



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION MINUTES

Monday, June 5, 2023

Council Assembly Room

6:00 PM

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 **APPROVE the Agenda as PRESENTED** by Board Member Young, and
Seconded by Board Member Johnston, Jr.

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.

- **Monday, May 1, 2023, Meeting Minutes**

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

NEW BUSINESS

1. **6:03 p.m. - RZR2023-00019** - Applicant: Rob Myers; Property Owner: Lawrenceville Downtown Development Authority; An application to rezone the subject property from BGC (Central General Business District) to RS-60 (Single-Family Residential District) to build nine Single-Family Dwelling Units as part of previously approved rezoning RZR2023-00018; The property is located at 335 Oak Street and 255 West Pike Street, Lawrenceville, Ga 30046; Tax Parcel IDs R5146E039 And R5146E043; Approximately 1.62 Acres.

Motion made **to recommend APPROVAL with Staff recommended conditions of RZR2022-00019** by Commission Member Johnston, Jr., Seconded by Vice-Chairperson Nash.

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

- Proponent: Les Patch (Applicant)
- Opposition: None

2. **6:06 p.m. - RZC2023-00047** - Applicant; Noel Benedict; Property Owners: LaDonna Gilpin Benedict; an application to rezone the subject property from ON (Office Neighborhood District) to OI (Office Institutional District) to clean up the underlying zoning bring the site into conformity with the current Zoning Ordinance requirements; Property located at 405 Scenic Highway, Lawrenceville, GA 30046; Parcel Identification Number R5116 086; Approximately 0.58 Acres.

Motion made **to recommend APPROVAL with Staff recommended conditions of RZC2023-00047** by Commission Member Young, Seconded by Vice-Chair Nash.

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

- Proponent: Noel Benedict (Applicant); LaDonna Gilpin Benedict
- Opposition: None

PUBLIC COMMENT

No Public Comment

FINAL ADJOURNMENT: 6:10 p.m.

Motion made **to Adjourn** by Vice-Chairperson Nash and Seconded by Board Member Johnston, Jr..

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



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION MINUTES

Monday, May 1, 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 Jack "Jay" Johnston, Jr.

Commission Member Jen Young

ABSENT

Commission Member Stephanie Henriksen

Commission Member James Nash

APPROVAL OF AGENDA: 6:01 p.m.

Motion made to **AMEND the Agenda as PRESENTED** by Board Member Johnston, Jr., and
Seconded by Board Member Young

- Table the public hearing relating to Item No. 2 of an Ordinance to Amend Article 1; Article 2; Article 5; Article 6, and Article 7 of the Zoning Ordinance until the Monday, June 5, 2023 Planning Commission public hearing.

Voting Yea: Chairperson Hardy, Commission Member Johnston, Jr., Commission Member Young.

Motion made to **APPROVE the Agenda as AMENDED** to add, withdraw or table agenda items as shown below by Commission Member Young, and Seconded by Commission Member Johnston, Jr.

Voting Yea: Chairperson Hardy, Commission Member Johnston, Jr., Commission Member Young.

APPROVAL OF PRIOR MEETING MINUTES: 6:03 p.m.

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

- **Monday, March 6, 2023, Meeting Minutes**

Voting Yea: Chairperson Hardy, Commission Member Johnston, Jr., Commission Member Young

NEW BUSINESS

1. **6:04 p.m. - RZR2023-00046** – Applicant: West Crogan Capital, LLC; Property Owners: West Crogan Capital, LLC: An application to rezone the Subject Property from OI (Office Institutional District) to BG (General Business District) to install an Electric Messaging Center (EMC) Sign; The property is located at 439 West Crogan Street; Tax Parcel ID R5143 162; Approximately 0.46 acres.

Motion made **to recommend DENIAL of RZC2023-00046** by Commission Member Johnston, Jr., Seconded by Commission Member Young.

Voting Yea: Chairperson Hardy, Commission Member Johnston, Jr., Commission Member Young

- Proponent: Eric Crawford (Applicant)
- Opposition: None

2. **6:16 p.m. - An Ordinance to Amend Article 9 of the Zoning Ordinance (as amended)**

Motion made **to recommend APPROVAL of An Ordinance to Amend Article 9 of the Zoning Ordinance** by Commission Member Johnston, Jr., Seconded by Commission Member Young.

Voting Yea: Chairperson Hardy, Commission Member Johnston, Jr., Commission Member Young

PUBLIC COMMENT

No Public Comment

FINAL ADJOURNMENT: 6:24 p.m.

Motion made **to Adjourn** by Commission Member Johnston, Jr., and Seconded by Commission Member Young.

