



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION

MEETING MINUTES

Monday, April 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 Stephanie Henriksen

Commission Member Sheila Huff

Commission Member Darion Ward

APPROVAL OF AGENDA:

Motion made to **AMEND** the agenda as presented by Vice-Chairperson West and Seconded by Council Member Henriksen

- **Table - Item No. 2. ANNX2025-00009 & RZM2025-00020** – Dalton D&K Properties LLC, the Applicant, and Ernest Michael Henderson, the Owner; an application to annex and rezone portions of the subject property from Gwinnett County R-100 (Single-Family Residential District) to City of Lawrenceville CMU (Community Mixed Use District) to allow for a mixed-use development; the subject property is located at 1144 Grayson Highway, identified by the Parcel Identification Number R5139 002, and encompass approximately 9.82 acres to the Monday, May 5, 2025, Planning Commission Public Hearing.

- **Table - Item No. 7. RZR2025-00026** – JCT Construction Group Inc. c/o LJA Engineering, the Applicant, and Jeffrey Threat, the Owner; an application to rezone the subject property from BG (General Business District) to RS-TH INF (Townhouse-Family Infill Residential District) to allow for a townhome development; the subject property is located at 150 Scenic Highway, identified by the Parcel Identification Number R5147 230, and encompass approximately 3.94 acres to the Monday, May 5, 2025, Planning Commission Public Hearing.
- **Withdraw Item No. 9. SUP2025-00100** – R. Duane Hawk, the Applicant; Foundation Technologies, Inc., the Owner; an application for a Special Use Permit for Outdoor Storage and Boat and Marine Equipment Sales and Service at certain properties; the subject properties are located at 738 Scenic Highway and 750 Scenic Highway, identified by the Parcel Identification Numbers R5108 005, R5108 005A, and R5108 006, and encompass approximately 3.80 acres.

APPROVAL OF AGENDA:

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

Motion made to **APPROVE THE AGENDA AS AMENDED** the agenda as presented by Council Member Henriksen and Seconded by Council Member Ward

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

APPROVAL OF PRIOR MEETING MINUTES 6:02 p.m.

- Motion made to **APPROVE** Monday, March 3, 2025, Planning Commission Meeting Minutes by Council Member Huff and Seconded by Vice-Chairperson West

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

NEW BUSINESS:

3. **ANNX2025-00013, RZC2025-00065 & SUP2025-00102** – Makenna Juntti C/O QuikTrip Corporation, the Applicant, and Samira Hafsa Belhareth & Abdelmajid Belhareth, the Owners; an application to annex and rezone the subject property from Gwinnett County C-1 (Neighborhood Business District) and Gwinnett County C-2 (General Business District) to City of Lawrenceville BG (General Business

District) with a Special Use Permit to allow an automobile wash (carwash); the subject property is located at 686 & 694 Old Snellville Highway, identified by the Parcel Identification Numbers R5108 011 and R5108 012, and encompass approximately 3.48 acres.

Motion made to recommend **APPROVAL of ANNX2025-00013, RZC2025-00065 and SUP2025-00102** as **BG (General Business District)** with Planning Commission recommendations by Vice-Chairperson West and Seconded by Commission Member Henriksen

The motion to recommend approval includes the following factors:

- The proposed zoning request is consistent with the prevailing land use and zoning patterns along Sugarloaf Parkway. It is essential to notify the public that the existing Gwinnett County zoning designations for the property (C-1, C-2, & R-75) would need to be rezoned to C-2 (General Business District) to accommodate the proposed use. Additionally, a Special Use Permit would be required for a convenience store that includes fuel pumps and an accessory vehicle washing station. In essence, a public hearing will be required for the proposed use, regardless of whether the location is inside or outside the city limits.

Additional factors influencing the recommendation are as follows:

- Exterior architectural treatments must be reviewed and approved by the Director of the Planning and Development Department, with the possibility that these requirements may be more stringent than Gwinnett County's standard exterior architectural treatments.
- The installation of light pollution shields or light fixtures with shields to control the amount and direction of light pollution spilling into nearby residential properties.
- Limiting the hours of operation for the car wash and vacuum station to "sunup to sundown," or from 9 a.m. to 6 p.m. during business hours.

