



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION MEETING MINUTES

Monday, February 2, 2026

CALL TO ORDER: 6:00 p.m.

PRESENT:

Vice-Chairperson Jeff West

Commission Member Darion Ward

Commission Member Sheila Huff

Commission Member Stephanie Henriksen

ABSENT:

Chairperson Bruce Hardy

APPROVAL OF AGENDA:

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

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

Administratively Withdraw – Item 4. And 5. An ordinance to amend The City Of Lawrenceville Zoning Ordinance (2020) as amended, Article 2 Supplemental and Accessory Use Standards is hereby amended, by relocating and renumbering Section 200.3.26, “Community Living Arrangement,” As Section 200.3.27 with no substantive changes to the regulations; Adoption Of A New Section 200.3.26, Titled “Convenience Store, With Fuel Pumps;” And Renumbering Of Subsequent Sections To Maintain Numerical Order And Update Internal References Accordingly.

Administratively Withdraw - RZM2025-00023 – Applicant: Curt Thompson; Owner: 12 Brothers Capital Venture, LLC; An application to rezone the subject property from BG (General Business District) To CMU (Community Mixed-Use) to allow for a mixed-use development; Street Address: 464 West Pike Street; Parcel Identification Number R5144 037; Area: approximately 5.15 Acres.

New Legal Advertisement Dates as follows:

- Planning Commission - Monday, March 2, 2026, at 6 p.m.
- City Council Work Session – Wednesday, March 4, 2026, at 5 p.m.
- City Council Regular Meeting – Thursday, March 19, 2026, at 7 p.m.

Motion made to **APPROVE THE AGENDA AS AMENDED** by Council Member Huff, Seconded by Commission Ward.

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

APPROVAL OF PRIOR MEETING MINUTES

Motion made to **APPROVE** Monday, January 5 , 2026, Planning Commission Meeting Minutes by Council Member Ward and Seconded by Council Member Huff

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

NEW BUSINESS

- 1. SUP2025-00119** – Applicant: Sultan Hassan; Owner: David Phung; A Special Use Permit application for an accessory structure larger than 400 square feet in area; Address: 715 Paper Creek Drive; Parcel Identification Number: R5180 371; Area: Approximately 0.56 Acres.

Motion made to recommend **DENIAL** of **SUP2025-00119** with Planning Commission recommendations by Commission Member Henriksen and Seconded by Commission Member Huff

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

Proponent: David Phung (Property Owner)

Opponent: None

Adverse Impacts: Potential environmental constraints (e.g., State and Municipal Stream Buffers); Definition of Corner Lot

- 2. SUP2025-00120** – Applicant: Marco Burgos; Owner: Nayef Abuaisheh; A Special Use Permit application to allow an Automobile Wash (Carwash) In a BG (General Business) zoning district; Address: 725 Grayson Highway; Parcel Identification Number: R5140 005; Area: Approximately 3.1 Acres.

Motion made to recommend **DENIAL** of **SUP2025-00120** with Planning Commission recommendations by Commission Member Ward and Seconded by Commission Member Henriksen

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

3. **BFR2025-00003** – Applicant: Amit Gupta; Owner: Amit Gupta; A request for a buffer reduction between the subject property (Zoned BG - General Business District) and neighboring properties (Zoned RS-150 - Single-Family Residential District) from 75 feet to 0 feet; Address: 377 West Pike Street; Parcel Identification Number: R5143 023; Area: Approximately 2.73 Acres.

Motion made to recommend **APPROVAL** of **BFR2025-00003** with Planning Commission recommendations by Commission Member Henriksen and Seconded by Commission Member Ward

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

FINAL ADJOURNMENT – 6:40 p.m.

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, Commission Member Ward



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RECOMMENDED CONDITIONS_0210252026

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

SUP2025-00119

~~Approval-Denial~~ of the Special Use Permit to allow Accessory Buildings or Structures (Freestanding Solar Panel System) in a Front Yard Area, ~~subject to the following enumerated conditions:~~

~~1. To restrict the Special Use Permit as follows:~~

- ~~A. The Special Use Permit shall be limited to an Accessory Building and Structure (Freestanding Solar Panel System) serving the existing single-family dwelling and shall remain clearly accessory and subordinate to the principal residential use.~~
- ~~B. The Accessory Building and Structure (Freestanding Solar Panel System) installation shall not be used for commercial energy generation or off-site power sales.~~
- ~~C. The maximum area of the Accessory Building and Structure (Freestanding Solar Panel System) shall not exceed approximately four hundred eighty-four (484) square feet, as depicted on the site plan dated November 7, 2025.~~
- ~~D. Final site plans shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.~~
- ~~E. The proposed Accessory Building and Structure (Freestanding Solar Panel System) shall be located outside all applicable stream buffers and flood hazard areas, including the 75' impervious stream buffer area, as verified by a survey.~~
- ~~F. The Accessory Building and Structure (Freestanding Solar Panel System) shall comply with all applicable building, electrical, and fire codes, and all required permits shall be obtained prior to installation.~~

