



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION MEETING MINUTES

Monday, December 1, 2025

6:00 p.m.

CALL TO ORDER: 6:00 p.m.

PRESENT

Chairperson Bruce Hardy

Vice-Chairperson Jeff West

Commission Member Darion Ward

Commission Member Sheila Huff

Commission Member Stephanie Henriksen

APPROVAL OF AGENDA:

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

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

- Table Item No. 3. RZM2025-00023; Curt Thompson; 464 West Pike Street to the following dates and times.
 - Planning Commission - Monday, February 2, 2026, at 6 p.m.
 - City Council Work Session – Wednesday, February 11, 2026, at 5 p.m.
 - City Council Regular Meeting – Monday, February 23, 2026, at 7 p.m.

Motion made to **APPROVE THE AGENDA AS AMENDED** by Council Member Huff, Seconded by Vice-Chairperson West.

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

APPROVAL OF PRIOR MEETING MINUTES

Motion made to **APPROVE** Monday, November 3, 2025, Planning Commission Meeting Minutes by Council Member Henriksen and Seconded by Council Member Huff

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

NEW BUSINESS

2. ANN2025-00014 & RZC2025-00073 – Applicant: Racetrac Inc. C/O Dillard Sellers; Owner: Robert H. Humphries & C.E. Smith; Request: An application to annex and rezone a parcel assemblage from Gwinnett County C-2 (General Business District) to City Of Lawrenceville BG (General Business District) to allow for a Convenience Store W/ Fuel Pumps; Address: The subject property is located at 1011 Buford Drive, 1025 Buford Drive, 508 Braselton Highway, and 518 Braselton Highway; Parcel Identification Number: 7028A120, 7028A121, 7028A159, and 7028A187; Area: Approximately 3.61 Acres.

- Planning Commission: Commission Member Henriksen expressed interest regarding right-of-way improvements to the intersection of Buford Drive and Braselton Highway.

Applicant Response: Significant changes would be made to the intersection, which include the installation of a right-turn lane along the eastern right-of-way of Buford Drive and the northern right-of-way of Braselton Highway

- Planning Commission: Commission Member Huff expressed concern with the number of existing convenience stores with fuel pumps along the Buford Drive and Braselton Highway corridor.

Staff Response: Convenience Stores with or without fuel pumps are a use-by-right in the BG (General Business District) zoning classification.

- Planning Commission: Commission Member Ward expressed concern with the proposed convenience stores with fuel pumps being used as a truck stop.

Staff Response: The storage of or overnight parking of commercial vehicles would require the approval of a Special Use Permit. Staff response was reiterated by the Applicant.

- Motion made to recommend **APPROVAL** of **ANN2025-00014** with Staff recommendations by Vice-Chairperson West and Seconded by Commission Member Henriksen

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

- Motion made to recommend **APPROVAL** of **RZC2025-00073** with Planning Commission recommendations by Commission Member Huff and Seconded by Commission Member Ward

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

- Opposition: None; Proponent: Mirela Uruc (local business owner) expressed concerns with traffic and congestion at the intersection; code enforcement violations; Proponent: R. Baxter Russell, Esq., Dillard Sellers Attorneys at Law

3. RZR2025-00031 – Applicant: Scott Smith; Owner: Mehic Mirnes; Request: An application to rezone the subject property from RS-150 (Single-Family Residential District) To RS-50 INF (One-Family Infill Residential District) to develop three single-family residences; Address: 151 Honeysuckle Avenue; Parcel Identification Number: 5143 007; Area: Approximately 0.39 Acres.

