



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION MINUTES

Monday, August 1, 2022
6:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Called to Order at 6 p.m.

PRESENT

Board Member Bruce Hardy
Board Member James Nash
Board Member Jen Young
Board Member Marshall Boutwell

ABSENT

Board Member Jack "Jay" Johnston, Jr.

Approval of Agenda

Motion made **to APPROVE the Agenda as PRESENTED** by Board Member Hardy, and
Seconded by Board Member Nash

Voting Yea: Board Member Hardy, Board Member Nash, Board Member Young, Board
Member Boutwell

Approval of Prior Meeting Minutes

Motion made **to approve the Tuesday, July 5, 2022 Planning Commission Meeting
Minutes** by Board Member Nash, and Seconded by Board Member Young

Voting Yea: Board Member Hardy, Board Member Nash, Board Member Young, Board
Member Boutwell

New Business

1. **RZC2022-00041** – Applicant: Iesha Martin, c/o Grant Shepherd and Associates, Inc.; Property Owners: Cherokee USA Inc.; An application to rezone the subject property from BN (Neighborhood Business District - Retired) to BG (General Business District); Property located at 1395 Five Forks Trickum Road; Parcel Identification Number R5084 023; Approximately 1.22 Acres

Motion made **to recommend APPROVAL of RZC2022-00041 with Staff recommended conditions** by Board Member Young, Seconded by Board Member Nash.

Voting Yea: Board Member Hardy, Board Member Nash, Board Member Young, Board Member Boutwell

2. **SUP2022-00070** – Applicant: TOPFA LLC c/o Battle Law, P.C.; Property Owners: Jean A. Coppage; An application for a Special Use Permit to allow indoor climate controlled Self-Storage or Mini-Warehouse Facility; Property located at 0 Lyle Circle; Parcel Identification Number R7011 015; Approximately 2.29 Acres

Motion made **to recommend APPROVAL of SUP2022-00070 with Planning Commission recommended conditions** by Board Member Hardy, Seconded by Board Member Nash.

Voting Yea: Board Member Hardy, Board Member Nash, Board Member Young, Board Member Boutwell

Public Comment

No Public Comment

Final Adjournment

Motion made **to Adjourn at 7:00 p.m.** by Board Member Hardy, Seconded by Board Member Young.

Voting Yea: Board Member Hardy, Board Member Nash, Board Member Young, Board Member Boutwell

PLANNING COMMISSION

RECOMMENDED CONDITIONS_08012022

RZC2022-00041

Approval as BG (General Business District) for a commercial/retail development, subject to the following enumerated conditions:

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

A. Retail service-commercial uses and accessory uses. The following uses shall be prohibited:

- Adult Entertainment Facility
- Auction House
- Automobile Accessories Sales and Installation
- Automobile Body Repair, Painting or Rebuilding
- Automobile Broker
- Automobile Manufacturing Plant
- Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles)
- Automobile Parts Store (with/without installation)
- Automobile Repair and Maintenance (Principal Use)
- Automobile Sales or Auction and Related Service (indoor/outdoor sales)
- Automobile Wash (Carwash)
- Bail Bonding
- Building Materials Sales (indoors/outdoors)
- Depot / Passenger Terminal (bus or rail)
- Dollar or Variety Store
- Garden Supply Center
- Hookah/Vapor Bar or Lounge
- Machine Shop

- Maintenance Shop (fleet vehicles)
- Motorcycle and Personal Watercraft Sales and Related Service
- Motorcycle and Personal Watercraft Service and Repair
- Motorcycle Parts, Accessories and Apparel Store
- Pawn Shop
- Smoke or Novelty Shop
- Tobacco or Novelty Shop
- Tattoo and Body Piercing
- Title Loan Facility

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. Outdoor storage shall be prohibited;

E. 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. Final design shall be subject to the review and approval of the Director of Planning and Development.

