



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION

MEETING MINUTES

Monday, July 7, 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 Sheila Huff

Commission Member Stephanie Henriksen

ABSENT

Commission Member Darion Ward

APPROVAL TO AMEND AGENDA AS PRESENTED

Motion to **AMEND THE AGENDA AS PRESENTED** by Council Member Huff, Seconded by Council Member Henriksen.

- Table Item. No. 5. - An ordinance to amend the City of Lawrenceville Zoning Ordinance 2020, article 2 Supplemental and Accessory Use Standards, by deleting Section 200.3.58 Personal Care Home, Family in its entirety, and replace with a new Section 200.3.58 Personal Care Home, Family.
- Public Hearing Dates:
 - Planning Commission – Tuesday, September 2, 2025 @ 6 p.m.

- City Council Work Session – Wednesday, September 3, 2025 @ 5 p.m.
- City Council Regular Meeting – Monday, September 28, 2025 @ 7 p.m.

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

APPROVAL OF THE AGENDA AS AMENDED

Motion made to **APPROVE THE AGENDA AS AMENDED** by Council Member Huff and Seconded by Council Member Henriksen

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

APPROVAL OF PRIOR MEETING MINUTES

- Motion made to **APPROVE** Monday, June 2, 2025, Planning Commission Meeting Minutes by Vice-Chairperson West and Seconded by Council Member Huff

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

NEW BUSINESS

2. **RZR2025-00028** – The Invision Group, LLC, the applicant, and Benjamin Bailey and David Andrew Harrell, the owners; an application to rezone the subject property from RS-150 (Single-Family Residential District) To RS-TH INF (Townhouse-Family Infill Residential District) to allow for a proposed townhouse development; The subject property is located at 215 Jackson Street, identified by the Parcel Identification Number 5146A129, and encompasses approximately 0.98 Acres.

- Motion made to recommend APPROVAL of RZR2025-00028 as RS-TH INF (Townhouse-Family Infill Residential District) with Planning Commission recommendations (see attached) by Vice-Chairperson West and Seconded by Commission Member Henriksen

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

Opposition: None

Proponent: Melody A. Glouton, Esq. (Applicant)

3. **SUP2025-00108** – HFA - Kelsey Kreher, the applicant, and Lawrenceville Outparcel, LLC, the owner; An application for a Special Use Permit for an Automobile Repair And Maintenance Facility; The subject property is located at 650 Gwinnett Drive, identified by a portion of the Parcel Identification Number 5141 333, and encompasses approximately 0.38 acres.

- Motion made to recommend APPROVAL of SUP2025-00108 allowing an Automobile Repair and Maintenance Facility with Planning Commission recommendations (see attached) by Vice-Chairperson West and Seconded by Commission Member Huff

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

Opposition: None

Proponent: HFA – Kelsey Kreher (Applicant)

4. **RZR2025-00029** – North DTL CC PH1, LLC, the applicant, and Mary Josephine Shannonhouse, H. Parker Gann, III, as conservator of the estate of H. Parker Gann, Jr. and Glenn Edwin Bailey Revocable Living Trust, the owners; an application to rezone certain properties (parcel assemblage) from RS-150 (Single-Family Residential District) and RM-12 (Multifamily Residential District) to CMU (Community Mixed Use District) to allow for a housing master plan; the subject properties are located at 750 North Clayton Street, 113 Maddox Street and 127 Maddox Street; identified by the Parcel Identification Numbers 5146C012, 5146C013 AND 5146C014 as described in the legal description, and encompasses approximately 1.34 total acres.

- Motion made to recommend the **APPROVAL** of RZR2025-00029 as CMU (Community Mixed-Use District) with Staff recommendations (see attached) by Council Member Henriksen and Seconded by Commission Member Huff

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

Opposition: Randy Travis - concerns with the number of townhouse dwellings and dwelling units

Proponent: Jody Charles Campbell, Attorney at Law (Applicant)

FINAL ADJOURNMENT

- Motion made to **ADJOURN** by Commission Member Henriksen, and Seconded by Commission Member Huff

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

PLANNING COMMISSION
RZR2025-00028

J. West
motion

Approval of RZR2025-00028 with the Planning Department's recommended conditions, with the following changes:

