



# LAWRENCEVILLE

GEORGIA

## **PLANNING COMMISSION**

### **MEETING MINUTES**

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Monday, August 5, 2024

Council Assembly Room

6:00 p.m.

70 South Clayton Street, Lawrenceville, Ga 30046

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#### **CALL TO ORDER: 6:00 p.m.**

#### **Called to Order**

#### **PRESENT**

Chairperson Bruce Hardy

Vice-Chairperson James Nash

Commission Member Stephanie Henriksen

Commission Member Sheila Huff

Commission Member Darion Ward

#### **APPROVAL OF AGENDA: 6:02 p.m.**

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

**Table Item No. 1.** – Approval Of Prior Meeting Minutes for the Monday, July 1, 2024 Planning Commission Public Hearing to the Tuesday, September 3, 2024, Planning Commission Public Hearing.

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

Motion made to **APPROVE** the Agenda amended as presented by Vice-Chairperson Nash and Seconded by Commission Member Henriksen

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

**APPROVAL OF PRIOR MEETING MINUTES:**

Tabled to Tuesday, September 3, 2024

**NEW BUSINESS: 6:03 p.m.**

1. **RZR2024-00022** – Applicant: Embry Development Company LLC; 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 townhomes; The property is located at 448 Grayson Highway; Parcel Identification Number R5148 014; Approximately 14.0 Acres.

**SUP2024-00090** – Applicant: Embry Development Company LLC; Owner: Lorene T Bowen Trustee Credit Shelter Trust; A request for a Special Use Permit to develop 22 Front-Entry Townhomes; The property is located at 448 Grayson Highway; Parcel Identification Number R5148 014; Approximately 14.0 Acres.

Motion made to recommend **APPROVAL** of **RZR2024-00022 & SUP2024-00090** with Planning Commission recommendations (attached as reference) by Commission Member Henriksen and Seconded by Vice-Chairperson Nash

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

Opposition: Lovetta Lewis (Wynfield Park) –

- Requested an increase in buffers adjacent to Wynfield Park subdivision;
- Requested removal of invasive plant species, noxious weeds, etc. encroaching onto properties adjacent to Wynfield Park subdivision;
- Requested preservation of habitat for natural resources (wildlife);
- Condition E. – five-foot (5 ft.) Front Yard Setback adjacent to Road ‘B’ Private Street;
- Condition H. – driveway depth (8 ft.) and width (16 ft.);
- Variance E.7. - curb-cut depth (8 ft.) and width (16 ft.); and five-foot (5 ft.) Rear Yard Setback adjacent to proposed forty-foot (40ft.) Utility Access Easement.

Proponent: None

**PUBLIC COMMENT**

No Public Comment

**FINAL ADJOURNMENT: 6:30 p.m.**

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

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

## PLANNING COMMISSION

### RECOMMENDED CONDITIONS\_08056262024

#### RZR2024-00022 & SUP2024-00090

Approval as RM-8 (Townhome Residential District) for a townhouse development, subject to the following enumerated conditions:

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

- A. Residential townhouse units at a maximum of 56 units on approximately 14 acres at a gross density of ~~4.03-5~~ Units Per Acre (UPA).
- B. The maximum number of Front Entry Units shall be limited to twenty-two (22). Front Entry Units shall be prohibited along Grayson Highway.
- C. The development shall be in general accordance with the submitted site plans and architectural renderings provided by the applicant, with changes necessary to meet zoning and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development.
- D. Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.
- ~~D.~~E. Install four-foot (4ft.) high berm with landscaping within the required twenty-five-foot (25 ft.) buffer adjacent to Wynfield Park subdivision. Berm shall include a six foot (6 ft.) high opaque fence installed at the top of the berm.
- ~~E.~~F. The townhouse dwelling units shall be designed in general accordance with the elevations being predominantly 3-side masonry, which could be brick, stone or a combination of brick and stone (with accents of fiber cement siding), covered front porches with metal roofs and corner end units having expanded porches for rear entry townhomes. ~~Front entry~~ All townhomes shall have a covered rear porch. Front Entry Units shall have a five foot (5 ft.) Front Yard Setback adjacent to Road 'B' Private Street (27-ft. BOC, 50-ft Easement) as shown on Concept Site Plan, titled "Crafer Park", prepared by Land Design Solutions (L.D.S. Proj # 24005), dated August 1, 2024. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