~~G. All equipment, wiring, and associated infrastructure shall be installed and maintained in a manner that minimizes visual impacts to adjacent properties and public rights of way.~~

~~H. This Special Use Permit shall remain valid only for the proposed Freestanding Solar Panel System installation and shall not authorize additional Accessory Buildings and Structures exceeding four hundred (400) square feet without further approval.~~

~~2. To satisfy the following site development considerations:~~

~~A. Prior to the issuance of any land disturbance permit or building permit, the applicant shall submit a certified boundary and topographic survey verifying the location of all streams, required undisturbed stream buffers, and FEMA-designated flood hazard areas on or adjacent to the subject property.~~

~~B. If any encroachment into required stream buffers or floodplain areas is identified, the applicant shall demonstrate compliance with all applicable local, state, and federal regulations, including any required approvals or permits.~~

~~C. Any required restoration or remediation of disturbed buffer or floodplain areas shall be completed and approved by the City prior to issuance of final building permits for the solar installation.~~



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DATE: Thursday, February 5, 2026
Mayor David R. Still
Mayor Pro-Tem Victoria Jones

TO: Council Member Bryant Harris
Board Member Bruce Johnson
Board Member Randy Travis

FROM: Todd Hargrave, Director, Planning and Development Department

SUBJECT: Interpretation - Yard Designation of Corner Lots

CC: Chuck Warbington, City Manager
Barry Mock, Assistant City Manager

This Letter of Interpretation is issued pursuant to the authority granted to the Director of Planning and Development to interpret and administer the City of Lawrenceville Zoning Ordinance.

The Zoning Ordinance defines and regulates yards based on their relationship to public street right-of-way lines. Lots abutting multiple streets are subject to front yard regulations along each street frontage. Yard designations are applied consistently with ordinance definitions, adopted plats, and approved site plans.

The Zoning Ordinance establishes that yards abutting a public street right-of-way are regulated as front yards.

1. A corner lot is a lot bounded on two or more adjacent sides by street right-of-way lines.
2. Due to its configuration, a corner lot necessarily contains two front yards, one along each street frontage.
3. The ordinance does not guarantee the existence of a rear yard on a corner lot.
4. For administrative purposes, the primary front yard is typically identified by the addressed street, primary vehicular access, or orientation shown on an approved subdivision plat or site plan.



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5. A rear yard may exist only where a yard opposite the primary front yard does not abut a public street right-of-way.

Based on the ordinance provisions and the findings above, the Director interprets the Zoning Ordinance as follows:

- Any yard abutting a public street right-of-way shall be designated and regulated as a front yard, regardless of building orientation or entrance location.
- On a corner lot, this results in two front yards.
- The primary front yard is determined by the addressed street, primary access, or the orientation depicted on an approved plat or site plan.
- A rear yard is the yard opposite the primary front yard only if that yard does not abut a public street right-of-way.
- Where all remaining yards abut a street right-of-way, the lot is considered to have no rear yard for zoning purposes.

It is the determination of the Director that, under the City of Lawrenceville Zoning Ordinance, yard designations on corner lots are governed by street frontage. Corner lots are regulated as having two front yards, and a rear yard exists only where a yard opposite the primary front yard does not abut a public street. This interpretation shall be applied consistently for zoning compliance, permit review, and enforcement purposes unless superseded by future ordinance amendment or judicial determination.

Respectfully,

Todd Hargrave | Director

City of Lawrenceville

Planning and Development Department

thargrave@lawrencevillega.org

678.407.6563



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PLANNING ~~AND DEVELOPMENT DEPARTMENT~~ COMMISSION

RECOMMENDED CONDITIONS_02022026

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

SUP2025-00120

~~Denial~~Approval of the Special Use Permit to allow a manual Automobile Wash (Carwash) facility in a BG (General Business) zoning district, ~~subject to the following enumerated conditions:~~

~~1. To restrict the Special Use Permit as follows:~~

~~A. The Special Use Permit shall be limited to the conversion and use of the existing carwash structure as a manual automobile wash and detailing facility only, and shall not authorize expansion of the building footprint or the construction of additional carwash structures.~~

~~B. The manual carwash facility shall be limited to a maximum gross floor area of nine hundred (900) square feet, consistent with the existing structure.~~

~~C. The manual carwash shall not include automated wash equipment, outdoor washing activities, or vehicle storage beyond designated service areas.~~

~~D. The manual carwash shall operate independently but shall remain subject to coordination with the existing convenience store and fuel pump operations to prevent conflicts in access, circulation, and parking.~~

~~E. A change of occupancy permit shall be required, and the existing carwash structure shall be renovated as necessary to comply with all current building, fire, and life safety codes, including accessibility requirements.~~

~~F. Hours of operation for the manual carwash shall be limited to 7:00 a.m. to 9:00 p.m., seven (7) days per week, unless otherwise approved by the City.~~

~~G. 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.~~

~~H. Peddlers and/or any parking lot sales shall be prohibited.~~

~~I. Outdoor storage shall be prohibited.~~

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

~~K. Outdoor speakers, amplified sound, or music associated with the carwash operation shall be prohibited.~~