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

- C. ~~The front façade of each townhouse dwelling and dwelling unit shall be adjacent to the public right-of-way.~~ **For the building adjoining Jackson Street, the front façade of each townhouse shall face the adjacent right-of-way. The second building to the rear may be oriented as shown on the submitted site plan.** Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
- D. Each dwelling unit/townhouse unit shall have a garage ~~or covered carport~~ that accommodates two cars. Tandem garages shall not be allowed. Minimum parking requirements shall be as follows:
- Townhouse dwelling and dwelling units shall have a two-car garage ~~or covered carport~~, no parking spaces outside of the garage, and one additional space per townhouse within the project for guest parking. The plan shall be approved by the Director of Planning and Development.
- F. Townhouse dwelling and dwelling units shall have a Minimum Heated Floor Area of 1,950 square feet ~~for one, two, three and four bedroom units.~~

2. To satisfy the following site development considerations:

- G. ~~New billboards or oversized signs shall be prohibited.~~
- 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.~~

JW

PLANNING COMMISSION
SUP2025-00108

Approval of SUP2025-00108 with the Planning Department's recommended conditions, with the following changes:

2. To satisfy the following site development considerations:

B. 10-feet

C. ~~Natural vegetation shall remain on the property until the issuance of a development permit.~~

D. Provide a 5-foot concrete sidewalk along the road frontage of Marathon Boulevard Gwinnett Drive.

H. Compactor/dumpsters shall be located ~~interior in~~ **to the rear of** the site ~~away from adjacent residential property~~ and screened by a one hundred percent (100%) opaque brick or stacked stone wall with an opaque metal gate enclosure. ~~Compactor/dumpster enclosure shall be a minimum of ten feet (10 ft) in width and thirty feet (30 ft) in length. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.~~

MAYOR AND COUNCIL
CITY OF LAWRENCEVILLE, GEORGIA
ORDINANCE

READING AND ADOPTION:

At the regular meeting of the Mayor and Council of the City of Lawrenceville, held at City Hall, 70 S. Clayton Street, Lawrenceville, Georgia.

PRESENT	VOTE
<u>David R. Still</u> , Mayor	Yes/No
<u>Victoria Jones</u> , Mayor Pro Tem	Yes/No
<u>Austin Thompson</u> , Council Member	Yes/No
<u>Bruce Johnson</u> , Council Member	Yes/No
<u>Marlene Taylor-Crawford</u> , Council Member	Yes/No

On motion of Name, seconded by Name, which carried Vote, the following ordinance was
ADOPTED:

AN ORDINANCE TO APPROVE/DENY AN AMENDMENT THE OFFICIAL ZONING MAP

WHEREAS, the Planning Commission of the City of Lawrenceville has held a duly advertised public hearing and has filed a formal recommendation with the Mayor and Council of the City of Lawrenceville upon an Application to Amend the Official Zoning Map from Zoning Classification to Zoning Classification by Applicant Name/C/O Name for the proposed use of Use on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of the City of Lawrenceville; and

WHEREAS, a public hearing was held by the Mayor and Council of the City of Lawrenceville on Month Day, 2025, and objections WERE/WERE NOT filed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Lawrenceville this the Daterd day of Month, 2025, that the aforesaid application to amend the Official Zoning Map from Zoning Classification to Zoning Classification is hereby APPROVED WITH CONDITIONS/DENIED.

Approval of a rezoning to CMU (Community Mixed-Use District), subject to the following enumerated conditions:

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

- A. A maximum of ninety-six (96) housing units, including a minimum of eight (8) single-family dwellings and a maximum of eighty-eight (88) rear-entry townhomes. These limits may be modified only through an approved rezoning of adjacent or nearby properties and a corresponding amendment to the master site plan.
- B. The development shall be in general accordance with the submitted site plan received by the Department of Planning and Development, dated June 16, 2025, with variances necessary to meet zoning conditions and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development. The design and exterior appearance shall be in general accordance with the examples presented during the Month Day, 2025, Mayor and Council meeting and final design and exterior appearance shall be approved by the Director of Planning and Development.
- C. All one-family dwellings and dwelling units shall be constructed with a two-car garage.

- D. All townhouse-family dwellings and dwelling units shall be constructed with a one-car or two-car garage. The inclusion of a one-car or two-car garage will be determined by the square footage of the townhouse-family dwelling and its individual dwelling units.

