



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 (late arrival - 6:05 p.m.)

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 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 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 approval 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