



# LAWRENCEVILLE

## GEORGIA

### **PLANNING COMMISSION**

### **MEETING MINUTES**

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Monday, May 6, 2024

Council Assembly Room

6:00 p.m.

70 South Clayton Street, Lawrenceville, Ga 30046

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#### **CALL TO ORDER: 6:15 p.m.**

#### **PRESENT**

Chairperson Bruce Hardy

Vice-Chairperson James Nash

Commission Member Stephanie Henriksen

Commission Member Sheila Huff

Commission Member Darion Ward

#### **APPROVAL OF AGENDA: 6:16 p.m.**

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

- Table Item No. 4. - SUP2024-00086 - Applicant: Juanita Wade; Property Owner: 4seas Investments Group LLC; An application to renew the Special Use Permit for a Banquet Hall In Suite 1200; The property is located at 3130 Sugarloaf Parkway; Parcel Identification Number R5085 695; Approximately 3.4 Acres to the Monday, June 3, 2024, Planning Commission Public Hearing
- Table Item No. 6 - An Ordinance to Amend the Zoning Ordinance, Article 1 Districts to the Monday, June 3, 2024, Planning Commission Public Hearing
- Table Item No. 8 - An Ordinance to Amend the Zoning Ordinance, Article 10 Definitions to the Monday, June 3, 2024, Planning Commission Public Hearing

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

**APPROVAL OF AGENDA:** 6:17 p.m.

Motion made to **APPROVE** the Agenda as amended by Commission Member Ward and Seconded by Commission Member Huff

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

**APPROVAL OF PRIOR MEETING MINUTES:** 6:18 p.m.

Motion made to **APPROVE** the Planning Commission Monday, April 1, 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 Henriksen, Commission Member Huff, Commission Member Ward

**NEW BUSINESS:**

3. **RZC2024-00053** (6:19 p.m.) – Applicant and Property Owner: Cam-Thuy Truong; An application to rezone the subject property from RS-180 (Single-Family Residential District) to OI (Office Institutional District); The property is located at 513 Scenic Highway; Parcel Identification Number 5116 107; Approximately 0.74 Acres.

Motion made to recommend **APPROVAL** of **RZC2024-00053** 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.

Proponent: Cam-Thuy Truong (Applicant); Hip Sung Li (Applicant)

Opposition: None

5. **SUP2024-00088** (6:29 p.m.) – Applicant and Property Owner: Jason Mundy; An application for a Special Use Permit to allow the Storage of Vehicles Outdoors; The property is located at 562 John Connor Court; Parcel Identification Number 5177 063; Approximately 1.74 Acres.

Motion made to recommend **APPROVAL** of **SUP2024-00088** with the Applicant’s recommended conditions 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.

Proponent: William J. Diehl (Attorney – Smith Gambrell & Russell, LLP; Jason Mundy (Applicant & Property Owner)

Opposition: None

Attachments: SUP2024-00088\_APPL PC PWR PT\_05062024; SUP2024-00088\_APPL REC COND\_05062024

7. An ordinance to amend the Zoning Ordinance, Article 8 General Regulations - Map and Districts Established. (6:50 p.m.)

Motion made to recommend **APPROVAL** of an amendment to the Zoning Ordinance (adopted May 2020, as amended) which will result in changes to Article 8 related to General Regulations; Map and Districts Established 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.

Proponent:

None

Opposition:

None

**PUBLIC COMMENT**

No Public Comment

**FINAL ADJOURNMENT: 7:00 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

# Mundy's Collision

## —*SUP for Vehicle Storage*—

William J. Diehl

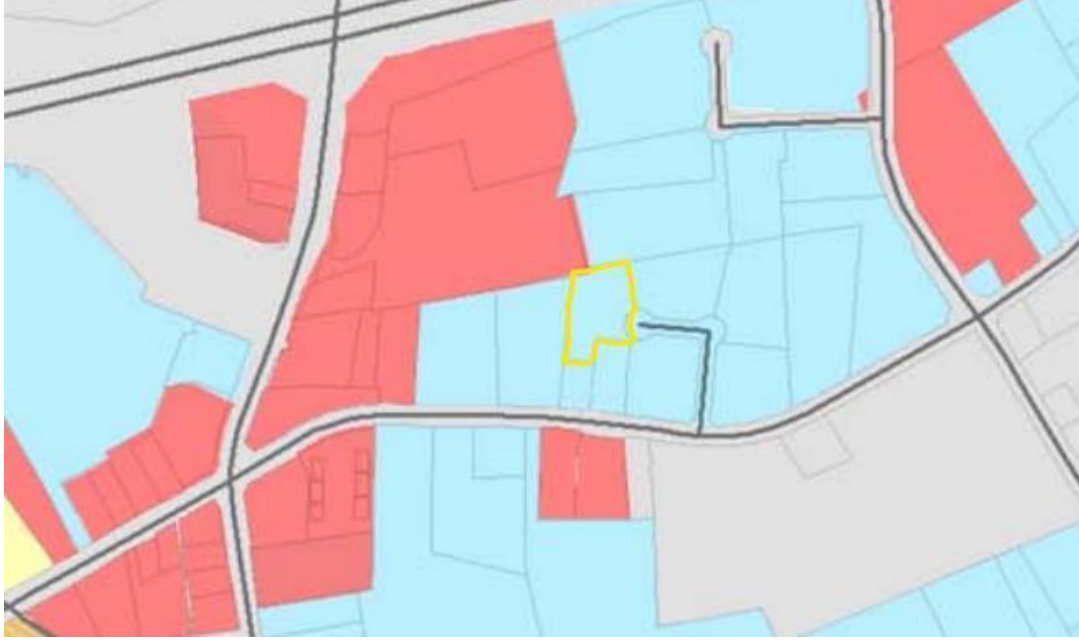
Smith, Gambrell & Russell, LLP

1105 W. Peachtree Street, Suite 1000

Atlanta, Georgia 30309











Google





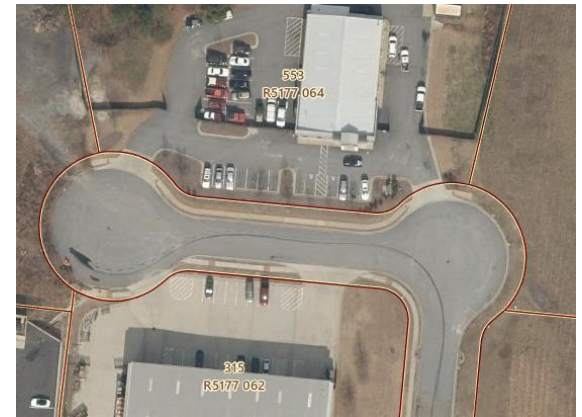
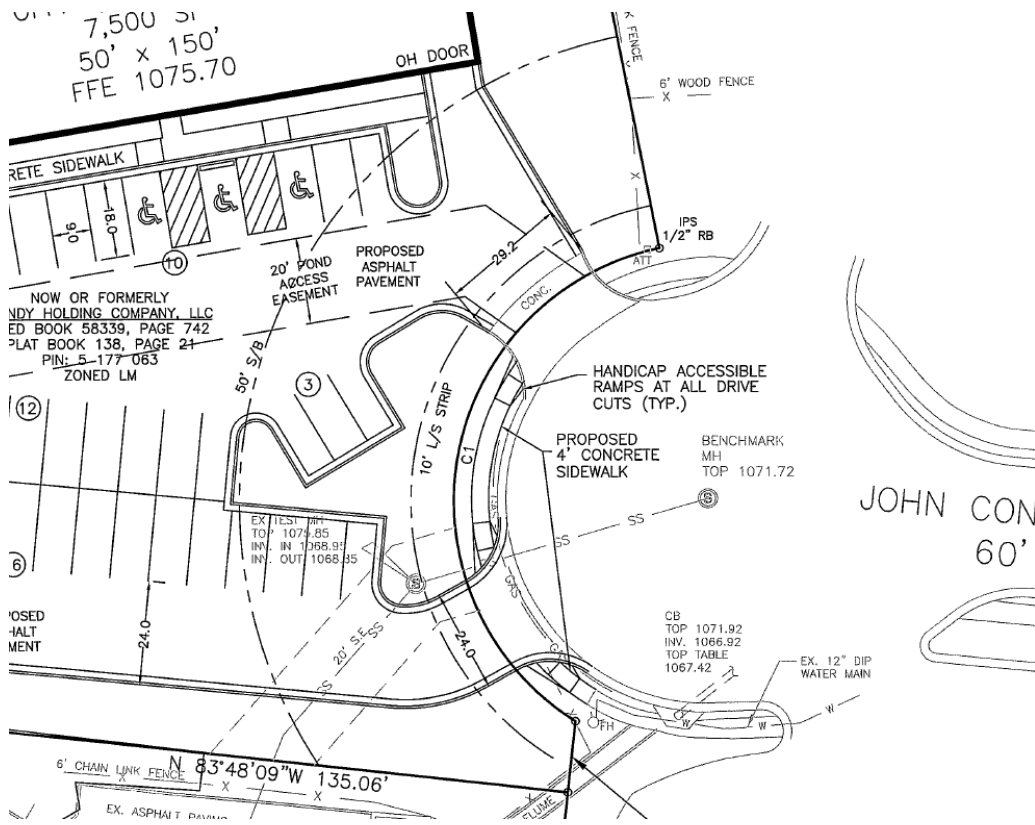


- I. ~~The Special Use Permit shall be limited to a period of two years, at which time the use shall cease, or an application made for renewal.~~ The Special Use Permit shall be valid only during the Applicant or the Property Owner ownership of the property and, in the event of a transfer, the Special Use Permit shall expire unless renewed within ninety (90) days of the transfer.