~~L. The Special Use Permit shall be limited to a period of two (2) years, at which time the use shall cease unless an application for renewal is submitted and approved in accordance with the Zoning Ordinance.~~

~~**2. To satisfy the following site development considerations:**~~

~~A. Prior to issuance of a Building Permit or Certificate of Occupancy, the applicant shall submit a revised site plan for review and approval by the Director of Planning and Development Department demonstrating compliance with the following:~~

~~i. Dedicated parking spaces for the manual carwash operation;~~

~~ii. Clearly defined vehicle circulation patterns for fuel pumps, retail parking, and carwash queuing; and~~

~~iii. Measures to prevent vehicle stacking or queuing onto public rights-of-way.~~

~~iv. Any required subdivision, lot consolidation, or inter-parcel access agreements necessary to support the independent operation of the carwash shall be completed and recorded prior to issuance of a Certificate of Occupancy.~~

~~B. The manual carwash facility shall comply with all applicable local, state, and federal regulations, including stormwater management, wastewater disposal, and environmental standards.~~

~~C. Failure to comply with any condition of this approval shall constitute grounds for revocation of the Special Use Permit following notice and hearing, as provided by the Zoning Ordinance.~~



LAWRENCEVILLE

Planning & Development

DATE: Thursday, February 5, 2026

Mayor David R. Still
Mayor Pro-Tem Victoria Jones

TO: Council Member Bryant Harris
Board Member Bruce Johnson
Board Member Randy Travis

FROM: Todd Hargrave, Director, Planning and Development Department

SUBJECT: Environmental Impact Statement – Hand Carwash Operation

CC: Chuck Warbington, City Manager
Barry Mock, Assistant City Manager

As part of the evaluation of the proposed hand carwash operation, staff have considered potential environmental impacts associated with the use and disposal of wash water and related chemicals.

Hand carwash operations generate wastewater that may contain soaps, detergents, degreasers, waxes, oils, grease, sediment, and other automotive-related contaminants. If not responsibly managed, these substances could adversely affect the sanitary sewer system, interfere with downstream wastewater treatment processes, or contribute to water pollution. Because hand carwash activities often rely on manual washing methods, there is an increased potential for inconsistent wastewater handling compared to fully enclosed or automated systems.

To mitigate these potential impacts, the operation must comply with all applicable sanitary sewer use regulations and requirements. This includes review and approval by the Gwinnett County Department of Planning and Development Department, Water & Sewer Plan Review Section and the installation and maintenance of any required pretreatment measures, such as oil/grit separators or other approved best management practices.

Provided that all applicable sewer use regulations, pretreatment requirements, and operational controls are satisfied, potential environmental impacts associated with wastewater discharge can be minimized. Continued compliance and maintenance will be necessary to ensure the long-term protection of public infrastructure and water quality.



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Respectfully,

Todd Hargrave | Director

City of Lawrenceville

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PLANNING ~~AND DEVELOPMENT DEPARTMENT~~ COMMISSION

RECOMMENDED CONDITIONS_02022026

BFR2025-00003

Approval of the requested Buffer Reduction, subject to the following enumerated conditions:

1. To restrict the Buffer Reduction as follows:

- A. Allows a one-hundred percent (100%) reduction of the minimum buffer requirements between dissimilar zoning classifications (BG and RS-150), from seventy-five (75) feet to zero (0) feet solely for the purpose of removing and replacing the existing failing retaining wall and completing associated site improvements.
- B. The buffer reduction shall not authorize expansion of the existing building footprint, parking areas, or any additional commercial structures within the reduced buffer area.
- C. Approval of this Buffer Reduction shall apply only to the specific retaining wall replacement and shall not be construed as a waiver of buffer requirements for any future development or redevelopment of the property.
- D. All land disturbance activity within the reduced buffer area shall be limited to the minimum necessary to complete the retaining wall replacement and related construction activities.
- E. All applicable local, state, and federal permits and approvals shall be obtained prior to commencement of construction activities.

2. To satisfy the following site development considerations:

- A. The replacement retaining wall shall be located a minimum of five (5) feet from any property line and shall be constructed outside of all recorded utility easements, unless otherwise approved by the appropriate utility provider.
- B. The retaining wall shall be designed and constructed in accordance with the International Building Code, City of Lawrenceville Development Regulations, and all applicable engineering standards.

- C. Prior to issuance of a Land Disturbance Permit (LDP), the applicant shall obtain and submit any required agreements or easements from adjacent property owners allowing for off-site access or disturbance, if applicable.
- D. Final plans for the retaining wall and associated grading shall be subject to review and approval by the Planning Director, City Engineer, and all applicable departments.
- E. A landscape plan shall be submitted and approved prior to issuance of an LDP, demonstrating replacement of any trees or shrubs removed during construction with appropriate screening vegetation along the shared property line, to the maximum extent practicable.
- F. All landscaping and screening shall be installed prior to final inspection and shall be maintained in a healthy condition for the life of the development.