F.G. All dwellings shall have a double car garage with carriage-style garage doors. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

G.H. All Rear Entry Units shall be a minimum of three (3) stories or thirty-five (35) feet in height, as measured from the lowest elevation of the rear-entry-garage-floor. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

H.I. All townhouse units shall consist of two (2) car garages, with a driveway measuring ~~eighteen (18)~~ sixteen (16 ft.) feet in width and ~~twenty-six (26)~~ eight feet (8 ft.) feet in depth ~~feet in depth, providing sufficient space for two (2) passenger vehicles.~~ All vehicles shall be parked within a designated two (2) car garage or designated on-street parking space guest parking only. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

H.J. Development shall be designed and consist of twenty-one (21) on-street parking spaces or one additional space per townhouse unit within the project for guest and overflow parking. Final design shall be subject to the review and approval of the Director of the Planning and Development Department.

H.K. In the event of residential tenant eviction, any belongings of the tenant will be placed on a portion of the subject property that is not visible from a public right-of-way unless otherwise required by law.

2. To satisfy the following site development considerations:

- A. 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.
- B. All grassed areas on dwelling lots shall be sodded.
- C. All underground utilities shall be provided throughout the development.
- D. The property shall be gated with interior private streets permitted.
- E. The developer shall upgrade off site sewer at no cost to the City of Lawrenceville or Gwinnett County including design, acquisition of easements, and construction in accordance with direction and approval from Gwinnett County.

- F. 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.
- G. Natural vegetation shall remain on the property until the issuance of a development permit.
- H. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- I. Compactor/dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Compactor/dumpster enclosure shall be a minimum of 10 feet in width and 30 feet in length Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
- J. 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. Yard signs or bandit signs, sign-walkers or sign-twirlers shall be prohibited.
- K. Peddlers and/or parking lot sales shall be prohibited.
- L. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours of notice from City.
- M. New billboards or oversized signs shall be prohibited.
- N. Outdoor storage shall be prohibited.

