



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION MEETING MINUTES

Monday, June 1, 2026

CALL TO ORDER: 6:00 p.m.

PRESENT:

Chairperson Bruce Hardy

Vice-Chairperson Jeff West

Commission Member Darion Ward

Commission Member Sheila Huff

Commission Member Stephanie Henriksen

APPROVAL OF AGENDA:

Motion made to **APPROVE THE AGENDA AS PRESENTED** by Commission Member Henriksen, Seconded by Commission Member Ward.

Voting Yea: Chairperson Hardy, Vice-Chairperson West, Commission Member Henriksen, Commission Member Huff, Commission Member Ward

APPROVAL OF PRIOR MEETING MINUTES

1. Motion made to **APPROVE** Monday, May 4, 2026, Planning Commission Meeting Minutes by Vice-Chairperson West and Seconded by Council Member Ward

Voting Yea: Chairperson Hardy, Vice-Chairperson West, Commission Member Henriksen, Commission Member Huff, Commission Member Ward

NEW BUSINESS

2. **ANNX2026-00002, RZM2026-00006, SUP2026-00006** – Applicant: Owen Herbert; Owner: Zianna Group LLC – Asif Dhanani; A request to annex and rezone R-TH (Gwinnett County Single-Family Residence Townhouse District) to RM-8 (City Of Lawrenceville Townhouse Residential District) allowing a total of forty (40) townhouse dwelling units, with a Special Use Permit allowing a maximum of thirty-one (31) front-entry townhouse dwelling units; Address: 0 Sugarloaf Parkway; Parcel Identification Number: 5078 003; Area: Approximately 6.61 Acres.

Motion made to recommend **APPROVAL** of **ANNX2026-00002** by Vice-Chairperson West and Seconded by Commission Member Ward

Voting Yea: Chairperson Hardy, Vice-Chairperson West, Commission Member Henriksen, Commission Member Huff, Commission Member Ward

Motion made to recommend **APPROVAL** of **RZM2026-00006** with Planning Commission recommendations by Vice-Chairperson West and Seconded by Commission Member Henriksen

Voting Yea: Chairperson Hardy, Vice-Chairperson West, Commission Member Henriksen, Commission Member Huff, Commission Member Ward

Motion made to recommend **APPROVAL** of **SUP2026-00006** with Staff recommendations by Vice-Chairperson West and Seconded by Commission Member Ward

Voting Yea: Chairperson Hardy, Vice-Chairperson West, Commission Member Henriksen, Commission Member Huff, Commission Member Ward

Proponent: Applicant – Owen Herbert

Opponent: None

Staff Comment: The recommended exception to Condition 3.D is necessary to accommodate the installation and construction of two retaining walls required to address site grading and topographic conditions. The retaining wall encroachments are limited to two discrete, non-contiguous locations along the western property boundary and do not affect the overall intent of the approved buffer variance. The required forty-foot (40') buffer will remain in place around the remainder of the site, and the exception is narrowly tailored to allow only the retaining wall improvements necessary for development of the project. As such, the exception maintains the purpose of the buffer requirement while providing flexibility to address site-specific engineering constraints.

3. **RZM2026-00004** – Applicant: JCT Construction Group C/O LJA Engineering; Owner: Jeffrey C. Threat; A request to rezone the subject property from BG (General Business District) To Rm-8 (Townhouse Residential District) allowing twenty-five (25) rear-entry townhouse dwelling units; Address: 737 Grayson Highway; Parcel Identification Number: 5140 004; Area: Approximately 4.03 Acres.

Motion made to recommend **APPROVAL** of **RZM2026-00004** with Planning Commission recommendations by Commission Member Henriksen and Seconded by Commission Member Huff

Voting Yea: Chairperson Hardy, Vice-Chairperson West, Commission Member Henriksen, Commission Member Huff, Commission Member Ward

Proponent: Applicant – Tyler Lasser (LJA Engineering)

Opponent: None

Staff Comment: The Planning Commission recommended approval of RZM2026-0004, including Condition 3.A., which is a variance to reduce the minimum lot area requirement for the RM-8 Townhouse Residential District from five (5) acres to four (4) acres. Section 102.7(B) of the Zoning Ordinance establishes a five-acre minimum district size; however, the ordinance does not expressly authorize modification of this standard through the variance process.

The recommendation is based on the unique circumstances of the request, including the suitability of the subject property for the proposed residential development, consistency with surrounding land uses, and compatibility with the intent of the RM-8 district.

Should the City Council determine that broader flexibility from the minimum acreage requirement is appropriate, a future text amendment to the Zoning Ordinance may be warranted to clarify application of this standard.