2. To satisfy the following site development considerations:

- A. Natural vegetation shall remain on the property until the issuance of a development permit.
- B. The homeowner's association shall repaint or repair any graffiti or vandalism in common areas within seventy-two (72) hours of notice from the City.
- C. The required parking ratio shall be one and one half (1.5) spaces per unit.
- D. Provide City Standard Pedestrian lighting along Grizzly Parkway, both sides of North Clayton Street (to North Clayton Connector Road), and the south side of North Clayton Connector Road.
- E. Building setbacks off internal streets or driveways shall be in general accordance with the submitted site plans and architectural renderings, and otherwise subject to review and approval of the Director of Planning and Development.
- F. Any use or expansion of existing City owned water quality/quantity facilities shall be reviewed and approved by the City Engineer.
- G. Pedestrian connections from the development to Grizzly Parkway and North Clayton Street shall be provided and shall be reviewed and approved by the City Engineer.
- H. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.6 RS–TH INF – Townhouse-Family Infill Residential District, B. Lot Development Standards. Allows for the reduction of the Minimum Units Per Row (UPR) for the attached townhouse residential dwelling units from three (3) units to one (1) unit.
- I. A minimum five-foot (5 ft.) sidewalk shall be provided (if not existing) along both sides of North Clayton Street from the end of North Clayton Street to North Clayton Connector Road.
- J. Vehicle access to Grizzly Parkway or North Clayton Connector Road for alleyways, driveways, and the extensions shall be prohibited.
- K. Internal alleyways shall be privately owned and maintained by the Homeowners Association.

- L. The Developer shall coordinate and receive approval from the City Engineer to relocate and extend North Clayton Street. Dedicate Right-of-Way to the City

3. The following variances are approved:

- A. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.11 CMU Community Mixed-Use District, F.2. Allows for reduction of the net project acreage dedicated to Green/Common Space from 15% to 10%.
- B. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.11 CMU Community Mixed-Use District, C. Lot Development Standards, Footnote 11. Allows for reduction of building setbacks adjacent to a classified arterial or collector (Principal, Major, Minor) shall be zero (0 ft.) adjacent to Grizzly Parkway and North Clayton Connector Road. Alternatively, all setbacks may be administratively varied in accordance with footnote 5 of Table 102.5 C.2 and footnote 9 of Table 102.6 C.2 of the Lawrenceville Zoning Ordinance.
- C. A variance from Zoning Ordinance, Article 102.11 CMU Community Mixed-Use District, K. Landscape, Buffers, and Tree Protection. 2. Allows for a reduction of required buffers between CMU and RS-150 properties from 50 feet to zero feet.
- D. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.5 RS-50 INF –One-Family Infill Residential District, B. Lot Development Standards. Allows for the reduction of the Minimum Lot Width for the detached single-family residential dwellings from fifty (50) feet to forty (40) feet.
- E. A variance from Zoning Ordinance, Article 1 Districts, Section 102.5 RS-50 INF – One-Family Infill Residential District, B. Lot Development Standards. Allows for a reduction in the Minimum Lot Size for the detached single-family residential dwelling from three thousand, five hundred square feet (3,500 sq. ft) to two thousand, eight hundred forty square feet (2,840 sq. ft).
- F. A variance from the Zoning Ordinance, Article 1 Districts, Section 102.5 RS-50 INF –One-Family Infill Residential District, B. Lot Development Standards. TH INF –Townhouse-Family Infill Residential District, B. Lot Development Standards. Allows for the reduction of the Minimum Lot/Unit Width for the attached townhouse residential dwelling units from twenty (20) feet to eighteen (18) feet.
- G. A variance from Zoning Ordinance, Article 1 Districts, Section 102.6 RS-TH INF –Townhouse-Family Infill Residential District, B. Lot Development Standards.

Allows for reduction in the Minimum Lot Area from one thousand, six hundred square feet (1,600 sq. ft) to one thousand, four hundred and forty square feet (1,440 sq. ft).

- H. A variance from Zoning Ordinance, Article 1 Districts, Section 102.6 RS-TH INF –Townhouse-Family Infill Residential District, D. Lot Dimensional Standards.
 - 1. RS-Townhouse Units – General. a. Allows front façade(s) of townhouse dwelling units to be either parallel or radial or perpendicular to a Public Street (Public Right-of-Way).
- I. A variance from Zoning Ordinance, Article 1 Districts, Section 102.6 RS-TH INF –Townhouse-Family Infill Residential District, D. Lot Dimensional Standards.
 - 1. RS-TH Townhouse Units – General. c. Allows rear elevations of each townhouse dwelling unit shall consist of porch measuring 10 feet in width and 10 feet in depth rather than 18 feet in width and 10 feet in depth.
- J. A variance from Zoning Ordinance, Article 504 Residential Parking and Driveways, 6. Allows for impervious surfaces in front yard area to be limited from 35% to 90%.

David R. Still, Mayor

Date Signed: _____

ATTEST:

Karen Pierce, City Clerk