



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION

MEETING MINUTES

Monday, February 3, 2025

Council Assembly Room

6:00 p.m.

70 South Clayton Street, Lawrenceville, Ga 30046

CALL TO ORDER:

6:00 p.m.

PRESENT

Chairperson Bruce Hardy

Vice-Chairperson Jeff West

Commission Member Stephanie Henriksen

Commission Member Sheila Huff

Commission Member Darion Ward

APPROVAL OF AGENDA: 6:01 p.m.

Motion made to **APPROVE** the agenda as presented by Commission Member Henriksen and Seconded by Commission Member Ward

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

APPROVAL OF PRIOR MEETING MINUTES 6:02 p.m.

- Motion made to **APPROVE** Monday, January 6, 2025, Planning Commission Meeting Minutes by Commission Member Huff and Seconded by Vice-Chairperson West

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

NEW BUSINESS:

1. **RZC2024-00061** – Erica Gwyn, the Applicant, and World Life Ministries C/O Henry Earl Bell, the Owner; an application to rezone certain property from RS-150 (Single-Family Residential District) to BG (General Business District); the subject property is located at 495 South Perry Street, identified by the Parcel Identification Number R5147 138, and encompasses approximately 0.75 acres.

Motion made (6:12 p.m.) to recommend **APPROVAL** of **RZC2024-00061** as **OI (Office Institutional District)** with Planning Commission recommendations by Vice-Chairperson West and Seconded by Commission Member Ward

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

Proponent: Erica Gwyn (Applicant), Brian Thompkins (Church Member)

Opposition: None

2. **SUP2024-00097** – Daniel Sosebee III C/O Sosebee Auto Supply, the Applicant, and Jon Stewart, the Owner; a request to allow Outdoor Storage at the subject property as a Special Use Permit; the subject property is located at 905 Grayson Highway, identified by the Parcel Identification Number R5139 043, and encompasses approximately 2.03 acres.

Motion made (6:26 p.m.) to recommend **APPROVAL** of **SUP2024-00096** to allow **Outdoor Storage** as an accessory use with staff recommendations by Commission Member Henriksen and Seconded by Commission Member Huff

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

Voting No: Vice-Chairperson West

Proponent: Daniel Sosebee III

Opposition: None

FINAL ADJOURNMENT:

- Motion made (6:27 p.m.) **to ADJOURN** by Vice-Chairperson West, and Seconded by Commission Member Ward

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

PLANNING COMMISSION~~AND DEVELOPMENT~~

RECOMMENDED CONDITIONS 02032025

RZC2024-00061

Approval as OIBG (~~General Business Office Institutional~~ District) to ~~provide~~ for allow a Place of Worship and School, Montessori (Montessori School), subject to the following enumerated conditions:

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

- A.** 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;
- B.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited;
- C.** Outdoor storage shall be prohibited;
- D.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours;

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 building shall maintain its existing character, and repairs or modifications shall be limited to routine maintenance or repair associated with the exterior of the existing 2,800 square foot structure built in 1968. Any expansion to the existing footprint shall be prohibited.
- C.** Electrical, Mechanical, Plumbing or Structural modifications shall be subject to the rules and regulations of the International Building Code (IBC). Plans shall be subject to the review and approval of the Director of Planning and Development.

- D.** Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
- E.** Provide a minimum of one (1) parking space per 300 square feet gross floor area, all parking must be on an approved surface and stripped.
- F.** Provide a ten (10) foot landscape strip adjacent to all public rights-of-way.
- G.** Provide a five (5) foot concrete sidewalk adjacent to all public right-of-way.
- H.** 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 right-of-way;
- I.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.

3. The following variances are requested:

- A.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.123 – ~~BG–General–Business~~OI Office Institutional District, Subsection B. Lot Development Standards. A decrease to allow an encroachment of thirty-one feet (31 ft.) into the required fifty foot (50 ft.) Front Yard Setback.
- B.** A variance from the Zoning Ordinance, Article 4 – Buffers, Section 403 – Buffers Table. A decrease in the required minimum buffer between OI~~BG~~ (Office Institutional~~General–Business~~ District) and RS-150 (Single-Family Residential District) zoning districts from ~~fiftyseventy-five~~ (5075) feet to zero (0) feet.
- C.** A variance from the Zoning Ordinance, Article 5 – Parking, Section 508 – Number of Off-Street Parking Spaces Required. A decrease in the required number of off-street parking spaces for a Studio, Gallery, Meeting Facility or Place of Assembly and School, Montessori (Montessori School) from the required forty-eight (49) spaces to fifteen (15) spaces results in a decrease of sixty-nine percent (69%).

PLANNING ~~COMMISSION~~ AND ~~DEVELOPMENT~~

RECOMMENDATION APPROVAL WITH STAFF RECOMMENDATIONS
~~DENIAL~~ 02032025 ~~01162025~~

NOTE: The following conditions are provided as a guide should the City Council choose to approve the petition of this request.

SUP2024-00097

Approval of a Special Use Permit to allow Outdoor Storage of equipment, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. General Business uses, which may include the Outdoor Storage of equipment. Repairing of equipment shall be limited to the interior of the existing structure.
 - B. Outdoor storage shall be limited to the areas shown on the submitted architectural plans titled “Sosebee’s” prepared by “HEP Architecture”, dated October 14, 2024. Outdoor repair of equipment shall be prohibited.
 - C. 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.
 - D. Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.
 - E. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within seventy-two (72) hours.
 - F. The Special Use Permit shall be specific to operation of Sosebee Auto Supply Inc. (Applicant) on the subject property, and in the event of a transfer, this Special Use Permit shall expire. The Applicant shall notify the City’s Planning and Development Department within thirty (30) days of transfer of property ownership and operation.
 - G. In the event that the property is issued three (3) citations by the City’s Code Enforcement Department within one (1) year, 365-day period, this Special Use Permit shall be revoked.

H. 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.

2. To satisfy the following site development considerations:

- A. The design and location of the proposed structures shall be in general accordance with the architectural plans titled “Sosebee’s” prepared by “HEP Architecture”, dated October 14, 2024, and the images shown with the Letter of Intent (LOI) dated December 6, 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.
- B. Provide a chain link fence with slats at a minimum height of six feet (6 ft.). The slats and chain link fence shall be coated in durable black or dark green vinyl.
- C. The fence shall provide effective screening to neighboring properties, especially where the fence faces a public right-of-way (e.g., roads, sidewalks) or neighboring properties that might otherwise have direct sightlines into the property.
- D. The required fencing shall not contain any signage and shall be always maintained and in good repair. All fencing and screening shall be subject to review and approval by the Director of Planning and Development.
- E. Prior to the issuance of a Certificate of Completion the new structures shall be in compliance with the rules and regulations of applicable International Building Code (IBC).