Staff Comment: As part of the request to further reduce the front yard setback from thirty-two (32) feet to twenty-five (25) feet, the applicant has proposed modifications to the sidewalk and landscape layout. The reduced setback would require adjustments to the placement of streetscape elements to accommodate the proposed building footprint while maintaining pedestrian connectivity and site functionality.

Staff recognize that flexibility in sidewalk alignment and landscape design may be necessary to address site constraints and achieve the proposed development layout. However, the Planning Commission's recommended setback of thirty-two (32) feet was intended to provide sufficient space for building separation, landscaping, and pedestrian amenities while maintaining an attractive streetscape along the public roadway.

Should the City Council consider the applicant's request for a twenty-five-foot setback, staff recommend that any associated modifications to sidewalks and landscaping continue to meet the intent of the City's development standards by providing safe pedestrian access, maintaining adequate landscape areas, and preserving the overall visual character of the development. Any approved modifications should be reflected on the final site plan and be subject to review during the land development permitting process.

4. **RZM2026-00005 SUP2026-00005** – Applicant & Owner: Manoj Patel; A request to rezone the subject property from BG (General Business District) To RM-8 (Townhouse Residential District); Address: 3140 Sugarloaf Parkway; Parcel Identification Number: 5085 692; Area: Approximately 1.28 Acres.

Motion made to recommend **DENIAL of RZM2026-00005** by Commission Member Ward and Seconded by Commission Member Huff

Voting Yea: Chairperson Hardy, Vice-Chairperson West, Commission Member Henriksen, Commission Member Huff, Commission Member Ward

Motion made to recommend **DENIAL of SUP2026-00005** by Commission Member Ward and Seconded by Commission Member Huff

Voting Yea: Chairperson Hardy, Vice-Chairperson West, Commission Member Henriksen, Commission Member Huff, Commission Member Ward

Proponent: Applicant – John Slappey

Opponent: Bert Dumas, Tanners Pointe, HOA President - Opponents argue that the proposed rezoning and special use permit should be denied for four primary reasons:

1. Non-compliance with existing zoning code: The proposal does not meet the minimum lot area requirements currently in place, making it inconsistent with the allowable uses under the existing code
2. Inconsistency with the 2045 Comprehensive Plan: The requested zoning and proposed development intensity do not align with the land-use vision, density expectations, or policy direction established in the 2045 plan.
3. Violation of required buffers: The site plan or proposed layout fails to maintain the buffers mandated by current regulations, creating potential impacts on adjacent properties.
4. Speculative nature of the proposal: Opponents view the request as speculative, lacking sufficient detail or certainty regarding actual development intentions, raising concerns about long-term compatibility and impacts.

Opposition: David Palmisano – reiterated statements of Bert Dumas

Opposition: Paul Baccas – reiterated statements of Bert Dumas

Staff Comment: The Planning Commission recommended denial of RZM2026-00005 & SUP2026-00005, including Condition 3.A., which is a variance to reduce the minimum lot area requirement for the RM-8 Townhouse Residential District from five (5) acres to one point two eight (1.28) acres. Section 102.7(B) of the Zoning Ordinance establishes a five-acre minimum district size; however, the ordinance does not expressly authorize modification of this standard through the variance process.

The recommendation is based on the unique circumstances of the request, including the suitability of the subject property for the proposed residential development, consistency with surrounding land uses, and compatibility with the intent of the RM-8 district.

Should the City Council determine that broader flexibility from the minimum acreage requirement is appropriate, a future text amendment to the Zoning Ordinance may be warranted to clarify application of this standard.

FINAL ADJOURNMENT – 6:50 p.m.

Motion made to **ADJOURN** by Commission Member Ward, and Seconded by Vice Chairperson West

Voting Yea: Chairperson Hardy, Vice Chairperson West, Commission Member Ward

DRAFT

**ORDINANCE TO ANNEX PROPERTY INTO THE MUNICIPAL LIMITS OF THE
CITY OF LAWRENCEVILLE, GEORGIA**

The Council of the City of Lawrenceville, Georgia hereby ordains:

WHEREAS, the City of Lawrenceville did receive an application to have lands annexed into the existing corporate limits of the City of Lawrenceville, Georgia; and

WHEREAS, it appears to the governing body of the City of Lawrenceville, Georgia, that the area proposed to be annexed is contiguous to the existing corporate limits of the City of Lawrenceville, that the applicants represent one hundred percent (100%) of the owners of the land area proposed to be annexed and that said application complies with the laws of the State of Georgia; and

WHEREAS, the governing body of the City of Lawrenceville, Georgia, has determined that the annexation of the area proposed to be annexed would be in the best interests of the property owners of the area proposed for annexation and of the citizens of the City of Lawrenceville, Georgia;

BE IT, THEREFORE, ordained that the property described on Exhibit A, which is attached hereto and incorporated herein by reference, be and the same hereby is, annexed to the existing corporate limits of the City of Lawrenceville, Georgia, and the same shall hereafter constitute a part of the lands within the corporate limits of the City of Lawrenceville, Georgia.