B. Buildings shall be designed and constructed in conformity with Zoning Ordinance, Article 6 Architectural and Design Standards, and International Building Code (IBC). Final building elevations 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. Final design shall be subject to the review and approval of the Director of Planning and Development.

- D.** Provide a ten (10) foot landscape strip adjacent to all public right-of-ways.
- E.** Provide a fifteen (15) foot landscape strip adjacent to all internal property lines.
- F.** Provide a six (6) foot concrete sidewalk adjacent to all public right-of-ways.
- G.** 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 right-of-ways;
- H.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- I.** Natural vegetation shall remain on the property until the issuance of a development permit.
- J.** Any utility relocations shall be the responsibility of the developer.

PLANNING COMMISSION

RECOMMENDED CONDITIONS_08012022

BOLD – ADDITION; STRIKETHROUGH – DELETION

SUP2022-00070

Approval of a Special Use Permit for an Indoor Climate Controlled Self-Storage or Mini-Warehouse Facility, subject to the following enumerated conditions:

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

A. The following uses shall be prohibited:

- Adult Entertainment Facility
- Auction House
- Automobile Accessories Sales and Installation
- Automobile Body Repair, Painting or Rebuilding
- Automobile Broker
- Automobile Manufacturing Plant
- Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles)
- Automobile Parts Store (with/without installation)
- Automobile Repair and Maintenance (Principal Use)
- Automobile Sales or Auction and Related Service (indoor/outdoor sales)
- Automobile Wash (Carwash)
- Bail Bonding
- Building Materials Sales (indoors/outdoors)
- Depot / Passenger Terminal (bus or rail)
- Dollar or Variety Store
- Garden Supply Center
- Hookah/Vapor Bar or Lounge
- Machine Shop

- Maintenance Shop (fleet vehicles)
- Motorcycle and Personal Watercraft Sales and Related Service
- Motorcycle and Personal Watercraft Service and Repair
- Motorcycle Parts, Accessories and Apparel Store
- Pawn Shop
- Smoke or Novelty Shop
- Tobacco or Novelty Shop
- Tattoo and Body Piercing
- Title Loan Facility
- Indoor or outdoor Vehicle and Vessel lease, rental, sales

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. Outdoor storage shall be prohibited;

E. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours;

~~**F.** The Special Use Permit shall be valid for a two-year period, at which time the use shall cease or an application shall be made for renewal of the Special Use Permit;~~

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. Final design shall be subject to the review and approval of the Director of Planning and Development.

- B.** Drive aisles, driveways and parking shall not be permitted within the Colonial Pipeline Easement and Georgia Power Company Easement.
 - C.** Buildings shall be designed and constructed in conformity with Zoning Ordinance, Article 6 Architectural and Design Standards, and International Building Code (IBC). Final building elevations shall be subject to the review and approval of the Director of Planning and Development.
 - D.** Building Height and Stories shall be limited to a maximum height of thirty-five (35) feet and a maximum of three (3) stories.
 - E.** Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. Final design shall be subject to the review and approval of the Director of Planning and Development.
 - F.** Provide a ten (10) foot landscape strip adjacent to the right-of-way of Lyle Circle, and along the right-of-way of Park Access Drive to its intersection with external boundary of the Colonial Pipeline Easement.
 - G.** Provide a ten (10) foot landscape strip adjacent to all internal property lines. Exceptions: Provide a ten (10) foot landscape strip along the external boundaries of Colonial Pipeline Easement and Georgia Power Company Easement.
 - H.** Provide a six (6) foot concrete sidewalk adjacent to all public right-of-ways.
 - I.** 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 right-of-ways;
 - J.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure. **Dumpster shall be located in the rear yard area only.**
 - K.** Natural vegetation shall remain on the property until the issuance of a development permit.
 - L.** Any utility relocations shall be the responsibility of the developer.
- 3.** The following variance is granted:
- A.** A variance to allow a reduction in the required number of off-street parking

