

a) PZTA-24-09, Amendment to Sections 78-3, 78-300 and 78-301 Clarifying GC-A Regulations

Kaffeidakis asked staff if this was related to another recent change to the GC-A district.

Threadgill explained that the Gwinnett County- Annexed, or GC-A, district was established to create a zoning district that would allow newly annexed properties to continue to be regulated according to Gwinnett County standards. Over the years, however, Gwinnett County has revised their standards, but the standards frozen in place at the time of annexation have not been updated.

The city is trying to ensure consistency between county standards and GC-A district standards, which was the original intent. The proposed amendment is to address some of the uses that either didn't exist and therefore weren't regulated or did exist but were regulated differently by the 2011 Gwinnett County zoning regulations.

Kirkus asked if any of the property owners in the GC-A district had asked for this change. Threadgill responded that this was not at the request of any of the property owners in the GC-A district.

There was further discussion regarding the annexed area. Threadgill reiterated that the intent was to provide consistency between the city's regulation of commercial property and the county's regulation of commercial property to address an immediate need while we continue reviewing all of the city's zoning and development regulations for a total overhaul.

There was discussion about the uses that are the subject of the proposed amendment.

Kaffeidakis opened the public hearing and asked if anyone wanted to speak on the proposed amendment.

Jay Boettcher, 4685 Berkeley Walk Point, asked for further clarification about whether this change is more liberal or less liberal. Threadgill gave an example of Hookah bars, which were not addressed in the 2011 county code, but are now specifically regulated by Gwinnett County. Ignatius added that any changes by the county since the annexation don't apply to the annexed areas. Threadgill clarified that this isn't an adoption of the entire Gwinnett County code.

Chet McQuaide, 3455 Kingsland Circle, is particularly interested in some of these changes for properties along the front part of the city with the rezoning proposal on the north side of the intersection. He doesn't live on any adjacent property, but Berkeley Walk is close to the front of the city. He is interested in the safety of children. Anything that might have a larger impact on the safety of the coming and going of school buses is of interest. Years ago, he served on a planning board for a small city in New Jersey. He was interested in attending to learn what he could.

Ignatius moved to recommend approval of PZTA 24-09, Amendment to Sections 78-3, 78-300 and 78-301 of the zoning code. Kirkus seconded the motion. All were in favor and the motion passed.

VI. CITIZEN COMMENTS

There were no comments.

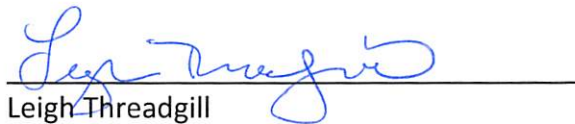
VII. DISCUSSION

There was discussion about the vision for the future and the need to focus on how the commercial areas of the city are regulated.

VIII. ADJOURNMENT

There being no further business, Kaffezakis moved to adjourn. Ignatius seconded the motion. All were in favor. Kaffezakis adjourned the meeting at 7:46 PM.

Respectfully submitted,



Leigh Threadgill
City Administrator