BE IT FURTHER ORDAINED that the Clerk of the City of Lawrenceville or her designee certify a copy hereof and file such reports as are required by state and federal law.

IT IS SO ORDAINED, this DATEth day of MONTH 2026.

Attest:

Karen Pierce, City Clerk

Mayor David R. Still



LAWRENCEVILLE

Planning & Development

PLANNING ~~COMMISSION AND DEVELOPMENT DEPARTMENT~~

RECOMMENDED CONDITIONS – 06012026

RZM2026-00006

Approval of a rezoning to RM-8 (Townhouse Residential District), subject to the following enumerated conditions:

1. To restrict the use of the property as follows:

- A. Townhouse dwelling units at a maximum of ~~forty~~~~thirty-nine~~ (40~~39~~) dwelling units on approximately 6.61 acres at a gross density of no more than eight (8) units per acre (UPA).
- B. The development shall be designed and constructed in general accordance with the Site Plan titled "Townhouses at Sugarloaf." dated "May 18, 2026," prepared by "DES - Davis Engineering & Surveying" with the exception that the plan may be modified to address conditions of zoning. Final site design shall be subject to the review and approval of the Director of the Planning and Development Department.
- C. The multifamily dwelling units shall be designed in general accordance with the Elevations titled "Townhouses at Sugarloaf by Zianna," dated received "April 1, 2026," predominantly four-side masonry, which could be brick, stone or a combination of brick and stone (with accents of fiber cement siding). Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- D. All townhouse dwelling units shall have a two (2) car garage with carriage-style garage doors. The driveway shall measure twenty-one (21) feet in width and twenty-seven (27) feet in depth (as measured from the curb), providing sufficient space for two (2) passenger vehicles. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

2. To satisfy the following site development considerations:

- A. The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
- B. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions, or through approval of a variance administratively, or by the Zoning Board of Appeals, as appropriate.

- C. Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
- D. Natural vegetation shall remain on the property until the issuance of a development permit.
- E. All grassed areas shall be sodded.
- F. The required parking ratio for development shall be four (4) spaces per townhouse unit.
- G. Building setbacks off internal streets or driveways shall be in general accordance with the submitted site plans and architectural renderings, and otherwise subject to review and approval of the Director of Planning and Development.
- H. All underground utilities shall be provided throughout the development.

3. The following variances are approved:

- A. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows an increase in the percentage of three-bedroom units allowed from forty percent (40%) feet to one hundred percent (100%).
- B. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection E. Development Standards. Allows for a reduction in the required minimum private drive width from twenty-four (24) feet to twenty (20) feet.
- C. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection E. Development Standards. Allows for a reduction in the required minimum adjacency of units to public green space from fifty percent (50%) to forty percent (40%).
- D. A variance from the Zoning Ordinance, Article 4 – Buffers, Section 403 Buffers Table. Allows for a fifty percent (50%) reduction of the minimum zoning buffer requirements between dissimilar zoning classifications (RM-8 and RS-180), from fifty (50) feet to forty (40) feet.

~~D.~~ Exception: Notwithstanding the foregoing, the installation and construction of two retaining walls within the required forty-foot (40') buffer shall be permitted as depicted on the approved site plan and engineering plans. The retaining walls shall be limited to the two non-contiguous locations along the western property boundary and shall not be construed as reducing the required buffer width for the remainder of the property. Except for the approved retaining wall encroachments,

the forty-foot (40') buffer shall be maintained around the entire perimeter of the development where required.

RECOMMENDED CONDITIONS – 06012026

SUP2026-00006

Approval of a Special Use Permit for Front Entry Garage Units, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. The maximum number of Front Entry Units shall be thirty-one (31).



LAWRENCEVILLE

Planning & Development

PLANNING ~~COMMISSION AND DEVELOPMENT DEPARTMENT~~

RECOMMENDED CONDITIONS – 06012026

RZM2026-00004

Approval of a rezoning to RM-8 (Townhouse Residential District), subject to the following enumerated conditions:

1. To restrict the use of the property as follows:

- A.** Townhouse dwelling units at a maximum of twenty-five (25) dwelling units on approximately 4 acres at a gross density of no more than eight (8) units per acre (UPA).
- B.** The development shall be designed and constructed in general accordance with the site plan titled “Zoning Plan,” dated “November 6, 2025,” prepared by “LJA Surveying Inc.” with the exception that the plan may be modified to address conditions of zoning. Final site design shall be subject to the review and approval of the Director of the Planning and Development Department.
- C.** The multifamily dwelling units shall be designed in general accordance with the elevations titled “JC Threat Townhouses”, dated and received “November 14, 2025,” predominantly four-side masonry, which could be brick, stone or a combination of brick and stone (with accents of fiber cement siding). Final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- D.** All townhouse dwelling units shall have two (2) car garage with carriage-style garage doors. The driveway shall measure eighteen (18) feet in width and twenty (20) feet in depth (as measured from the curb), providing sufficient space for two (2) passenger vehicles. Final design shall be subject to the review and approval of the Director of the Planning and Development Department

2. To satisfy the following site development considerations:

- A.** The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
- B.** The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions, or through approval of a variance administratively, or by the Zoning Board of Appeals, as appropriate.