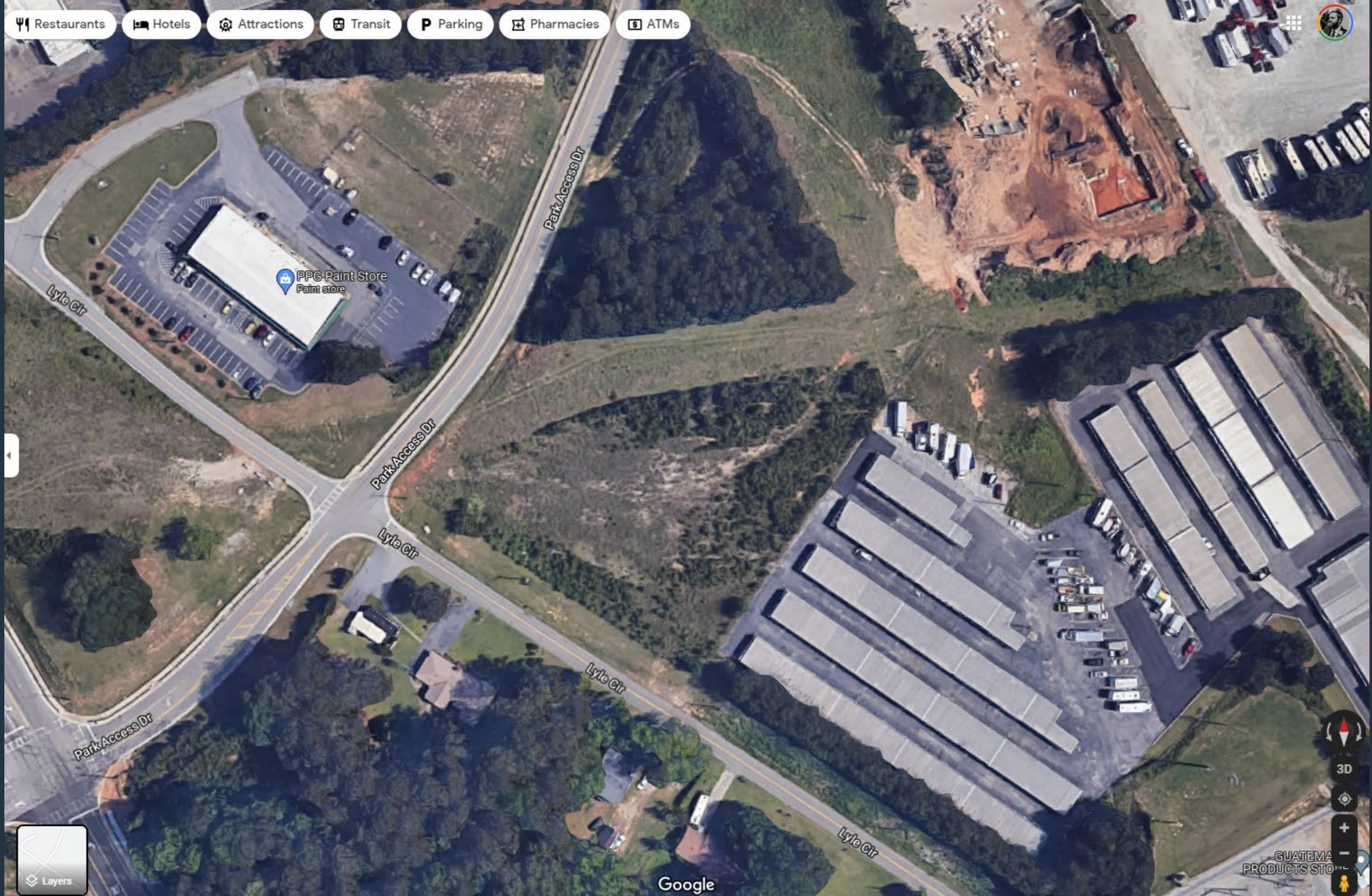
spaces from fifty (50) parking spaces to ~~thirty (30)~~ **eleven (11)** parking spaces.