- R. Outdoor parking/storage of passenger vehicles shall be solely within the screened parking area. Any one vehicle shall not be parked in the same location for more than thirty (30) consecutive days.

- J. In the event that the owner is convicted of three (3) violations of these conditions or the zoning ordinance with respect to the use of the Property in one 365 day period, the SUP shall be revoked.

- F. Provide a ~~twenty-five-foot-wide (25 ft.)~~ minimum ten-foot-wide (10 ft.) landscape strip ~~and earthen berm and six-foot double shadow box fence~~ along the right-of-way of John Connor Court. The ~~earthen berm~~ fence and landscaping shall provide an opaque year-round visual screening at minimum height of six feet. The final design shall be subject to the review and approval of the Director of Planning and Development.
- G. Provide a fifty-foot wide (50ft) Landscape Strip along the northern property line, where not impeded by the Colonial Gas Pipeline easement or the drainage easements. The final design shall be subject to the review and approval of the Director of Planning and Development.
- H. Provide a fifteen-foot wide (15 ft.) ~~Landscape Strip~~ replanted buffer along the southern and western property lines. The replanted buffer shall contain a mixture of at least two native evergreen species as provided in Section 402 of the Zoning Ordinance, one of which shall be planted every twenty feet (20 ft). ~~The final design shall be subject to the review and approval of the Director of Planning and Development.~~

