Section 1003-7 (*Criteria for amendments to the official zoning map*). The proposed *Auto and Truck Service Center (repair)* use requires a Special Use Permit in CB/US 29 Overlay District and is restricted by zoning conditions. The current owner intends to maintain an office at this location while leasing space to the Amigo auto repair business, which intends to move from their current location on the adjacent property. Staff noted the subject site provides two service bays accessible from the rear in conformance with the US 29 Overlay requirements and the site has all utilities available; however, it is served by a septic system.

Staff recommended **APPROVAL** of the SUP with conditions:

1. Building shall be repainted to a color approved by the Director of Planning prior to issuance of CO for the change in use.
2. Building shall be renovated, with a floor drain to accommodate an approved oil/grit separator, in accordance with Gwinnett County sewer code. No washing of vehicles or parts shall be permitted outside the building.
3. No outside storage or outdoor display shall be permitted.
4. The Special Use Permit shall apply to the current property owner only.

Ms. Watson, a representative of Amigo Auto Repair addressed reasons for the move (more parking and building space) and agreed to the conditions. There was no public comment/opposition.

Genusa moved to approve the request for SUP with conditions as submitted by staff. Powella seconded. All voted for.

- b. **SUP-2016-02.** Application of Paradise Group, LLC for a Special Use Permit to allow an auto and truck service center on approximately 0.95 acres of property zoned CB. The property is located 4290 Lawrenceville Highway, within District 6, Land Lot 149, Parcel 196.

Staff summarized the proposed intent, zoning history and analysis of zoning request for Special Use Permit with regard to Section 1003-7 (*Criteria for amendments to the official zoning map*). The proposed *Auto and Truck Service Center (oil change)* use requires a Special Use Permit in CB/US 29 Overlay District and is restricted by zoning conditions. The conceptual site plan doesn't include all site details but applicant intends to demolish the existing building and redevelop the site in accordance with US 29 Overlay District requirements and all other applicable codes.

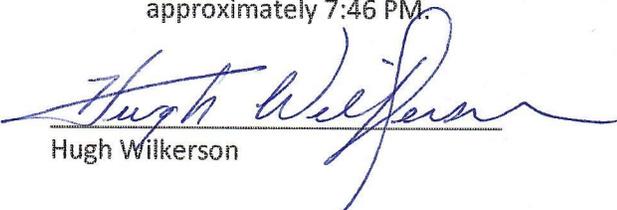
Staff recommended **APPROVAL** of the SUP for Auto/Truck Service Center with conditions:

1. Building shall be constructed with approved oil/grit separator in accordance with Gwinnett County sewer code requirements. No washing of vehicles or parts shall be permitted outside the building.
2. No outside storage or outdoor display of any type shall be permitted.
3. Light poles and fixtures shall be designed and directed so as to minimize impacts to residential uses to the south.

Mr. Mattson, applicant, spoke regarding the difficulty in finding a tenant for the vacant building. On behalf of "Take 5" he described the drive through business model and agreed with the recommended conditions. He agreed to provide Planning and Development information in response to questions regarding location of used oil tanks, number of employees, State requirements for waiting area associated with emissions station, and schedule for construction (6 months-1 yr). There was no public comment/opposition.

Powella moved to approve the request for SUP with conditions as submitted by staff. West seconded. All voted for.

- VI. **Adjournment:** West moved to adjourn. Seconded by Joe Genusa. All for. Meeting was adjourned at approximately 7:46 PM.

  
Hugh Wilkerson