- Planning Commission: Vice Chairperson West informed the applicant of staff recommendations, including Condition 1.E. requiring each unit or dwelling to be rear-loaded and accessed via a forty-foot (40 ft.) Private Access Utility Easement.
- Planning Commission: Commission Member Huff requested confirmation that utilities would be placed underground.
- Motion made to recommend **APPROVAL** of **RZR2025-00031** with Staff recommendations by Commission Member Henriksen and Seconded by Commission Member Ward

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

- Opposition: None; Proponent: Scott Smith (applicant)

4. RZC2025-00072 – Applicant: Zaidh Cuellar; Owner: Hector Maldonado Castiblanco; Request: An application to rezone the subject property from RS-180 (Single-Family Residential District) To OI (Office/Institutional District) for a Medical Office; Address: 320 Scenic Highway and 326 Scenic Highway; Parcel Identification Number: 5141 027 and 5141 028; Area: Approximately 0.74 Acres.

- Opposition: Victoria Sweeney (local resident) expressed concerns regarding code enforcement, compliance issues, and prior City Council approvals that were intended to limit commercial activity to the western right-of-way of Scenic Highway, with the median serving as a physical boundary.
- Planning Commission: Vice Chairperson West directed a response to the Director of the Planning and Development Department, requesting information regarding the ON (Office/Neighborhood) zoning classification. In addition, the opposition was informed of the existing commercial business activities along the eastern right-of-way of Scenic Highway. It was further noted that the requested rezoning to the OI (Office Institutional) District could be consistent with the existing zoning and land uses in the immediate area.

- Staff Response: Staff reiterated that commercial business activity currently exists in the immediate area along the Scenic Highway corridor. Staff further explained that the ON (Office/Neighborhood) District zoning classification was retired in 2020. Under the former ON classification, Professional and Business Offices were permitted as uses-by-right. Additionally, Beauty Salons, Barber Shops, and Florists were allowed with the approval of a Special Use Permit.
- Planning Commission: Commission Member Ward made a motion to recommend **DENIAL** of **SUP2025-00072** to allow the rezoning of the subject property from RS-180 (Single-Family Residential District) to OI (Office/Institutional District) for a Medical Office. The motion failed without a Second from the Planning Commission.
- Staff Response: Staff informed the Planning Commission that discussion could continue, the item could be tabled, or a new motion could be introduced.
- Motion made to recommend **APPROVAL** of **RZC2025-00072** with Staff recommendations by Vice-Chairperson West and Seconded by Commission Member Henriksen
Voting Yea: Vice Chairperson West, Commission Member Huff, Commission Member Henriksen
Voting Nay: Chairperson Hardy, Commission Member Ward
- Opposition: Victoria Sweeny (local resident); Proponent: Zaidh Cuellar (applicant)

5. SUP2025-00116 – Applicant: Atlantis Industrial Properties; Owner: Atlantis Industrial Properties; Request: An application for a Special Use Permit to allow a Place of Worship in an LM (Light Manufacturing District); Address: 742 Winer Industrial Way; Parcel Identification Number 5113 053; Area: Approximately 2.97 Acres.

- Motion made to recommend **APPROVAL** of **SUP2025-00116** to allow a Special Events Facility/Banquet Hall as a special use with Staff recommendations by Commission Member Ward and Seconded by Commission Member Huff
Voting Yea: Chairperson Hardy, Vice Chairperson West, Commission Member Huff, Commission Member Henriksen, Commission Member Ward
- Opposition: None; Proponent: Tony Faulkner (applicant)

6. An Ordinance to amend Chapter 10 of the Code of the City of Lawrenceville, Georgia, Article VII. Construction Codes, Division 1. State Minimum Codes, Section 10-210. Body Art Studios and Body Artist.

- Motion made to recommend **APPROVAL** of an Ordinance to amend Chapter 10 of the Code of the City of Lawrenceville, Georgia, Article VII. Construction Codes, Division 1. State Minimum Codes, Section 10-210. Body Art Studios and Body Artist with Staff recommendations by Vice-Chairperson West and Seconded by Commission Member Ward.

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

- Opposition: None; Proponent: Todd Hargrave (staff)

FINAL ADJOURNMENT – 7:01 p.m.

Motion made to **ADJOURN** by Vice Chairperson West, and Seconded by Commission Member Ward

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