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

Voting Nay: Commission Member Huff, Commission Member Ward

Opposition:

- Dr. Kagale Kiwanuka – proposed development conflicts with or disrupts existing land uses such as convenience stores, car washes, and other commercial or residential properties.
- Janell Jenkins – proposed development conflicts with or disrupts existing land uses such as convenience stores, car washes, fast-food establishments, loitering, multifamily housing, street racing and other commercial or residential properties.

Proponent:

- Makenna Juntti, c/o Quik Trip Corporation – Proposed development is consistent with the established land use and zoning in the general vicinity.
 - Install one-foot-candle lighting to control the amount or direction of light pollution over into residential properties.
 - Landscaping enhancement to address community concerns such as environmental impact, noise reduction, privacy, aesthetic appeal, and mitigating light pollution.
 - Limiting the hours of operation for a car wash and vacuum station to “sunup to sundown,” or 9 a.m. to 6 p.m. during normal business hours.
4. **RZC2025-00062** – Tim Hallmark, the Applicant, and Reji Samuel, the Owner; an application to rezone the subject property from BG (General Business District) to LM (Light Manufacturing District) to allow for a plastic fabrication facility; the subject property is located at 219 Hurricane Shoals Road, identified by the Parcel Identification Numbers 5176 188, 5176 265 and 7011 083 and encompassing approximately 1.89 acres.

Motion made to recommend **DENIAL** of **RZC2025-00062** as **LM (Light Manufacturing District)** by Commission Member Ward and Seconded by Vice-Chairperson West

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

Proponent: Tim Hallmark, Applicant, was not present during the public hearing.

Opposition: None

5. **RZC2025-00063** – Marvin Cruz Alvarez, the Applicant and Owner; an application to rezone the subject property from RS-150 (Single-Family Residential District) to LM (Light Manufacturing District) to allow for a landscaping contractor's office; the subject property is located at 79 & 65 Hurricane Shoals Road, identified by the Parcel Identification Numbers R5145 011 and R5145 011A, and encompass approximately 1.64 acres.

Motion made to recommend **DENIAL** of **RZC2025-00063** as **LM (Light Manufacturing District)** to allow landscaping contractor's office by Commission Member Henriksen and Seconded by Commission Member Huff

The motion to recommend denial includes the following factors:

- Land Use or the way the land is utilized or designated for various purposes, such as residential.
- Compliance with building codes, which may include electrical, mechanical, plumbing and structural code violations.
- Compliance with zoning codes, which includes the control of land use. The property has been occupied without the necessary zoning approvals.
- Demolition Permit - regardless of the age of the structure is responsible for providing the City of Lawrenceville and State of Georgia confirmation as to whether the project will involve the removal or encapsulation of asbestos (O.C.G.A. Asbestos Safety § § 12-12-1 - 12-12-21).
- Issues related to the installation of a gravel driveway. Approved hard surface driveways (e.g., asphalt, concrete) shall be required for all residential uses.

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

Proponent: Marvin Cruz Alvarez, Applicant

Opposition: None

6. **RZC2025-00064** – Pedro Josaphat, the Applicant and Owner; an application to rezone the subject property from ON (Office Neighborhood District) to BG (General Business District) to allow for a commercial kitchen; the subject property is located at 303 Scenic Highway, identified by the Parcel Identification Number R5142 118, and encompass approximately 0.90 acres.

Motion made to recommend **DENIAL** of **RZC2025-00064** as **BG (General Business District)** to allow for a commercial kitchen by Vice-Chairperson West and Seconded by Commission Member Henriksen

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

Voting Nay:

Proponent: Pedro Josaphat, Applicant

Opposition: None

8. **RZR2025-00027** – Julio C. Leyva Diaz, the Applicant and Owner; an application to rezone the subject property from BG (General Business District) and OI (Office Institutional District) to RS-150 (Single-Family Residential District) to allow for the development of five single-family homes; the subject property is located at 1091 Grayson Highway, identified by the Parcel Identification Number R5139 005, and encompass approximately 2.51 acres.

