



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION

MEETING MINUTES

Monday, July 1, 2024

Council Assembly Room

6:00 p.m.

70 South Clayton Street, Lawrenceville, Ga 30046

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 6.18 acres.

Motion made to recommend **APPROVAL** of **RZC2024-00058** with Staff recommended conditions with additional condition by the Planning Commission to make sure an easement is provided to the adjacent property 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

Proponent: Applicant was not present

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.

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

PLANNING COMMISSION RECOMMENDED CONDITIONS

LUXURY LANDSCAPE

RZC2024-00058

Approval of an LM (Light Manufacturing District), subject to the following enumerated conditions:

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

- 1.** A Contractors Office, Landscape.
- 2.** The development shall be designed in general accordance with the site plan titled “Rezone Plan, Proposed Luxury Landscape Supply” dated April 30, 2024, with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments subject to final approval by the Director of Planning and Development.
- 3.** Prior to the issuance of a Certificate of Occupancy the development of the subject property shall be in compliance with the rules and regulations of applicable governing agencies.
- 4.** The design of the façades shall meet minimum architectural standards and shall be in accordance with the proposed renderings presented at the July 22 Council meeting. Final designs shall be subject to the review and approval of the Director of the Planning and Development Department. A temporary building shall be allowed for 8 months to allow for a new facility to be constructed on site.
- 5.** 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.
- 6.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.
- 7.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within seventy-two (72) hours.
- 8.** Outdoor Storage is be allowed in the front yard if a 6’ opaque fence or a 4’ berm with landscaping along Reynolds Road is provided.

- 9.** Stacking of pallets of material of 3 units is allowed on the interior of the site. Stacking of pallets of material higher than 3 units is prohibited.
- 10.** Gravel is allowed in storage areas and drives only. All drives that tie into a public Right of Way shall be paved within 100' of the property line and all pedestrian vehicle parking areas and drives shall be paved.

The area indicated as truck parking is only allowed for trucks, vehicles and equipment that is a part of the operation of Luxury Landscape. Storage of truck, vehicle or equipment that is not part of the operation of Luxury Landscape is prohibited.

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 area between the truck parking and Reynolds Road shall maintain a 50' undisturbed buffer from the ROW of Reynolds Road to shield the truck parking from Reynolds Road.
- C.** Underground utilities shall be provided throughout the development.
- D.** Natural vegetation shall remain on the property until the issuance of a development permit.
- E.** All disturbed areas not paved shall be sodded and/or landscaped.
- F.** Dust from operations at the site shall be controlled at all times.
- G.** Provide a twenty-foot-wide (20 ft.) Landscape Strip along the northern right-of-way of Reynolds Road and southern right-of-way of Wimberly Way. The final design shall be subject to the review and approval of the Director of Planning and Development.
- H.** Provide a 20-foot wide (20 ft.) Buffer along the eastern property line. The final design shall be subject to the review and approval of the Director of Planning and Development.
- I.** Landscape Strips and Buffer shall be planted with one (1) Overstory Tree, one (1) Understory Tree, eighteen (18) Evergreen Shrubs, eighteen (18) Ornamental Grasses and eighteen (18) Ground Coverings per one hundred

(100 ft.) of road frontage along Reynolds Road and Wimberly Way. Driveway widths and other ingress and egress areas may be subtracted from the landscape strip lineal feet calculation. Landscape Plans shall be subject to the review and approval of the Director of Planning and Development.

- J.** Planted Conifer and Evergreen trees shall be at least six feet in height at time of planting.
- K.** Planted Deciduous trees shall be at least three inches caliper at time of planting.
- L.** Ornamental Grasses and Ground Covering shall be a minimum size of one-gallon container at time of planting with a minimum height of one foot.
- M.** Preserved Trees may be counted toward fulfilling the tree requirement within the twenty-foot (20 ft.) Landscape Strip and Buffer. Bradford Pear, Ginkgo (Female), Loblolly, Longleaf, Shortleaf, Slash Pine(s) shall be considered unacceptable trees.
- N.** During construction, a five-foot (5 ft.) Construction Tree and Landscape Setback shall be maintained, as measured horizontally, from the outer most perimeter of areas delineated as Floodplain, Landscape Strips, Stream Buffers, Undisturbed Wetlands or Zoning Buffer.
- O.** A five-foot (5 ft.) Construction Setback shall terminate with the issuance of a Certificate of Completion, Development Conformance, and/or Occupancy.
- P.** Ground Signage shall be limited to a maximum height of twelve-feet (12 ft.) and shall be setback from the right-of-way a minimum of twelve feet (12 ft.) from the property line. The maximum sign display area shall be limited to seventy-five (75 sq. ft.) Wall signage shall be limited to 36 square feet per elevation, with a total wall sign area limited to seventy-two (72 sq. ft.).
- Q.** Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or public right-of-way.
- R.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- S.** **Provide an easement to parcels R7012 025 and R7012 076.**

3. The following variances are requested:

- A.** A variance from the Zoning Ordinance, Article 4 Buffers, Section 403 Buffers Table, Minimum Buffer Requirements allows for the reduction of the minimum buffer between LM (Light Manufacturing District) and OI (Office Institutional District) parcel(s) located in unincorporated Gwinnett County (PIN 7012 076) from fifty feet (50 ft.) to twenty feet (20 ft.).

A variance from the Zoning Ordinance, Article 4 Buffers, Section 403 Buffers Table, Minimum Buffer Requirements allows for the reduction of the minimum buffer between LM (Light Manufacturing District) and BG (General Business District) parcel(s) located within the municipal boundaries of the City of Lawrenceville (PIN 7012 076) from fifty feet (50 ft.) to twenty feet (20 ft.).

- C. A variance from the Zoning Ordinance, Article 4 Buffers, Section 403 Buffers Table, Minimum Buffer Requirements allows for the reduction of the minimum buffer between LM (Light Manufacturing District) and BG (General Business District) zones from fifty feet (50 ft.) to forty feet (40 ft.).

- D. A variance from the Zoning Ordinance, Article 5 Parking, Table 5-3: Number of Off-Street Parking Spaces Required allows a reduction in the number of required Off-Street Parking Spaces from one-hundred sixty-two (162) to one hundred thirty-two (132).