



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION

MEETING MINUTES

Monday, November 6, 2023

Council Assembly Room

6:00 p.m.

70 South Clayton Street, Lawrenceville, Ga 30046

CALL TO ORDER: 6 p.m.

Called to Order

PRESENT

Chairperson Bruce Hardy

Vice-Chairperson James Nash

Commission Member Jack “Jay” Johnston, Jr.

Commission Member Jen Young

Commission Member Stephanie Henriksen

APPROVAL OF AGENDA: 6:00 p.m.

Motion made to **AMEND the Agenda as PRESENTED** by Commission Member Young, and Seconded by Commission Member Nash.

- Table Item 1. RZR2023-00020; City of Lawrenceville; 360, 342, & 328 N Perry Street; 112 W Oak Street; 287, 247, 248, 288, 344, & 372 N Clayton Street; 145 & 164 Oak Street; 269, 292, 386, 407, & 409 Chestnut Street to the February 2024 (TBD), Planning Commission Public Hearing (Staff Recommendation).
- Table Item 4. An Ordinance to Amend the Zoning Ordinance, Article 1, Districts to February 2024 (TBD), Planning Commission Public Hearing (Staff Recommendation).

- Delete Item 5. An Ordinance to Amend the Zoning Ordinance, Article 2, Supplemental and Accessory Use Standards from the Agenda due to clerical error. Item Number 5 was approved by the City Council during the Monday, October 23, 2023, City Council Regular Meeting (Staff Recommendation).
- Table Item 6. An Ordinance to Amend the Zoning Ordinance, Article 6, Architectural and Design Standards to February 2024 (TBD), Planning Commission Public Hearing (Staff Recommendation).
- Table Item 7. An Ordinance to Amend the Zoning Ordinance, Article 10, Definitions to February 2024 (TBD), Planning Commission Public Hearing (Staff Recommendation).

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

Motion made to **APPROVE the Agenda as AMENDED** by Commission Member Young and Seconded by Commission Member Nash.

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

NEW BUSINESS

1. **6:06 p.m.** – CIC2023-00011 – Applicant: Enterprise Leasing Company of Georgia; Property Owner: MEA Family Investments LP; An Application for a Change-in-Conditions to a Special Use Permit approved in 2019 per SUP2019-00011 to remove Condition Number 1 and allow a canopy to be placed where the automobile wash area is located; The property is located at 176 Scenic Highway, Lawrenceville, Ga 30046; Tax Parcel ID 5147 152; Approximately 0.49 Acres.

Motion made **to** recommend **DENIAL of CIC2023-00011** by Commission Member Johnston, Jr., Seconded by Commission Member Henriksen

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

- Proponent: None
- Opposition: None

2. 6:15 p.m. – Presentation relating to the progress of the 2045 Comprehensive Plan and Transportation Master Plan.

PUBLIC COMMENT

No Public Comment

FINAL ADJOURNMENT: 6:30 p.m.

Motion made **to Adjourn** by Commission Member Nash and Seconded by Young.

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

**PLANNING AND DEVELOPMENT DEPARTMENT
PC RECOMMENDATION – DENIAL 11062023**

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

Approval of Change-in-Conditions as BG (General Business District) for an Accessory Car Wash, subject to the following enumerated conditions:

1. The car wash may only be used to serve business inventory as an accessory use.
2. The car wash shall be developed in general accordance with the submitted site plan and renderings, with changes necessary to meet conditions of zoning, requirements of the zoning ordinance and/or development regulations, and other minor adjustments as may be approved by the Director of Planning and Development.
3. The car wash shall be limited to a maximum of 1,500 square feet.
4. The Special Use Permit will be an accessory to the primary use of the property and will end should the existing primary use cease or change to another use.
5. Prior to the issuance of a Certificate of Occupancy the development of the subject property shall be in compliance with all applicable County and State regulations.



LAWRENCEVILLE 2045

COMPREHENSIVE PLAN UPDATE
TRANSPORTATION MASTER PLAN

DRAFT REPORT | NOVEMBER 2023



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Agenda

Why update the plan?
Explain Purpose and Process
Describe Deliverables
Hear from the Community



WHY UPDATE THE COMPREHENSIVE PLAN?