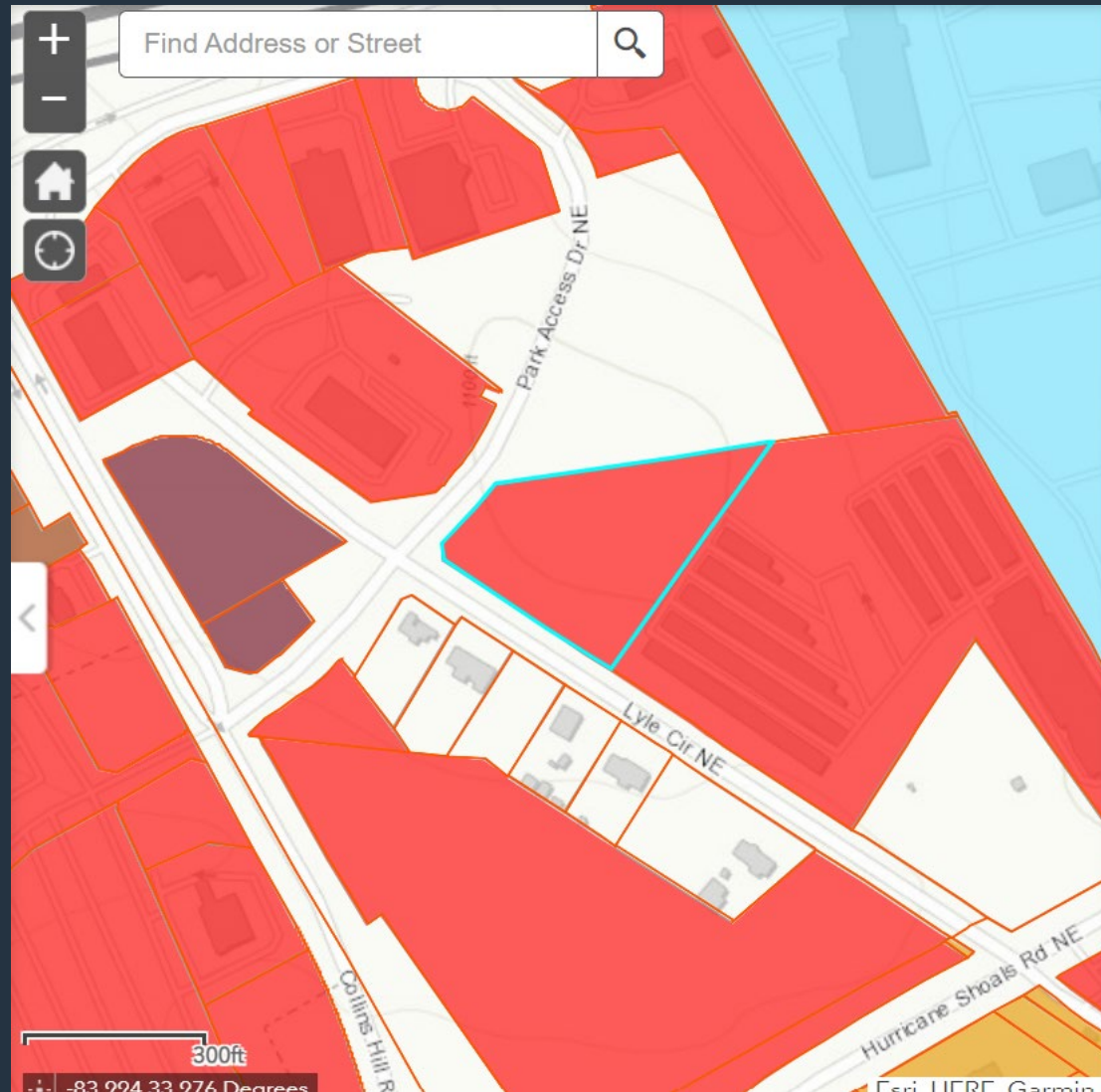
Special Use Permit

PURPOSE

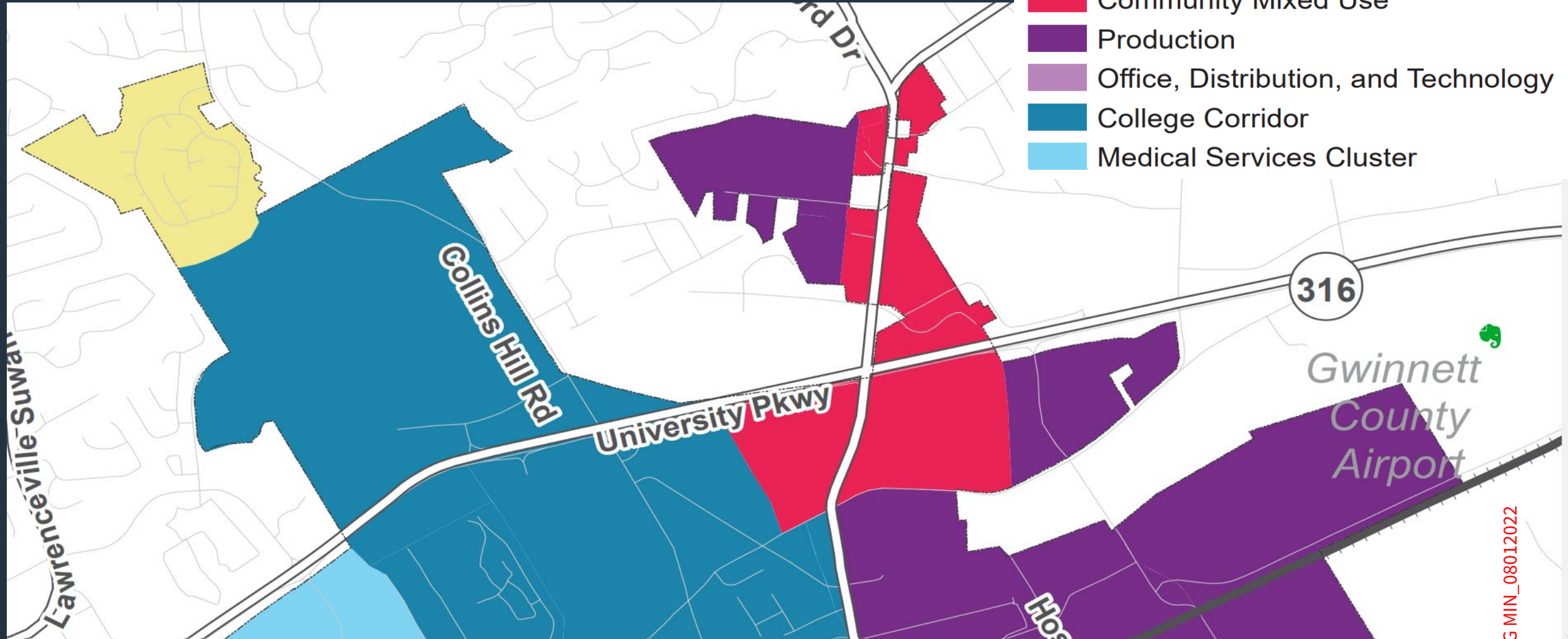
- Seeking a special use permit for property located on Lyle Circle to allow for a **totally indoor, climate-controlled, self-storage facility**



