



LAWRENCEVILLE

GEORGIA

BOARD OF APPEALS

MEETING MINUTES

Monday, March 18, 2024, 6:00 p.m.

GwMA Large Conference Room 70 South Clayton Street Lawrenceville, Ga 30046

CALL TO ORDER: 6:00 p.m.

Present

Chairperson Cory Acuff

Vice-Chairperson Joseph Wise

Board Member Caitlin Herndon

Board Member Steven Twombly

Absent

Board Member Leafus Thomas III

APPROVAL OF AGENDA: 6:01 p.m.

Motion made to APPROVE the Agenda as presented by Board Member Twombly and Seconded by Vice-Chairperson Wise

Voting Yea: Chairperson Acuff, Vice-Chairperson Wise, Board Member Herndon, Board Member Twombly.

APPROVAL OF PRIOR MEETING MINUTES: 6:02 p.m.

Motion made to APPROVE the Board of Appeals, Tuesday, February 20, 2024, Public Hearing Minutes as presented by Board Member Herndon and Seconded by Vice-Chairperson Wise

Voting Yea: Chairperson Acuff, Vice-Chairperson Wise, Board Member Herndon, Board Member Twombly.

NEW BUSINESS

1. **VAR2023-00116 (6:03 p.m.)** - Applicant: United Rentals; Property Owner: Lambert Farms, LLC; An application to request relief from Article 2 Supplemental and Accessory Use Standards, Section 200.3.55 Outdoor Storage – Industrial, Subsection A.4. to remove screening requirements by a combination of fencing and landscaping; The property is located at 255 Equipment Court; Parcel Identification Number 7012 116; Approximately 5.70 Acres.

Motion made to **APPROVE** the request with Staff recommended conditions as presented by Vice-Chairperson Wise and Seconded by Board Member Twombly

VAR2024-00116 Approved conditions read as follows:

The required ten-foot (10 ft.) landscape strip shall be planted as follows:

1. Trees - Install ten (10) Quercus Virginia/Southern Live Oak measuring eight inches (8 in.) in diameter at breast height (DBH) at time of planting. Tree spacing shall be fifty linear feet (50 LFT) between trees.
2. Shrubs - Install one hundred ninety-six (196) Ilex Cornuta “Burford II” Burford Holly measuring six feet (6 ft.) in height at time of planting.
3. Ground Cover - The remaining balance of the ten-foot (10 ft.) landscape strip shall consist of Paspalum Notatum/Bahia Sod.
4. The applicant shall submit a landscape plan for review and approval of the Director of Planning and Development.

Voting Yea: Chairperson Acuff, Vice-Chairperson Wise, Board Member Herndon, Board Member Twombly.

Opponent: None

Proponent: David Stratton, United Rentals (Applicant)

Proponent: Ben Baker, Esq. Attorney at Law (Baker & Summy, PC)

Date of Action: Monday, March 18, 2024

Action Certified By: Todd Hargrave

Title: Director, Planning and Development Department

2. VAR2024-00117 (6:30 p.m.) - Applicant: Nevil & Margaret Wilson; Property Owner: Nevil & Margaret Wilson; An application to request relief from Article 1 Districts, Section 102.3 Rs-150 Single-Family Residential District, Subsection B Lot Development Standards to reduce the Minimum Lot Area For Lot 2 from 15,000 Sf To 12,692 Sf; The property is located at 278 New Hope Road; Parcel Identification Number 5174 060; Approximately 0.6693 Acres.

Motion made to **APPROVE** the request with staff recommended conditions, as presented by Board Member Twombly and Seconded by Board Member Herndon

VAR2024-00117 Approved conditions read as follows:

1. The site shall be developed in accordance with the “Exemption Plat” prepared for Nevil Wilson and Margaret Wilson, prepared by McNally & Patrick, dated January 4, 2024. Subject to the review and approval of the Director of the Planning and Development Department.
2. Tract 1- the existing dwelling built in 1955 may encroach into the front setback by 15 feet. In case of demolition and rebuilding, the new construction shall meet the current development standards of the Zoning Ordinance.
3. Tract 2- Allow a reduction in the Minimum Lot Area from 15,000 square feet to 12,692 square feet.

Voting Yea: Vice-Chairperson Wise, Board Member Herndon, Board Member Thomas III, Board Member Twombly.

Opponent: None

Proponent: Nevil & Margaret Wilson (Applicant)

Proponent: Iva Hoyle (McNally & Patrick)

Opponent: None

Date of Action: Monday, March 18, 2024

Action Certified By: Todd Hargrave

Title: Director, Planning and Development Department

PUBLIC COMMENT

No Public Comment

FINAL ADJOURNMENT: 6:40 p.m.

Motion made to Adjourn by Vice-Chairperson Wise and Seconded by Board Member Herndon.

Voting Yea: Chairperson Acuff, Vice-Chairperson Wise, Board Member Herndon, Board Member Twombly