A work session was held prior to the regular scheduled meeting, at 7:00 p.m., to allow the board members to discuss this evening’s agenda items. No other items were discussed and no actions were taken.

3/28/2024 - Minutes

I. Call to Order

07:32 PM by Hugh Wilkerson, Chairman

II. Roll Call

Present:

• Hugh Wilkerson, Chairman
• Kenneth Stephenson
• Joe Gennusa
• Beanie Danos
• James Hampton

Staff Members Present:

• Reid Turner, Planning Manager
• Jenny Simpkins, City Manager
III. Approval of Agenda

   Motion by Board member Kenneth Stephenson. Second by Board member Joe Gennusa.

   Motion passed 4-0.

IV. Approval of Minutes

   1. DRAFT September 28th, 2023 Planning Commission Meeting Minutes

      Motion by Board member James Hampton. Second by Board member Joe Gennusa.

      Motion passed 4-0.

V. Old Business

VI. New Business

   1. SUP-2024-01

      Applicant, Carnett’s Properties, LLC, is requesting Special Use Permit to allow the Auto and Truck Service Center, to bring existing businesses into compliance with current code, and to allow the redevelopment of an additional Auto and Truck Service Center use at 621 Indian Trail Liburn Rd, R6160 489, comprised of 1.72 +/- acres. The lot is zoned CB and is within the U.S. 29 Overlay District.

      Chairman Wilkerson asked for a staff report from Reid Turner, Planning Manager. The Planning Manager recommends approval of the SUP request for Auto and Truck Repair with the following conditions:

      1. All cars stored on the lot must have a valid Georgia license plate and be screened from view of the ROW.

      2. No body or paint repair.

      3. No washing of parts or vehicles outside the building.

      4. No Heavy Equipment Service s described in Article 6.

      5. No used auto parts sales.

      6. No broker office or vehicle sales.

      7. Service permitted only in enclosed bays.

      8. The property shall be required to comply with current U.S. 29 Overlay landscaping requirements.

      9. No outdoor storage of tires.

      10. Storage of cars awaiting repaid must be screened according to code.

      Chairman Wilkerson opened the public hearing to those in favor or against the requested special use
permit. The applicant’s representative, Sean Govern, spoke in favor of the SUP. He stated the owner’s intent is to convert an old car wash into a multiple-bay facility for auto glass repair and replacement.

Chairman Wilkerson asked if there was anyone else present to speak for or against the application.

With no additional public comments, Chairman Wilkerson asked the Planning Commission if members had any questions for staff or the applicant.

Planning Commission member Beanie Danos asked the applicant how many bays would be constructed.

The applicant’s representative stated that four bays would be built.

Planning Commission member Ken Stephenson asked the following questions, and the applicant’s representative responded as follows:

Q: Will Safe Lite’s vehicles be stored on-site?
A: Yes, I would assume so.

Q: Would the stored vehicles be screened with the landscaping requirements?
A: Yes.

Q: Why do we require valid Georgia license plates?
A: I would request a change to this condition to allow any currently registered vehicles to be present on-site.

Planning Commission member Ken Stephenson requested that the applicant’s representative remove the existing tires from the site as they are dangerously close to the stream.

Chairman Wilkerson asked for a motion.

Planning Commission member Ken Stephenson made a motion to approve the SUP request for Auto and Truck Repair with staff’s recommended conditions, amending condition no. 1 to allow all cars stored on site to be currently registered with valid license plates.

Planning Commission member James Hampton seconded.

Motion passed 4-0.

VII. Adjournment

Motion by Board member Beanie Danos at 7:40 PM. Second by Board member James Hampton.

Motion passed 4-0.

Approved this ______ day of ____________________, 20__.

_________________________________
Hugh Wilkerson, Planning Commission Chair

ATTEST:
_____________________________
Joellen Wilson, Secretary
A work session was held prior to the regular scheduled meeting, at 7:00 p.m., to allow the board members to discuss this evening's agenda items. No other items were discussed and no actions were taken.

3/28/2024 - Minutes

Call to Order
07:32 PM by Hugh Wilkerson, Chairman

Roll Call
Present:
• Hugh Wilkerson, Chairman
• Kenneth Stephenson
• Joe Gennusa
• Beanie Danos
• James Hampton

Staff Members Present:
• Reid Turner, Planning Manager
• Jenny Simpkins, City Manager

Approval of Agenda
Motion by Board member Kenneth Stephenson. Second by Board member Joe Gennusa. Motion passed 4-0.

Approval of Minutes
DRAFT September 28th, 2023 Planning Commission Meeting Minutes
Motion by Board member James Hampton. Second by Board member Joe Gennusa. Motion passed 4-0.

Old Business
New Business

SUP-2024-01
Applicant, Carnett's Properties, LLC, is requesting Special Use Permit to allow the Auto and Truck Service Center, to bring existing businesses into compliance with current code, and to allow the redevelopment of an additional Auto and Truck Service Center use at 621 Indian Trail Lilburn Rd, R6160 489, comprised of 1.72+/- acres. The lot is zoned CB and is within the U.S. 29 Overlay District.

Chairman Wilkerson asked for a staff report from Reid Turner, Planning Manager. The Planning Manager recommends approval of the SUP request for Auto and Truck Repair with the following conditions:
1. All cars stored on the lot must have a valid Georgia license plate and be screened from view of the ROW.
2. No body or paint repair.
3. No washing of parts or vehicles outside the building.
4. No Heavy Equipment Service described in Article 6.
5. No used auto parts sales.
6. No broker office or vehicle sales.
7. Service permitted only in enclosed bays.
8. The property shall be required to comply with current U.S. 29 Overlay landscaping requirements.
9. No outdoor storage of tires.
10. Storage of cars awaiting repaid must be screened according to code.

Chairman Wilkerson opened the public hearing to those in favor or against the requested special use permit. The applicant's representative, Sean Govern, spoke in favor of the SUP. He stated the owner's intent is to convert an old car wash into a multiple-bay facility for auto glass repair and replacement.

Chairman Wilkerson asked if there was anyone else present to speak for or against the application. With no additional public comments, Chairman Wilkerson asked the Planning Commission if members had any questions for staff or the applicant.

Planning Commission member Beanie Danos asked the applicant how many bays would be constructed.

The applicant's representative stated that four bays would be built.

Planning Commission member Ken Stephenson asked the following questions, and the applicant's representative responded as follows:
Q: Will Safe Lite's vehicles be stored on-site?
A: Yes, I would assume so.
Q: Would the stored vehicles be screened with the landscaping requirements?
A: Yes.
Q: Why do we require valid Georgia license plates?
A: I would request a change to this condition to allow any currently registered vehicles to be present on-site.

Planning Commission member Ken Stephenson requested that the applicant's representative remove the existing tires from the site as they are dangerously close to the stream.

Chairman Wilkerson asked for a motion.

Planning Commission member Ken Stephenson made a motion to approve the SUP request for Auto and Truck Repair with staff's recommended conditions, amending condition no. 1 to allow all cars stored on site to be currently registered with valid license plates.

Planning Commission member James Hampton seconded. Motion passed 4-0.

Adjournment
Motion by Board member Beanie Danos at 7:40 PM. Second by Board member James Hampton. Motion passed 4-0.

Approved this ______ day of ____________________, 20__.

_________________________________
Hugh Wilkerson, Planning Commission Chair

_______________________________
Joellen Wilson, Secretary

ATTEST: