



# LAWRENCEVILLE

## GEORGIA

### **PLANNING COMMISSION**

### **MEETING MINUTES**

---

Monday, June 3, 2024

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 James Nash

Commission Member Stephanie Henriksen

Commission Member Sheila Huff

Commission Member Darion Ward

#### **APPROVAL OF AGENDA: 6:01 p.m.**

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

- Table Item No. 4 - An Ordinance to Amend the Zoning Ordinance, Article 1 Districts to the Monday, July 1, 2024, Planning Commission Public Hearing
- Table Item No. 5 - 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. 6 - An Ordinance to Amend the Zoning Ordinance, Article 10 Definitions to the Monday, July 1, 2024, Planning Commission Public Hearing
- Table Item No. 7 - 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 Henriksen, Commission Member Huff, Commission Member Ward.

**APPROVAL OF AGENDA: 6:03 p.m.**

Motion made to **APPROVE** the Agenda as amended 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: 6:04 p.m.**

Motion made to **APPROVE** the Planning Commission Monday, May 6, 2024, Public Hearing Meeting Minutes as presented by Commission Member Henriksen and Seconded by Commission Member Huff

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

**NEW BUSINESS:**

- 1. RZC2024-00054 6:05 p.m.** – Applicant And Property Owner: Stacey Patterson; an application to rezone the subject property from split BG (General Business District) & RM-12 (Multifamily Residential District) to BG (General Business District); The property is located at 194 Gwinnett Drive; Parcel Identification Number 5142 110; Approximately 1.19 acres.

Motion made to recommend **APPROVAL** of **RZC2024-00054** with Staff 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: Stacey Patterson (Applicant)

Opposition: None

2. **SUP2024-00086 6:15 p.m.** - 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 5085 695; Approximately 3.4 acres.

Motion made to recommend **APPROVAL** of **SUP2024-00086** with the Staff recommended conditions 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: Applicant was not present

Opposition: None

3. **SUP2024-00089 6:20 p.m.** - Applicant: W. Charles Ross, Esq.; Property Owner: Allen Whitely; An application for a Special Use Permit to allow Outdoor Storage and Display of Trailers; The property is located at 381 Industrial Park Drive; Parcel Identification Number 5177 027F; Approximately 2.22 acres.

Motion made to recommend **WITHDRAWAL WITHOUT PREJUDICE** of **SUP2024-00089** with 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.

#### **PUBLIC COMMENT**

No Public Comment

#### **FINAL ADJOURNMENT: 6:25 p.m.**

Motion made **to ADJOURN** by Commission Member Henriksen 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**

### **RZC2024-00054\_06032024**

Approval of BG (General Business District) for a wide range of retail and service establishments, 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.** 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.
- C.** 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.
- D.** Provide a minimum of one (1) parking space per 400 square feet gross retail floor area, all parking must be on an approved surface and striped.
- E.** Provide a ten (10) foot landscape strip adjacent to all public right-of-ways.

- F.** Provide a five (5) foot concrete sidewalk adjacent to all public right-of-ways.
- G.** 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 rights-of-way.
- H.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.

## **PLANNING COMMISSION RECOMMENDED CONDITIONS**

**SUP2024-00086\_06032024**

Approval of Special Use Permit for a Special Event Facility/Banquet Hall, subject to the following conditions:

- 1.** General Business uses, which may include a Special Event Facility/Banquet Hall as a special use allowing conferences, galas, weddings, and other similar events.
- 2.** 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.
- 3.** 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.
- 4.** Peddlers and/or any parking lot sales unrelated to the Special Use shall be prohibited.
- 5.** Outdoor storage shall be prohibited.
- 6.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- 7.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- 8.** Alcohol may only be served at an indoor special events facility by a licensed caterer under the provisions set forth in the Code of the City of Lawrenceville, Georgia Chapter 4 Alcoholic Beverages or by the owner of the indoor special events facility in compliance with all applicable sections of the Code of the City of Lawrenceville, Georgia Chapter 4 Alcoholic Beverages.
- 9.** Requires proper licenses for food service; must comply with all local, county, and state laws and regulations.

**10.** Business must acquire a new Certificate of Occupancy within 90 days of approval from City Council or this Special Use Permit is void. The name of the business/tenant name shall be consistent across the Gwinnett Fire Marshall Certificate of Occupancy, City of Lawrenceville Certificate of Occupancy, and the City of Lawrenceville Occupation Tax Certificate.

**11.** ~~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.~~

## PLANNING COMMISSION RECOMMENDED CONDITIONS

### SUP2024-00089\_ ~~WITHDRAWAL WITHOUT PREJUDICE~~

~~Approval of a Special Use Permit for Outdoor Storage and Outdoor Display of Trailers, subject to the following enumerated conditions:~~

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

- ~~A. Outdoor Storage and Outdoor Display shall be prohibited within the designated Front Yard Area. All inventory for sale or displayed shall be within the area secured by a perimeter fence.~~
- ~~B. 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.~~
- ~~C. Peddlers and/or any parking lot sales unrelated to the rezoning 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. All fences shall be covered with an opaque material to screen all outdoor storage from the right of way.~~
- ~~B. 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.~~
- ~~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 retail floor area and two (2) spaces per automotive service bay with an additional one (1) space per GSF of service area. All parking must be on an approved surface and striped.~~

~~**F.** Provide a ten (10) foot landscape strip adjacent to all public right-of ways.~~

~~**G.** Provide a five (5) foot concrete sidewalk adjacent to all public right-of ways.~~

~~**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 rights-of way.~~

~~**I.A.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.~~

## Paul Lorenc

---

**From:** Chuck Ross <cross@powelledwards.com>  
**Sent:** Tuesday, May 21, 2024 16:39  
**To:** Todd Hargrave; Paul Lorenc  
**Subject:** RE: Notification Letters for Lawrenceville

**CAUTION:** This email originated from outside of City of Lawrenceville networks. Maintain caution when opening attachments or clicking on links. If you suspect this email is phishing, or you aren't sure, please click the **Phish Alert Button** in the menu ribbon to report it to the HelpDesk or contact the HelpDesk directly for assistance.

Regretfully, our client has opted to terminate the contract to purchase the property and wishes to withdraw its application for Special Use Permits. We apologize for any inconvenience. Please let me know if there is anything else you need me to provide to effectuate the withdrawal.

Chuck

---

**From:** Chuck Ross  
**Sent:** Monday, April 29, 2024 12:12 PM  
**To:** Todd Hargrave <Todd.Hargrave@lawrencevillega.org>; 'Paul Lorenc' <paul.lorenc@lawrencevillega.org>  
**Subject:** Notification Letters for Lawrenceville

Attached, please find the notification packet and proof of mailing which were sent today.

Chuck

---

**W. Charles "Chuck" Ross, Partner**  
Phone: (770) 962-0100 | Fax: (770) 963-3424  
Post Office Box 1390, Lawrenceville, GA 30046  
[www.PowellEdwards.com](http://www.PowellEdwards.com)



*Voted Best of Gwinnett, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023*

This email may contain material that is CONFIDENTIAL, PRIVILEGED and/or ATTORNEY WORK PRODUCT for the sole use of the intended recipient. Any review, reliance, distribution or forwarding by others without express permission is strictly prohibited. If you are not the intended recipient, please contact the sender and delete all copies.