- C.** Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
- D.** Natural vegetation shall remain on the property until the issuance of a development permit.
- E.** All grassed areas shall be sodded.
- F.** The required parking ratio for development shall be four (4) spaces per townhouse unit.
- G.** Building setbacks off internal streets or driveways shall be in general accordance with the submitted site plans and architectural renderings, and otherwise subject to review and approval of the Director of Planning and Development.
- H.** All underground utilities shall be provided throughout the development.

3. The following variances are approved:

- A.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows a reduction in the minimum lot area from five (5) acres to four (4) acres.
- B.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows a reduction in the minimum external front setback along a major/principal arterial street from forty (40) feet to thirty-two (32) feet.
- C.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows an increase in the maximum lot coverage from forty percent (40%) feet to forty-eight percent (48%).
- D.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows an increase in the percentage of three-bedroom units allowed from forty percent (40%) feet to one hundred percent (100%).
- E.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection E. Development Standards. Allows for a reduction in the required rear setback from a private drive from twenty-seven (27) feet to twenty-two (22) feet.



LAWRENCEVILLE

Planning & Development

PLANNING ~~COMMISSION AND DEVELOPMENT DEPARTMENT~~

RECOMMENDED CONDITIONS – 06012026

NOTE: The following conditions are provided as a guide should the City Council choose to approve the petition of this request.

RZM2026-00005

~~DENIAL~~ Approval of a rezoning to RM-8 (Townhouse Residential District), ~~subject to the following enumerated conditions:~~

~~1. To restrict the use of the property as follows:~~

~~A. Townhouse dwelling units at a maximum of six (6) dwelling units on approximately 1.28 acres at a gross density of no more than five (5) units per acre (UPA).~~

~~B. The development shall be designed and constructed in general accordance with the Rezone Plan titled "3140 Sugarloaf Parkway," dated "March 5, 2026," prepared by "Sullins Engineering, LLC," with the exception that the plan may be modified to address conditions of zoning. Final site design shall be subject to the review and approval of the Director of the Planning and Development Department.~~

~~C. The multifamily dwelling units shall be designed in general accordance with the submitted elevations titled "4 Unit Townhouse," dated "May 12, 2021," prepared by "Intelligent Design," predominantly four side masonry on the lower level, which could be brick, stone or a combination of brick and stone (with accents of fiber cement siding). Final design shall be subject to the review and approval of the Director of the Planning and Development Department.~~

~~D. All townhouse dwelling units shall have two (2) car garage with carriage-style garage doors. The driveway shall measure eighteen (18) feet in width and twenty seven (27) feet in depth (as measured from the curb), providing sufficient space for two (2) passenger vehicles. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.~~

~~2. To satisfy the following site development considerations:~~

~~A. The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.~~

~~B. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions, or through approval of a variance administratively, or by the Zoning Board of Appeals, as appropriate.~~

~~C. Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.~~

~~D. Natural vegetation shall remain on the property until the issuance of a development permit.~~

~~E. All grassed areas shall be sodded.~~

~~F. The required parking ratio for development shall be four (4) spaces per townhouse unit.~~

~~G. Building setbacks off internal streets or driveways shall be in general accordance with the submitted site plans and architectural renderings, and otherwise subject to review and approval of the Director of Planning and Development.~~

~~H. All underground utilities shall be provided throughout the development.~~

~~3. The following variances are approved:~~

~~A. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows a reduction in the minimum lot area from five (5) acres to one and twenty-eight hundredths (1.28) acres.~~

~~B. A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.7 – RM-8 Townhouse Residential District, Subsection B. Lot Development Standards. Allows an increase in the percentage of three-bedroom units allowed from forty percent (40%) feet to one hundred percent (100%).~~

PLANNING ~~COMMISSION AND DEVELOPMENT DEPARTMENT~~

RECOMMENDED CONDITIONS – 06012026

NOTE: The following conditions are provided as a guide should the City Council choose to approve the petition of this request.

SUP2026-00005

~~DENIAL~~ Approval of a Special Use Permit for Front Entry Garage Units, ~~subject to the following enumerated conditions:~~

~~1. To restrict the use of the property as follows:~~

~~A. The maximum number of Front Entry Units shall be six (6).~~