



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION MINUTES

Monday, February 6, 2023
6:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

CALL TO ORDER: 6 p.m.

Called to Order

PRESENT

Chairperson Bruce Hardy

Vice-Chairperson James Nash

Board Member Jack "Jay" Johnston, Jr.

Board Member Jen Young

ABSENT

Board Member Stephanie Henriksen

APPROVAL OF AGENDA: 6:01 p.m.

Motion made to **AMEND the Agenda as PRESENTED** to add, withdraw, or table agenda items as shown below by Board Member Nash, and Seconded by Board Member Young.

- **Table Item No. 1. RZC2022-00045; Alessandro Salvo; 530 Lyle Circle to the Monday, March 6, 2023, Planning Commission Public Hearing.**
- **Table Item No. 5. An Ordinance to Amend ARTICLE 5, Parking of the Zoning Ordinance to the Monday, March 6, 2023, Planning Commission Public Hearing.**
- **Table Item No. 6. An Ordinance to Amend ARTICLE 9, Administration and Enforcement of the Zoning Ordinance to the Monday, March 6, 2023, Planning Commission Public Hearing.**
- **Table Item No. 7. An Ordinance to Amend the Code of Ordinance, Chapter 10, Article II to the Monday, March 6, 2023, Planning Commission Public Hearing.**

Voting Yea: Chairperson Hardy, Vice-Chairperson Nash, Board Member Johnston, Jr., , Board Member Young.

Motion made to **APPROVE the Agenda as AMENDED** by Board Member Johnston, Jr., and Seconded by Vice-Chairperson Nash.

Voting Yea: Chairperson Hardy, Vice-Chairperson Nash, Board Member Johnston, Jr., Board Member Young.

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

Motion made to **Approve the Planning Commission Meeting Minutes** as shown below Board Member Young, and Seconded by Board Member Johnston, Jr.

- **Tuesday, January 3, 2023, Meeting Minutes**

Voting Yea: Chairperson Hardy, Vice-Chairman Nash, Board Member Johnston, Jr., Board Member Young

NEW BUSINESS

1. **6:03 p.m. - RZR2023-00015** - Applicant; City of Lawrenceville; Property Owners: Derrick Cheek, Mahlon Sweat, Kenny Tong, Sheila And Daniel Huff, Anne and Thomas Iwanowski, Cline Nichols, Mahlon and Carolyn Sweat; An application to rezone the subject property from RM-12 (Multifamily Residential District) To RS-150 (Single-Family Residential District); Properties located at 432, 224, 467, 447, 439, 431, 448 Northdale Road; Parcel Identification Number R5145 027, R5145 028, 5145 043, 5145 045, 5145 046, 5145 047, 5145 097; Approximately 3.84 Acres.

Motion made **to recommend APPROVAL with Staff recommended conditions of RZR2022-00015** by Commission Member Johnston, Jr., Seconded by Commission Member Young.

Voting Yea: Chairperson Hardy, Vice-Chairperson Nash, Board Member Johnston, Jr., Board Member Young.

2. **6:11 p.m. - RZR2023-00016** - Applicant; City of Lawrenceville; Property Owners: Derrick Cheek, Pappy and Annamma Samuel, Rickie And Garnett Lance; an application to rezone the subject property from RM-12 (Multifamily Residential District) To RS150 (Single Family Residential District); Property located at 102, 123, 155 Northdale Rd; O Northdale Rd; Parcel Identification Number R5145 022, R5145 023B, R5145 024, R5145 275, R5145 297; Approximately 1.80 Acres.

Motion made **to recommend APPROVAL with Staff recommended conditions of RZR2022-00016** by Commission Member Young, Seconded by Vice-Chair Nash.

Voting Yea: Chairperson Hardy, Vice-Chairperson Nash, Board Member Johnston, Jr., Board Member Young.