- Exceed “Minimum Planning Standards” set by Georgia Department of Community Affairs
- Retain “Qualified Local Government” and “Plan First” status
- Update Plan (previous plan adopted 2017)

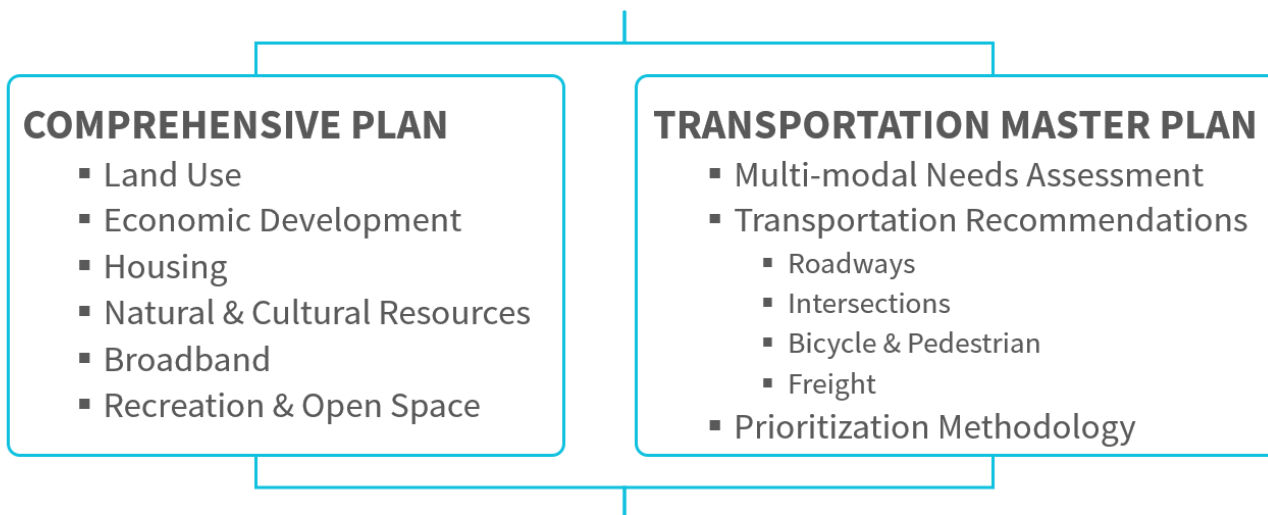
WHY CREATE THE TRANSPORTATION MASTER PLAN?

- Lawrenceville’s first Comprehensive Transportation Plan
- Focuses on Lawrenceville’s transportation needs while aligning with the Gwinnett County CTP
- Allows city’s resources to be tailored where Gwinnett CTP can’t



LAWRENCEVILLE 2045 PLAN ELEMENTS

COMMUNITY ASSESSMENT



COMPREHENSIVE PLAN

- Land Use
- Economic Development
- Housing
- Natural & Cultural Resources
- Broadband
- Recreation & Open Space

TRANSPORTATION MASTER PLAN

- Multi-modal Needs Assessment
- Transportation Recommendations
 - Roadways
 - Intersections
 - Bicycle & Pedestrian
 - Freight
- Prioritization Methodology

COMBINED PLAN DOCUMENT



PARTICIPANTS

- **Elected Officials** – adopt and implement plans
- **Stakeholder Committee** – diverse committee of residents and organizations that assists the Planning Team
- **The Community** – provide input and insight to guide the plan’s development
- **Planning Team** – consisting of City staff and the consultant team, facilitates and documents the planning process
- **Regulatory Agencies** – ensures minimum state standards are met



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Required Elements

Community Goals

Community Assessment

Needs and Opportunities

Land Use

Transportation

Economic Development

Community Work Program

Capital Improvement



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State and Regional Review

- The draft will be sent to the Atlanta Regional Commission and the Department of Community Affairs.



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- Quality of life is maintained and improved
- Shared vision for community
- Private property rights are protected
- Economic development is encouraged and supported
- Increased certainty about development



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Draft

Available at

https://planningatpond.com/lawrenceville_plans



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Thank you

For more information please email
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