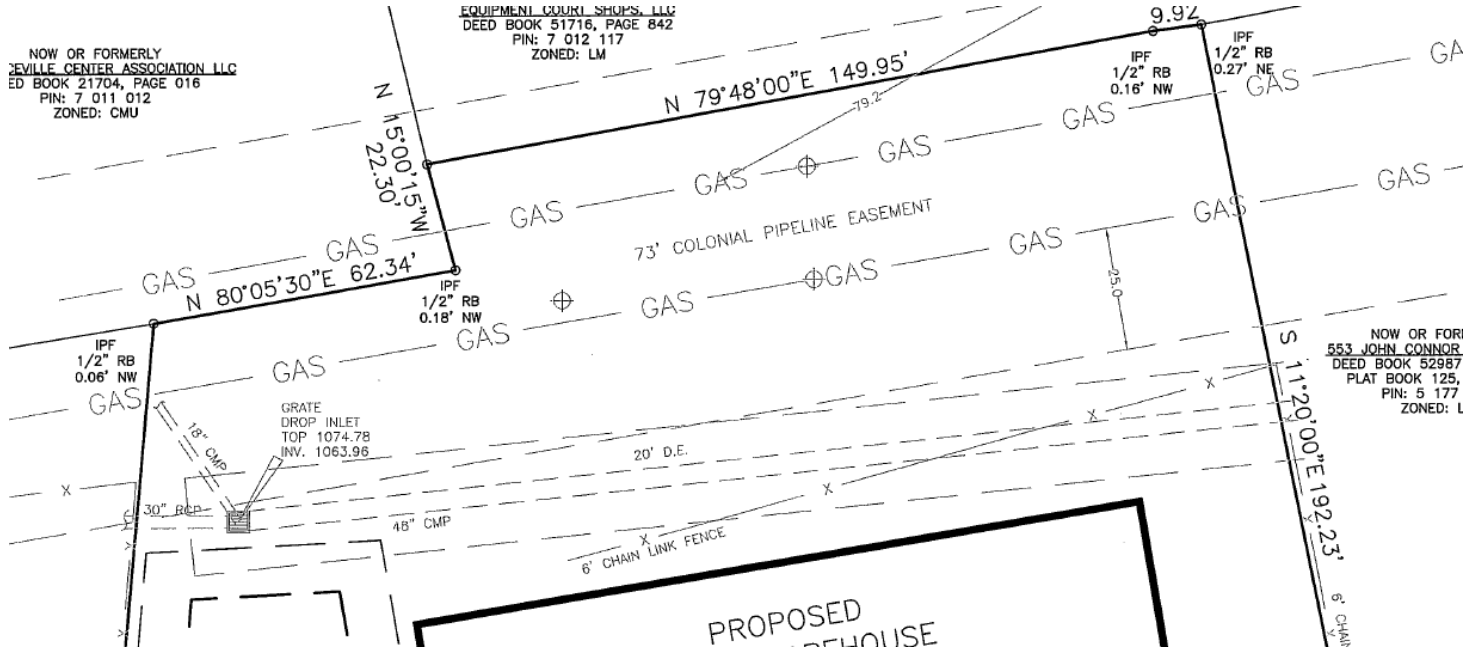


John Connor Crt. with similar 10' Landscape Strip

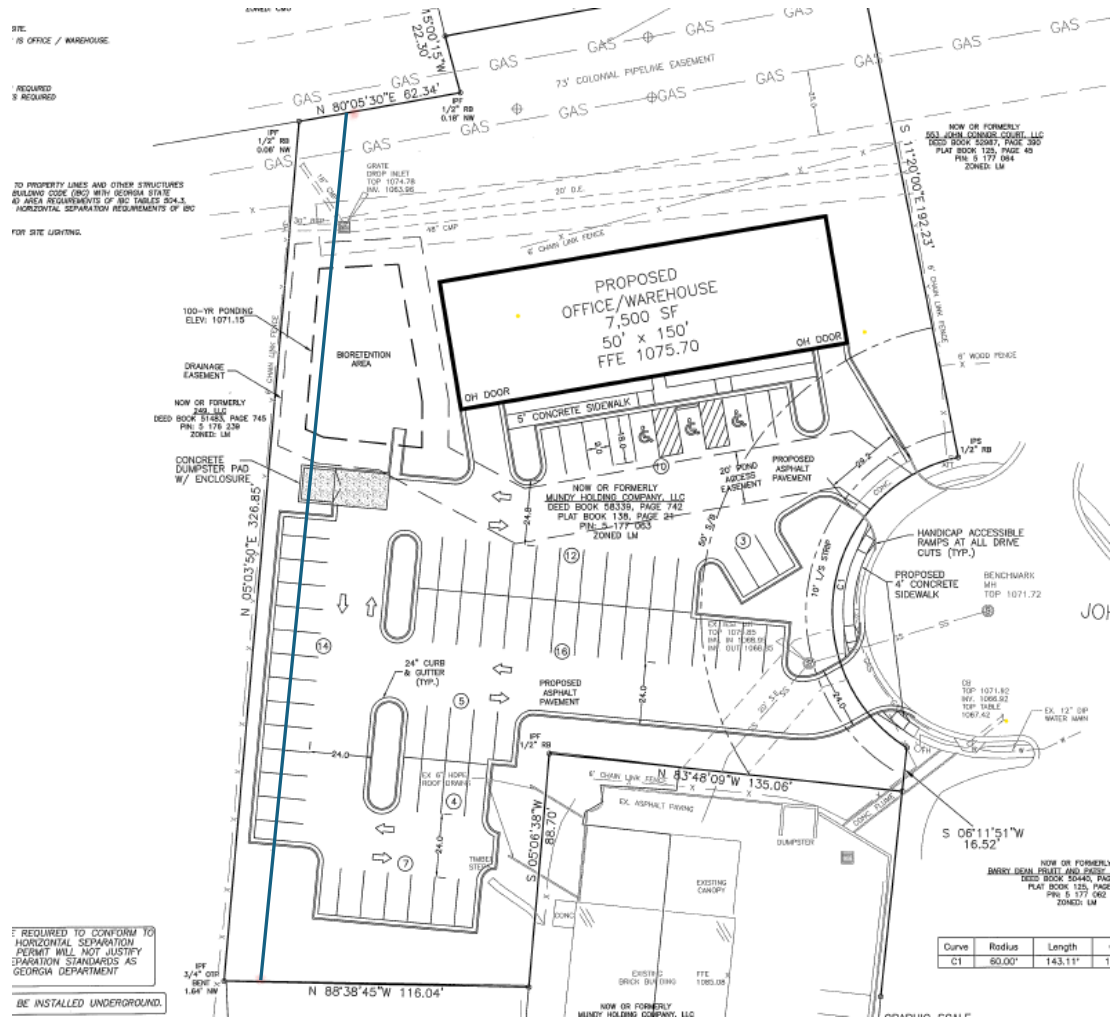
NOW OR FORMERLY  
DEVILLE CENTER ASSOCIATION LLC  
DEED BOOK 21704, PAGE 016  
PIN: 7 011 012  
ZONED: CMU

EQUIPMENT COURT SHOPS, LLC  
DEED BOOK 51716, PAGE 842  
PIN: 7 012 117  
ZONED: LM

NOW OR FORMERLY  
553 JOHN CONNOR  
DEED BOOK 52987  
PLAT BOOK 125,  
PIN: 5 177  
ZONED: L







SITE:  
 18 OFFICE / WAREHOUSE

1 REQUIRED  
 8 REQUIRED

TO PROPERTY LINES AND OTHER STRUCTURES  
 BUILDING CODE (BC) WITH GEORGIA STATE  
 42 AREA REQUIREMENTS OF BC TABLES 204.3  
 HORIZONTAL SEPARATION REQUIREMENTS OF BC

FOR SITE LIGHTING.