3. **6:17 p.m. - RZR2023-00017** - Applicant and Property Owner: Karen Wright; An application to rezone the subject property from OI (Office Institutional) to RS-150 (Residential); Property located at 577 Scenic Hwy; Parcel Identification Number R5116 101; Approximately 0.45 Acres.

Motion made **to recommend APPROVAL with Staff recommended conditions of RZR2022-00017** by Commission Member Johnston, Jr., Seconded by Vice-Chair Nash.

Voting Yea: Chairperson Hardy, Vice-Chairperson Nash, Board Member Johnston, Jr., Board Member Young.

PUBLIC COMMENT

No Public Comment

FINAL ADJOURNMENT: 6:28 p.m.

Motion made **to Adjourn** by Vice-Chairperson Nash and Seconded by Board Member Young.

Voting Yea: Chairperson Hardy, Vice-Chairperson Nash, Board Member Johnston, Jr., Board Member Young

PLANNING COMMISSION

RECOMMENDED CONDITIONS_02062023

RZR2023-00015

Approval of an RS-150 (Single-Family Residential District), subject to the following enumerated conditions:

- 1.** To restrict the use of the property as follows:
 - A.** New Construction of Single-family detached dwelling units, accessory uses, and structures.
 - B.** The minimum heated floor area per dwelling unit shall be 2,000 square feet for one-story homes and 2,200 square feet for two-story homes.
 - C.** The façade, rear and side elevations of the single-family detached residential unit shall be designed and constructed consisting of four (4) sides of masonry, which could be brick, stone, or a combination of brick and stone (with accents of fiber cement siding). The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - D.** The single-family detached dwelling unit shall have a double-car garage with carriage-style garage doors. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - E.** The single-family detached dwelling unit shall consist of two (2) car garages, with a driveway measuring eighteen (18) feet in width (20) feet in depth, providing sufficient space for two (2) passenger vehicles. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - F.** The single-family detached dwelling unit shall be a maximum height of thirty-five (35) feet in height, as measured from the lowest elevation of the finished floor. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - G.** The Front Yard Area shall be adjacent to the College Corridor. The Front Yard Area shall have a Building Setback of thirty-five (35) feet.
 - H.** The façade of the single-family detached dwelling unit shall face or be

PLANNING COMMISSION

RECOMMENDED CONDITIONS_02062023

RZR2023-00016

Approval of an RS-150 (Single-Family Residential District), subject to the following enumerated conditions:

- 1.** To restrict the use of the property as follows:
 - A.** New Construction of Single-family detached dwelling units, accessory uses, and structures.
 - B.** The minimum heated floor area per dwelling unit shall be 2,000 square feet for one-story homes and 2,200 square feet for two-story homes.
 - C.** The façade, rear and side elevations of the single-family detached residential unit shall be designed and constructed consisting of four (4) sides of masonry, which could be brick, stone, or a combination of brick and stone (with accents of fiber cement siding). The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - D.** The single-family detached dwelling unit shall have a double-car garage with carriage-style garage doors. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - E.** The single-family detached dwelling unit shall consist of two (2) car garages, with a driveway measuring eighteen (18) feet in width (20) feet in depth, providing sufficient space for two (2) passenger vehicles. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - F.** The single-family detached dwelling unit shall be a maximum height of thirty-five (35) feet in height, as measured from the lowest elevation of the finished floor. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - G.** The Front Yard Area shall be adjacent to the Northdale Road. The Front Yard Area shall have a Building Setback of thirty-five (35) feet.
 - H.** The Rear Yard Area shall have a Building Setback of forty (40) feet.

- I.** The Side Yard Area shall have a Building Setback of ten (10).
 - J.** Vehicular access to the subject property shall be provided by an existing curb cut along Northdale Road.
- 2.** To satisfy the following site development considerations:
- A.** Detached Single-Family dwellings shall be designed and constructed in conformity with Zoning Ordinance, Article 6 Architectural and Design Standards, Section 601 Residential Minimum Architectural and Design Standards, and International Residential Code (IRC). Final building elevations shall be subject to the review and approval of the Director of the Planning and Development Department.
 - B.** Maintain or provide a five (5) foot concrete sidewalk adjacent to the Northdale Road right-of-way.
 - C.** Natural vegetation shall remain on the property until the issuance of a development permit.
 - D.** Any utility relocations shall be the responsibility of the developer.

adjacent to the College Corridor.

