

7/27/17

# Planning Commission Meeting

City Hall  
Council Chambers

**Members Present:** Chairman-Hugh Wilkerson, Joe Gennusa, Emil Powella

**Members Absent:** Vice Chairman-Michelle West, AJ Passman

**Quorum Present:** Yes.

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

**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 – September 22, 2016:** Motion by Powella. Second by Gennusa. All for.
- IV. **Old Business:** None
- V. **New Business:**
  - a) RZ-2017-01. Application of Gwinnett County Habitat for Humanity, Inc. for a rezoning from CB, Commercial Business to R-1, Low Density Residential for 5 single family lots located at 3826 Burns Rd, District 6, Land Lot 150, Parcel 445, containing 1.07 acres.

City planner described the applicant's intent according to the application and concept subdivision plan and summarized staff analysis. Specific provisions of Articles 4 & 5 of the Zoning Ordinance apply, including site and architectural design standards of the Overlay District. Staff noted the proposed minor subdivision plan meets the provisions of R-1 zoning requirements, but added that each lot and building is subject to additional review and approval through the permitting process. The site will be served by sanitary sewer available nearby. Staff recommended **APPROVAL** of the request with the following conditions:

1. *In accordance with US 29 Overlay, provide a 5-foot wide sidewalk along the entire road frontage of Burns Road (approximately 140 lf) to accommodate pedestrian accessibility to nearby commercial sites.*
2. *In accordance with US 29 Overlay, provide the Planning & Economic Development Department with building elevations prior to issuance of building permits. To be included in the renderings shall be a mix of materials, textures, and colors to make each unit unique.*
3. *House design shall include garages to be sized for a minimum of 2 cars.*

David Freeman, on behalf of the applicant, requested that buildings include carport instead of garages, and applicant requested clarification on R-1 minimum floor area of 1,400 square feet. Director of Planning & Development described it as heated floor space. Discussion followed. There was no opposition present.

Motion by Gennusa to approve the rezoning with conditions as presented by staff with an additional amendment to allow carports instead of garages. Second by Powella. All voted for.

- VI. **Adjournment:** Motion to adjourn by Powella . Seconded by Gennusa. All voted for. Meeting was adjourned at approximately 7:47 PM.

Hugh Wilkerson