1 REQUIRED TO CONFORM TO  
 HORIZONTAL SEPARATION  
 PERMIT WILL NOT JUSTIFY  
 SEPARATION STANDARDS AS  
 GEORGIA DEPARTMENT

BE INSTALLED UNDERGROUND.

Curve	Radius	Length
CT	60.00'	143.11'



- I. Provide a solid wood fence or slatted fence at least 6-feet in height along the inside edge of the ~~25-foot wide landscape strip~~ required along the eastern property line for the entire property, except for approved access on John Connor Court. The location of a solid wood fence or slatted fence shall be subject to review and approval by the Director of Planning and Development.
  
- Q. The required fencing shall not contain any signate and shall be maintained in good repair at all times. All fencing and screening shall be subject to review and approval by the Director of Planning and Development.

# Visibility from Hurricane Shoals



- F. Provide a ~~twenty-five foot wide (25 ft.)~~ minimum ten-foot-wide (10 ft.) landscape strip ~~and earthen berm~~ and six-foot double shadow box fence along the right-of-way of John Connor Court. The ~~earthen berm fence~~ and landscaping shall provide an opaque year-round visual screening at minimum height of six feet. The final design shall be subject to the review and approval of the Director of Planning and Development.
- G. Provide a fifty-foot wide (50ft) Landscape Strip along the northern property line, where not impeded by the Colonial Gas Pipeline easement or the drainage easements. The final design shall be subject to the review and approval of the Director of Planning and Development.
- H. Provide a fifteen-foot wide (15 ft.) ~~Landscape Strip~~ replanted buffer along the southern and western property lines. The replanted buffer shall contain a mixture of at least two native evergreen species as provided in Section 402 of the Zoning Ordinance, one of which shall be planted every twenty feet (20 ft). ~~The final design shall be subject to the review and approval of the Director of Planning and Development.~~
- I. Provide a solid wood fence or slatted fence at least 6-feet in height along the inside edge of the ~~25-foot wide landscape strip~~ required along the ~~eastern~~ property line for the entire property, except for approved access on John Connor Court. The location of a solid wood fence or slatted fence shall be subject to review and approval by the Director of Planning and Development.
- J. ~~Provide a solid wood fence, masonry wall or slated fence at least 6 feet in height along the side or rear of the property lines.~~
- K. Landscape Strips 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 Curtis Road. Driveway widths and other ingress and egress areas may be subtracted from the landscape strip lineal feet calculation. Landscape Plans shall be subject to review and approval of the Director of Planning and Development.
- L. Planted Conifer and Evergreen trees shall be at least six feet in height at the time of planting.
- M. Planted deciduous trees shall be at least three inches caliper at time of planting.
- N. 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.
- O. Preserved Trees may be counted toward fulfilling the tree requirements within the twenty-five-foot (25 ft.) Landscape Strip. Bradford pear, Gingko (Female), Loblolly, Longleaf, Shortleaf, Slash Pine(s) shall be considered unacceptable trees.
- P. Earthen berms, fencing, landscaping and outdoor storage parking shall not be located within a drainage easement, pipeline easement or sanitary sewer easement.
- Q. The required fencing shall not contain any signate and shall be maintained in good repair at all times. All fencing and screening shall be subject to review and approval by the Director of Planning and Development.
- R. Outdoor parking/storage of passenger vehicles shall be solely within the screened parking area. Any one vehicle shall not be parked in the same location for more than thirty (30) consecutive days.
- S. 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, or Undisturbed Wetlands.

- T. A five-foot (5 ft.) Construction Setback shall terminate with the issuance of a Certificate of Completion, Development Conformance, and/or Occupancy.
- U. Exit/entrance design and location shall be subject to review and approval of the City Engineer.
- V. Ground signage shall be limited to monument-type signs(s), and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot-high brick base, complementing the building's architectural treatment. The brick base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground signs(s) shall not exceed 6 feet in height.
- W. 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.
- X. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.