ZONING AND FUTURE LAND USE MAP

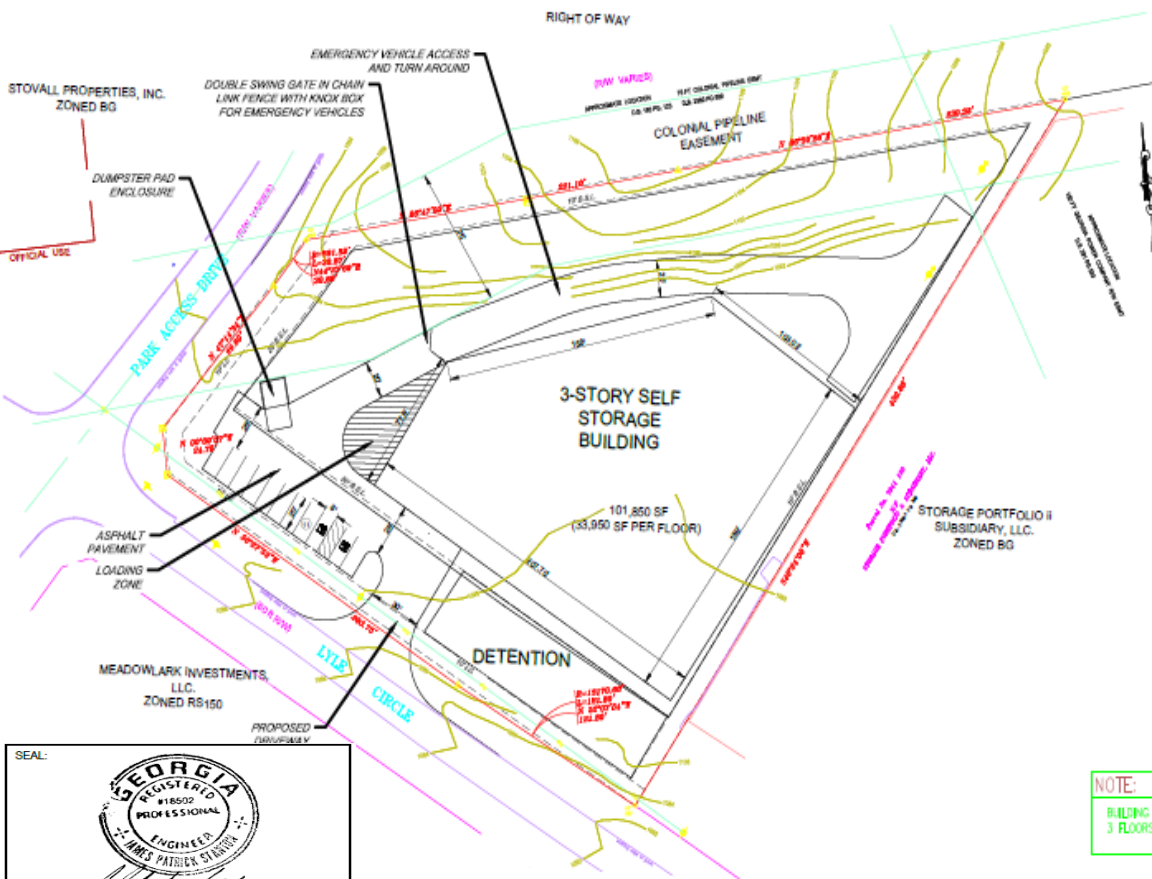


- Neighborhood Mixed Use
- Downtown
- Community Mixed Use
- Production
- Office, Distribution, and Technology
- College Corridor
- Medical Services Cluster



CHANGES TO CONDITIONS

- Condition 1F, which requires us to re-seek a SLUP every two years.
- This is not financeable.
- Cannot risk being denied in two years time if building construction is almost complete.
- If building is complete and SLUP is denied, there will just be a vacant building on the property.
- Condition 2B, which states that no drive aisles may be in the Colonial Pipeline Easement.
- We need a drive aisle around the building for fire safety.
- We have the following proposal:



REVISIONS	DATE
Revise Plan	July 26, 2022
Rev. Per Owner	July 28, 2022
####	####
####	####
#	# 011-015
#	# TACT: Kyu Man Park (770-242-7878)
#	#
#	#