Voting Yea: Chairperson Hardy, Vice-Chairperson Nash, Board Member Young, Board Member Henrikson

PLANNING COMMISSION

RECOMMENDED CONDITIONS

RZR2023-00019_06052023

Approval of a RS-60 (Single-Family Residential District), subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Single-family dwelling units at maximum of nine (9) units/dwellings on approximately one & sixty three hundredths (1.63) acres at a density of five and six tenths (5.5) Units Per Acre (UPA).
 - B. The development shall be in general accordance with the site plan titled “Proposed Site Plan for West Pike Commons 335 Oak Street Lawrenceville Georgia 30046, prepared for Colonnade Homes Inc., prepared by Marchman Matthews Design Associates,” revised April 27, 2023. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
 - C. The property shall have a private shared driveway as shown on the proposed site plan (1-B); it shall run through the middle of the subject property, perpendicular to West Pike Street and Oak Street. A Homeowner’s Association (HOA) shall be formed to maintain the shared drive and other common property elements.
 - D. All lots shall be oriented in accordance with the proposed site plan as noted in section 1-B. That is, their front façades shall face towards the shared internal private drive.
 - E. The new construction of a single-family detached dwelling unit shall require a minimum heated floor area, or a dwelling unit shall be 1,800 square feet for a one-story dwelling and 2,000 square feet for a two-story dwelling.
 - F. The new construction of a single-family detached dwelling unit shall require the design and construction of the façade, rear, and side elevations to consist of four (4) sides of fiber cement or wood siding and a thirty-six (36) inch water table, in accordance with the proposed elevations submitted. The final designs shall be subject to the review and approval of the Director of the Planning and Development Department.

- G. Each single family detached dwelling unit shall have a two-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.

2. To satisfy the following site development considerations:

- A. Live/Work Unit shall be subject to the minimum requirements of the City of Lawrenceville Building and Building Regulations, and the International Building Code (IBC). The final design shall be subject to the review and approval of the Director of Planning and Development.
- B. Build or maintain a concrete sidewalk adjacent to the rights-of-way of West Pike Street and Oak Street.
- 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.
- E. Access is provided by a private shared drive maintained by a Homeowner's Association. Developer shall provide necessary easements.

3. The following variances are requested:

- A. Variances to allow the nine (9) single-family residential structures, subject to the following:
 - i. A variance from the Zoning Ordinance, Article 1, Section 102.4, Subsection B. Lot Development Standards, Minimum Development Size Requirement, allows the percent reduction of the Minimum Development Size Requirement from ten (10) acres to one & sixty three hundredths (1.63) of an acre.
 - ii. A variance from the Zoning Ordinance, Article 1, Section 102.4, Subsection B. Lot Development Standards, Minimum Lot Width, allows for the reduction of the Minimum Lot Width for internal lots two (2) through four (4) and seven (7) through nine (9) of the proposed site plan (1-B) from sixty (60) feet to zero (0) feet.
 - iii. A variance from the Zoning Ordinance, Article 1, Section 102.4, Subsection B. Lot Development Standards, Front Yard Setback, allows for the reduction of the Minimum Front Yard Setback for external lots one (1), five (5), and six (6) of the proposed site plan (1-

B) from thirty five (35) feet to thirty (30) feet from the rights-of-way of West Pike Street and Oak Street.

a) Internal front yard setbacks for all lots shall be twenty (20) feet, as measured from the centerline of the shared private drive.

iv. A variance from the Zoning Ordinance, Article 1, Section 102.4, Subsection B. Lot Development Standards, Front Yard Setback, allows for the reduction of the Minimum Front Yard Setback for internal lots two (2) through four (4) and seven (7) through nine (9) of the proposed site plan (1-B) from thirty five (35) feet to zero (0) feet.

a) Internal front yard setbacks for all lots shall be twenty (20) feet, as measured from the centerline of the shared private drive.

v. A variance from the Zoning Ordinance, Article 1, Section 102.4 Subsection B. Lot Development Standards, Minimum Rear Yard Setback, allows the Minimum Rear Yard Setback from twenty (20) feet to fifteen (15) feet.

a) Internal rear yard setbacks for all lots shall be fifteen (15) feet, as measured from the external property lines on the western and eastern sides of the subject property.

PLANNING COMMISSION

RECOMMENDED CONDITIONS_06052023

RZC2023-00047

Approval as OI (Office Institutional District) for a wide range of office and institutional establishments, subject to the following enumerated conditions:

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

- A.** 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;
- B.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited;
- C.** Outdoor storage shall be prohibited;
- D.** 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. The 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. The final design shall be subject to the review and approval of the Director of Planning and Development.
- D.** Provide a minimum of 1 parking space per 300 square feet gross floor area, all parking must be on an approved surface and stripped.

- E.** Provide a ten (10) foot landscape strip adjacent to all public right-of-ways.
- F.** Provide a five (5) foot concrete sidewalk adjacent to all public right-of-ways.
- G.** 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-ways;
- H.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.