



# LAWRENCEVILLE

## GEORGIA

### **PLANNING COMMISSION**

### **MEETING MINUTES**

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Monday, July 1, 2024

Council Assembly Room

6:00 p.m.

70 South Clayton Street, Lawrenceville, Ga 30046

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#### **CALL TO ORDER: 6:03 p.m.**

#### **PRESENT**

Chairperson Bruce Hardy

Vice-Chairperson James Nash

Commission Member Sheila Huff

#### **APPROVAL OF AGENDA: 6:05 p.m.**

Motion made to **AMEND** the Agenda as presented by Vice-Chairperson Nash and Seconded by Commission Member Huff

- Delete Item No. 1- May 2024 Planning Commission Minutes
- Table Item No. 8 - An Ordinance to Amend the Zoning Ordinance, Article 1 Districts to the Monday, July 1, 2024, Planning Commission Public Hearing
- Table Item No. 9 - An Ordinance to Amend the Zoning Ordinance, Article 6 Architectural and Design Standards to the Monday, July 1, 2024, Planning Commission Public Hearing
- Table Item No. 10 - An Ordinance to Amend the Zoning Ordinance, Article 10 Definitions to the Monday, July 1, 2024, Planning Commission Public Hearing
- Table Item No. 11 - An Ordinance to Amend the Zoning Ordinance, Article 11 Inactive Zoning Districts to the Monday, July 1, 2024, Planning Commission Public Hearing

Voting Yea: Chairperson Hardy, Vice-Chairperson Nash, Commission Member Huff.

**APPROVAL OF PRIOR MEETING MINUTES:** 6:07 p.m.

Motion made to **APPROVE** the Planning Commission Monday, June 3, 2024, Public Hearing Meeting Minutes as presented, by Vice-Chairperson Nash and Seconded by Commission Member Huff

Voting Yea: Chairperson Hardy, Vice-Chairperson Nash, Commission Member Huff

**NEW BUSINESS:**

- 3. RZC2024-00058** (6:07 p.m.) – Applicant: City of Lawrenceville; Property Owners: Louise Iler, John Russel, Dalone Choummanivong, Kim Cheng Cha, and Yakov Kizner; an application to rezone the subject properties from BG (General Business District) to LM (Light Manufacturing District); The property is located along Reynolds Road; Parcel Identification Numbers R7012 021, R7012 022A, R7012 026A, R7012 035, R7012 039, R7012 049, R7012 061, AND R7012 062; Approximately 7.22 acres.

Motion made to recommend **APPROVAL** of **RZC2024-00058** with Staff recommended conditions by Vice-Chairperson Nash and Seconded by Commission Member Huff

Voting Yea: Chairperson Hardy, Vice-Chairperson Nash, Commission Member Huff

Proponent: Barry Mock, Assistant City Manager, Executive Director for the Downtown Development Authority

Opposition: Mr. Sergei Gendlin

- 4. RZM2024-00016** (6:16 p.m.) - Applicant: McKinley Homes, LLC c/o Smith, Gambrell & Russell, LLP; Property Owner: Trina Hurt, Donald Loggins, and John Taylor; An application to rezone the subject properties from RS-150 (Single-Family Residential District) to RM-24 (Multifamily Residential District); The properties are located at 0 Hillcrest Green Drive and 298 Dogwood Lane; Parcel Identification Numbers R7010 009 AND R7010A018; Approximately 17.45 acres.

Motion made to recommend **APPROVAL** of **RZM2024-00016** with the Staff recommended conditions by Vice-Chairperson Nash and Seconded by Commission Member Huff

Voting Yea: Chairperson Hardy, Vice-Chairperson Nash, Commission Member Huff

Opposition: None

- 5. RZR2024-00022 & SUP2024-00090** (6:31 p.m.) - Applicant: Embry Development Company LLC; Property Owner: Lorene T Bowen Trustee Credit Shelter Trust; An application to rezone the subject property from RS-150 (Single-Family Residential District) to RM-8 (Townhouse Residential District) to develop 56 townhouses; The property is located at 448 Grayson Highway; Parcel Identification Number R5148 014; Approximately 12.97 acres.

**CORRECTION:** Applicant name corrected at public hearing from Ansley Johnston, Land Design Solutions to Embry Development Company, LLC.

Motion made to recommend **APPROVAL** of **RZR2024-00022 & SUP2024-00090** with Staff recommended conditions by Vice-Chairperson Nash and Seconded by Commission Member Huff

Voting Yea: Chairperson Hardy, Vice-Chairperson Nash, Commission Member Huff

- 6. RZR2024-00023** (6:39 p.m.) – Applicant and Property Owner: Florentina Fisteag; An application to rezone the subject property from RM-12 (Multifamily Residential District) to RS-60 (Single-Family Residential District) to develop two single-family homes; The property is located at 0 Curtis Road; Parcel Identification Number R5145 013C; Approximately 0.43 acres.

Motion made to recommend **APPROVAL** of **RZR2024-00023** with Staff recommended conditions by Commission Member Huff and Seconded by Vice-Chairperson Nash

Voting Yea: Chairperson Hardy, Vice-Chairperson Nash, Commission Member Huff

7. **SUP2024-00091** (6:43 p.m.) - Applicant: Mushtaq Pasha; Property Owner: GKA Properties LLC; An application for a special use permit to allow a Place of Worship in an LM (Light Manufacturing) zoning district; The property is located at 860 Collins Hill Road; Parcel Identification Number R7010 063; Approximately 0.63 acres.

Motion made to recommend **APPROVAL** of **SUP2024-00091** with Staff recommended conditions by Commission Member Huff and Seconded by Vice-Chairperson Nash

Voting Yea: Chairperson Hardy, Vice-Chairperson Nash, Commission Member Huff

**PUBLIC COMMENT**

No Public Comment

**FINAL ADJOURNMENT: 6:49 p.m.**

Motion made **to ADJOURN** by Vice-Chairperson Nash and Seconded by Commission Member Huff

Voting Yea: Chairperson Hardy, Vice-Chairperson Nash, Commission Member Huff