PROJECT MANAGER:	###
DRAWING BY:	###
JURISDICTION:	CITY OF LAWRENCEVILLE
DATE:	2022-05-30
SCALE:	1" = 50'
TITLE:	

GENERAL NOTES:

1. CURRENT OWNER: JEAN A. COPPAGE
2305 SUGARLOAF CLUB DRIVE
DULUTH, GEORGIA 30097-7404
2. FUTURE OWNER: 3100 MEDLOCK BRIDGE ROAD
BUILDING 500
NORCROSS, GA. 30071
770-242-7878
3. DEVELOPER: 3100 MEDLOCK BRIDGE ROAD
BUILDING 500
NORCROSS, GA. 30071
770-242-7878
4. ENGINEER: FORESITE GROUP, LLC.
3740 DAVINCI COURT
SUITE 100
PEACHTREE CORNERS, GA. 30092
770-368-1399
5. SITE ADDRESS: LYLE CIRCLE
TAX ID # 7011-015
LAND LOT , DISTRICT
6. SITE ACREAGE: 2.25 ACRES

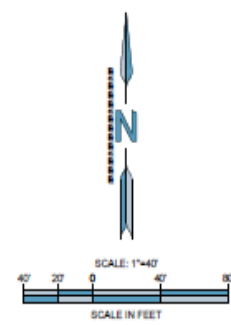
ZONING:

CURRENT ZONING: BG
PROPOSED ZONING: BG
REQUESTING SPECIAL LAND USE PERMIT TO ALLOW SELF STORAGE

AND USE DESIGNATION:

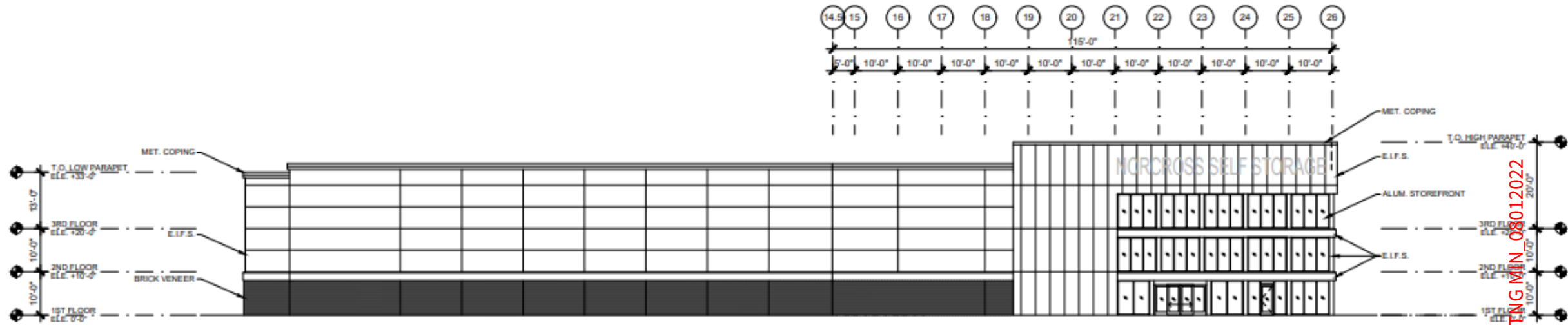
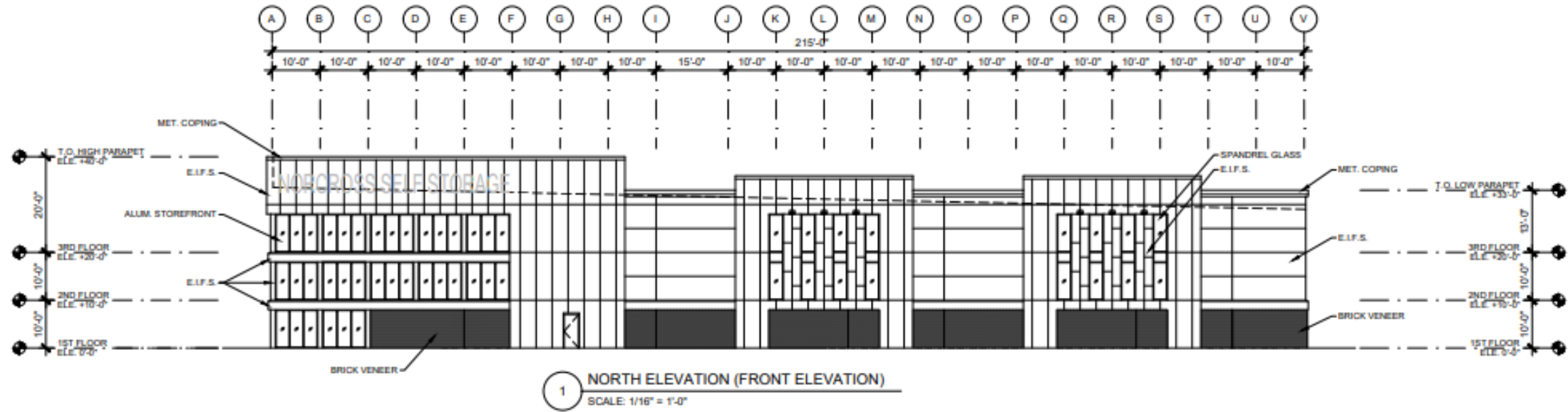
3G, GENERAL BUSINESS
WATER AND SEWER:
WATER AND SEWER SERVICES PROVIDED BY GWINNETT COUNTY

