



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION MEETING MINUTES

Monday, January 5, 2026

6:00 p.m.

CALL TO ORDER: 6:00 p.m.

ELECTION OF 2026 PLANNING COMMISSION CHAIRPERSON AND VICE-CHAIRPERSON:

Approval of Chairperson:

Motion was made to elect Bruce Hardy as Chairperson of the Planning Commission for 2026 by Commission Member Henriksen and Seconded by Commission Member Ward.

Voting Yea: Commission Member Hardy, Commission Member Henriksen, Commission Member Huff, Commission Member Ward, Commission Member West.

Approval of Vice Chairperson:

Motion was made to elect Jeff West as Vice-Chairperson of the Planning Commission for 2026 by Commission Member Henriksen and Seconded by Commission Member Huff.

Voting Yea: Commission Member Hardy, Commission Member Henriksen, Commission Member Huff, Commission Member Ward, Commission Member West

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 **AMEND THE AGENDA AS PRESENTED** by Vice Chairperson West, Seconded by Commission Member Henriksen.

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

- Table Item No. 3. SUP2025-00119; Sultan Hassan; 715 Paper Creek Drive to the following dates and times.
 - Planning Commission - Monday, February 2, 2026, at 6 p.m.
 - City Council Work Session – Wednesday, February 11, 2026, at 5 p.m.
 - City Council Regular Meeting – Monday, February 23, 2026, at 7 p.m.

Motion made to **APPROVE THE AGENDA AS AMENDED** by Council Member Huff, Seconded by Commission Ward.

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

APPROVAL OF PRIOR MEETING MINUTES

Motion made to **APPROVE** Monday, December 1, 2025, Planning Commission Meeting Minutes by Council Member Henriksen and Seconded by Council Member Ward

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

NEW BUSINESS

2. **SUP2025-00117** – Applicant: Samia Craig – Studio 1865; Owner: Dahar Properties LLC; A Special Use Permit Application For A Special Events Facility/Banquet Hall Address: 1154 Lawrenceville Highway; Suite 206; Parcel Identification Number: R5110 376; Area: Approximately 15.81 Acres.

SUP2025-00117 – Planning Commission Q&A Summary.

- **Vice Chairperson West:** Asked staff for clarification regarding the language in Condition 1.D., specifically the use of the term “unrelated.”

Staff Response: Staff indicated that the term “unrelated” was included in error and should be considered a typographical mistake.
- **Applicant Response:** In the opening statement to the Planning Commission, the applicant described the proposed use as a multi-purpose facility and clarified that operations would not be limited solely to special events. The applicant further indicated the site may host events associated with a Place of Worship and a Funeral Home.

- **Staff Comments:** The subject property is zoned BG (General Business District), which permits a Place of Worship as a use-by-right; therefore, events associated with a place of worship may occur on-site.

Activities associated with a Funeral Home, including an accessory crematory, are permitted within the BG zoning district subject to approval of a Special Use Permit.

Staff further advised the applicant of O.C.G.A. § 43-18-72(a)(1)(G), which regulates crematories and provides, in relevant part, that a crematory:

“must not be located within 1,000 feet of a residential subdivision platted and recorded in the office of the clerk of the superior court of a county in which such residential subdivision is located.”

Accordingly, the applicant should be prepared to provide a detailed explanation of proposed activities associated with the Special Events Facility/Banquet Hall, specifically those related to funeral home operations, when presenting the proposal to the City Council.

- **Planning Commission Member Huff:** Requested clarification from the applicant regarding the current occupancy status of the tenant space.

Applicant Response: The applicant stated that a lease was executed in June 2025 and that the Planning and Development Department advised a Special Use Permit would be required to operate a Special Events Facility/Banquet Hall.

- **Vice Chairperson West:** Asked staff about stipulations limiting the hours of operation and followed up with the applicant regarding preferred hours of operation.

Applicant Response: The applicant stated that, pursuant to the lease agreement with the property manager and client contracts, events would conclude by 12:00 a.m. (midnight). Special event activities would end by 11:00 p.m., with doors secured by 12:00 a.m.

The applicant further indicated the lease agreement requires on-site security during events where alcohol is served.

Staff Comment: The applicant should be prepared to provide a detailed explanation of alcohol service operations associated with the Special Events Facility/Banquet Hall when presenting to the City Council. The applicant is reminded that Condition H requires compliance with the Code of the City of Lawrenceville, Georgia, Chapter 4 – Alcoholic Beverages.

Motion made to recommend **APPROVAL** of **SUP2025-00117** with Planning Commission recommendations by Vice-Chairperson West and Seconded by Commission Member Ward

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

FINAL ADJOURNMENT – 6:15 p.m.

Motion made to **ADJOURN** by Commission Member Henriksen, and Seconded by Commission Member Huff

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



LAWRENCEVILLE

Planning & Development

PLANNING COMMISSION

RECOMMENDED CONDITIONS_01052026

SUP2025-00117

Approval of Special Use Permit for a Special Event Facility/Banquet Hall at the subject property, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:

- A. General Business uses, which may include a Special Event Facility/Banquet Hall as a special use allowing conferences, galas, weddings, and other similar events. [The Special Events Facility hours of operation shall not extend beyond 12 a.m. midnight.](#)
- B. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited.
- C. Lighting shall be contained in cut-off type luminaries and shall be directed towards the property so as not to shine directly into adjacent properties or rights-of-way.
- D. Peddlers and/or any parking lot sales ~~unrelated to the Special Use~~ shall be prohibited.
- E. Outdoor storage shall be prohibited.
- F. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- G. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- H. Alcohol may only be served at an indoor special events facility by a licensed caterer under the provisions set forth in the Code of the City of Lawrenceville, Georgia Chapter 4 Alcoholic Beverages or by the owner of the indoor special events facility in compliance with all applicable sections of the Code of the City of Lawrenceville, Georgia Chapter 4 Alcoholic Beverages.
- I. Requires proper licenses for food service; must comply with all local, county, and state laws and regulations.

- J. The Special Use Permit shall be limited to a period of two years, at which time the use shall cease, or an application made for renewal.