- I.** The Rear Yard Area shall be adjacent to Northdale Road. The Rear Yard Area shall have a Building Setback of forty (40) feet.
- J.** The rear elevation of the single-family detached dwelling unit shall face or be adjacent to Northdale Road.
- K.** The Side Yard Area shall have a Building Setback of ten (10).
- L.** Vehicular access to the subject property shall be provided by an existing curb cut along Northdale Road.

2. To satisfy the following site development considerations:

- A.** Detached Single-Family dwellings shall be designed and constructed in conformity with Zoning Ordinance, Article 6 Architectural and Design Standards, Section 601 Residential Minimum Architectural and Design Standards, and International Residential Code (IRC). Final building elevations shall be subject to the review and approval of the Director of the Planning and Development Department.
- B.** Maintain or provide a five (5) foot concrete sidewalk adjacent to the Northdale Road right-of-way.
- C.** Natural vegetation shall remain on the property until the issuance of a development permit.
- D.** Any utility relocations shall be the responsibility of the developer.

PLANNING COMMISSION

RECOMMENDED CONDITIONS_02062023

RZR2023-00017

Approval of an RS-180 (Single-Family Residential District), subject to the following enumerated conditions:

- 1.** To restrict the use of the property as follows:
 - A.** New construction of single-family detached dwelling units, accessory uses, and structures.
 - B.** The minimum heated floor area per dwelling unit shall be 2,000 square feet for one-story homes and 2,400 square feet for two-story homes.
 - C.** The façade, rear and side elevations of the single-family detached residential unit shall be designed and constructed consisting of four (4) sides of masonry, which could be brick, stone, or a combination of brick and stone (with accents of fiber cement siding). The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - D.** The single-family detached dwelling unit shall have a double-car garage with carriage-style garage doors. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - E.** The single-family detached dwelling unit shall consist of two (2) car garages, with a driveway measuring eighteen (18) feet in width (20) feet in depth, providing sufficient space for two (2) passenger vehicles. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - F.** The single-family detached dwelling unit shall be a maximum height of thirty-five (35) feet in height, as measured from the lowest elevation of the finished floor. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
 - G.** The Front Yard Area shall be adjacent to the Scenic Highway. The Front Yard Area shall have a Building Setback of no less than fifty (50) feet.
 - H.** The Rear Yard Area shall have a Building Setback of forty (40) feet.

- I.** The Side Yard Area shall have a Building Setback of ten (10).
 - J.** Vehicular access to the subject property shall be provided by an existing curb cut along Scenic Highway.
- 2.** To satisfy the following site development considerations:
 - A.** Detached Single-Family dwellings shall be designed and constructed in conformity with Zoning Ordinance, Article 6 Architectural and Design Standards, Section 601 Residential Minimum Architectural and Design Standards, and International Residential Code (IRC). Final building elevations shall be subject to the review and approval of the Director of the Planning and Development Department.
 - B.** Maintain or provide a five (5) foot concrete sidewalk adjacent to the Scenic Highway right-of-way.
 - C.** Natural vegetation shall remain on the property until the issuance of a development permit.
 - D.** Any utility relocations shall be the responsibility of the developer.
- 3.** The following variances are granted:
 - A.** Variances to allow the rehabilitation of the existing structure or new construction, subject to the following:
 - i.** A variance from the Zoning Ordinance, Article 1, Section 102.2, Subsection B. Lot Development Standards, Lot Minimum Width, allows reduction of the minimum lot width requirement from 100 feet to 99.88 feet.