**3. The following variances are requested:**

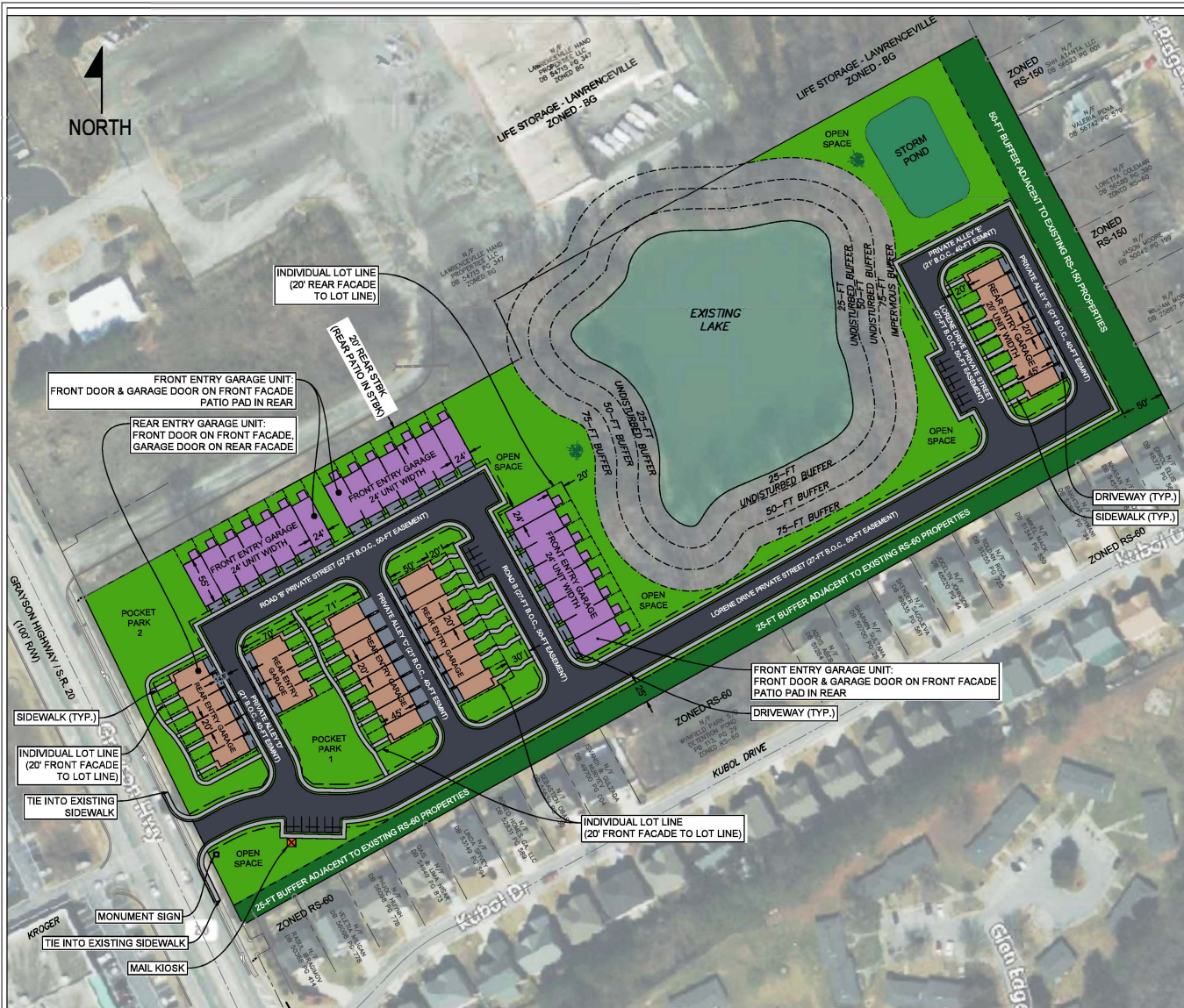
- A. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.7 RM-24 Multifamily Residential District, Subsection B., Lot Development Standards. Allows for the reduction of the fifty (50) feet undisturbed stream buffer.
- B. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.7 RM-24 Multifamily Residential District, Subsection B., Lot Development Standards. Allows for the reduction of the seventy-five (75) foot impervious stream buffer.
- C. Variance to allow a Private Alley in lieu of the required Private Drive as follows: E. 4. a. Private Alley 'C', 'D' and 'E' street width shall be twenty-one foot (21 ft.). Two foot curb and gutter required (dimensions are back to back

of curbs). Private Alley 'C', 'D' and 'E' shall consist of a forty foot (40 ft.) Private Alley Utility Easement.

D. Variance to allow the elimination of the five foot (5 ft.) sidewalk requirement adjacent to Private Alley 'C', 'D' and 'E' b. - A 5-foot sidewalk is required and shall be 2 feet off the back of curb.

E. Variance to allow Driveway within the required forty foot (40 ft.) Private Alley Utility Easement must provide two external parking spaces (9 ft. x 20 ft. each) providing a curb cut measuring eight feet (8 ft.) in depth and sixteen feet (16 ft.) in width.

~~B.F.~~ Variance to allow the rear elevations (including porches, decks, etc.) of Rear Entry Units shall be setback 27 feet five foot (5 ft.) rear yard setback from the required forty foot (40 ft.) Utility Access Easement.