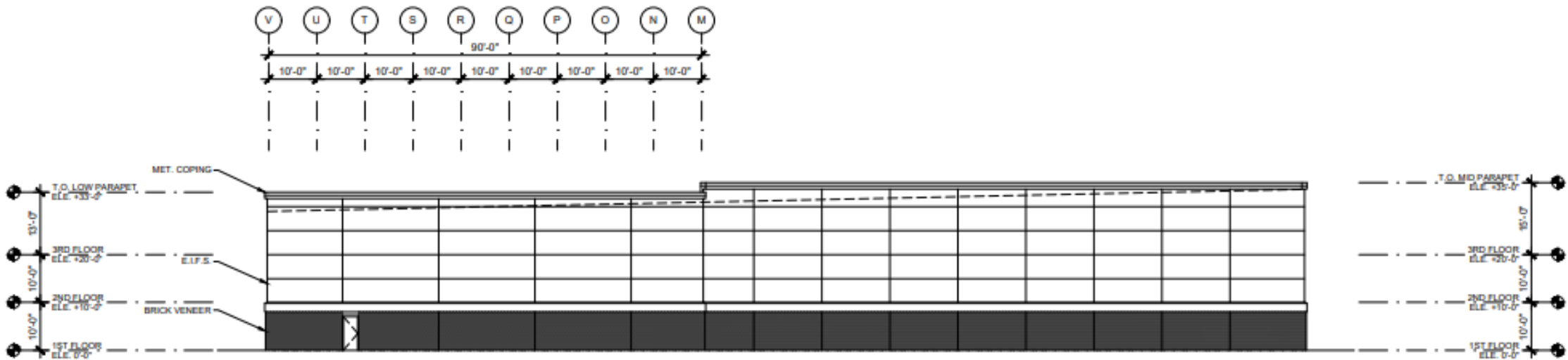
NOTE:
BUILDING TO BE 33,950 SF PER FLOOR
3 FLOORS x 33,950 SF=101,850 SF.



This plan takes note of the variance granted by staff, which reduces the required number of parking spaces from 50 to 30 in Condition 3A

This place further reduces the number of parking spaces to 11 but allows for us to move the building and drive aisle completely out of the easement.





3 SOUTH ELEVATION (REAR ELEVATION)
SCALE: 1/16" = 1'-0"