ADDRESS: 448 GRAYSON HIGHWAY  
LAWRENCEVILLE  
GWINNETT COUNTY

PARCEL INFO: 5148 014

SITE AREA: 14.0 ACRES  
LAKE & BUFFERS: 4.05 ACRES

CURRENT ZONING: RS-150  
PROPOSED ZONING: RM-8

PROPOSED DWELLINGS: 56 SINGLE FAMILY ATTACHED DWELLINGS  
UNIT MIX:  
34 REAR-ENTRY GARAGE UNITS (20' WIDE, 3-STORY)  
22 FRONT-ENTRY GARAGE UNITS (24' WIDE, 2-STORY)\*

\*SPECIAL USE PERMIT REQUESTED FOR FRONT-ENTRY GARAGE UNITS

MIN. LOT AREA (DEVELOPMENT) 5.0 AC  
MIN. LOT AREA - DWELLING NONE  
MIN. SF AREA - DWELLING HEATED FLOOR AREA 1,200 SF  
3 BED 1,400 SF

MIN. UNIT WIDTH 20-FT (2-CAR GARAGE REQUIRED)  
MAX. BLDG HEIGHT 35-FT

SITE CONFIGURATION:  
EXTERNAL FRONT SETBACK 25-FT (FROM GRAYSON HWY)  
EXTERNAL SIDE SETBACK 20-FT  
EXTERNAL REAR SETBACK 20-FT  
REAR ENTRY, REAR FACADE 5-FT FROM EASEMENT, MINIMUM (±14-FT FROM BACK OF CURB, MIN.)  
5-FT FROM EASEMENT, MINIMUM (±14-FT FROM BACK OF CURB, MIN.)

FRONT ENTRY, FRONT FACADE 5-FT FROM EASEMENT, MINIMUM (±14-FT FROM BACK OF CURB, MIN.)

MAX. IMPERVIOUS AREA 40% (OF TOTAL DEVELOPMENT LOT)  
MINIMUM COMMON AREA 15% (OF NET ACERAGE)  
NET ACERAGE: 11.975 AC = 14.0 AC - (50% x 4.05 AC)  
PROVIDED COMMON AREA 25% (±3 AC OF 11.975 AC)  
COMMON AREA DOES NOT INCLUDE:  
LAKE & BUFFERS  
ZONING BUFFERS  
INDIVIDUAL DWELLING LOTS  
PAVEMENT

SIDEWALK DIMENSIONS: 5-FT WIDTH  
2-FT OFF BACK OF CURB (B.O.C.)

PARKING:  
ON-STREET PARKING 112 = 2-CAR/DWELLING (ALL DWELLINGS)  
ON-STREET PARKING 20 ON-STREET, GUEST SPACES

REQUESTED SPECIAL USE PERMIT:  
TO ALLOW FOR SOME DWELLINGS TO BE FRONT-ENTRY GARAGE UNITS

REQUESTED VARIANCE:  
REDUCE REQUIRED BUILDING SETBACKS TO 14-FT FROM BUILDING FACADE TO BACK OF CURB, REDUCED FROM 27-FT FOR FRONT ENTRY UNITS & REDUCED FROM 20-FT FOR REAR ENTRY UNITS (WAIVING LANGUAGE IN ARTICLE 1: SECTION 102.5 RM-8 TOWNHOUSE RESIDENTIAL DISTRICT, PART E - DEVELOPMENT STANDARDS)



Email: LandDesignSolutions@gmail.com  
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CRAFER PARK  
AT 448 GRAYSON HWY  
LAWRENCEVILLE  
GWINNETT COUNTY, GA  
GEORGIA

PARCEL ID: 5148 014

L.D.S. PROJ. #  
24005

NOT FOR  
CONSTRUCTION

08-01-2024



SHEET TITLE  
CONCEPT SITE PLAN  
SHEET NUMBER  
1.0