Motion made to recommend the **APPROVAL** of **RZR2025-00027** to allow for the development of five single-family dwellings, dwelling units, and lots with staff recommendations by Vice-Chairperson West and Seconded by Commission Member Ward

The motion to recommend approval with staff recommendations includes the following factors:

- Concerns relating to the proposed Private Access Drive were related to the applicant indicating the cost associated with routine maintenance to a private access drive would be ongoing for property owners, ensuring that a private access drive remains in good condition and functional over time.

City of Lawrenceville Subdivision Regulations, Article XI, Section 2. Required Improvements, Subsection 2.20 Private Access Drives reads as follows:

“Private access drives shall be permitted to serve no more than two residential land locked lots where, due to special problems created as a result of necessary unusual platting configuration, or as a result of special physical features, the property could not otherwise be developed. No more than one such drive shall be approved per subdivision development and must be approved as part of the original plat. These drives are exempt from paving requirements. Private access drives shall have the same right-of-way as is required for local streets, fifty (50) feet.”

- Grayson Highway is classified as a Major Arterial, which is intended to longer trip length segments, larger volumes of traffic and increased speed. Therefore, the recommendation to implement a fifty (50) foot building setback would maintain consistency with surrounding developments while factoring the practical needs of the area, such as traffic flow and safety.

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

Voting Nay:

Proponent: David Sonders, Key Engineering Solutions, expressed that Condition 2.B. could potentially prevent the development as proposed. Condition 2.B. reads as follows:

“Private Access Drive/Utility Easement shall be designed and constructed having a minimum width of fifty-feet (50 ft.) in width, and a minimum pavement width of twenty-four-feet (24 ft.) in width. Developer shall provide necessary easements. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.”

Opposition: None

10. **SUP2025-00101** – Jonathan Lopez, the Applicant and C/O SPE 366 W Pike, LLC Owner; an application for a Special Use Permit for Outdoor Automobile Sales at certain properties; the subject property is located at 366 West Pike Street, identified by the Parcel Identification Number R5143 213, and encompass approximately 0.70 acres.

The motion to recommend denial includes the following factors:

- The introduction of a vehicle-oriented use would be inconsistent with the long-term vision of the Downtown Character Area.
- The proposal would be inconsistent with the objectives of the Downtown Development Authority, which is intended to revitalize and improve the downtown area of a city or town.
- The existing buildings and structures will require modifications (e.g., architectural, electrical, mechanical, plumbing, structural) prior to the issuance of a Certificate of Occupancy.

Motion made to recommend **DENIAL** of **SUP2025-00101** to allow outdoor automobile sales by Vice-Chairperson West and Seconded by Commission Member Ward

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

Voting Nay: None

Proponent: Jonathan Lopez

Opposition: None

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 Henriksen, Commission Member Huff, Commission Member Ward



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RECOMMENDED CONDITIONS_04072025

ANNX2025-00013

ORDINANCE TO ANNEX PROPERTY INTO THE MUNICIPAL LIMITS OF THE CITY OF LAWRENCEVILLE, GEORGIA

The Council of the City of Lawrenceville, Georgia hereby ordains:

WHEREAS, the City of Lawrenceville did receive an application to have lands annexed into the existing corporate limits of the City of Lawrenceville, Georgia; and

WHEREAS, it appears to the governing body of the City of Lawrenceville, Georgia, that the area proposed to be annexed is contiguous to the existing corporate limits of the City of Lawrenceville, that the applicants represent one hundred percent (100%) of the owners of the land area proposed to be annexed and that said application complies with the laws of the State of Georgia; and

WHEREAS, the governing body of the City of Lawrenceville, Georgia, has determined that the annexation of the area proposed to be annexed would be in the best interests of the property owners of the area proposed for annexation and of the citizens of the City of Lawrenceville, Georgia;



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BE IT, THEREFORE, ordained that the property described on Exhibit A, which is attached hereto and incorporated herein by reference, be and the same hereby is, annexed to the existing corporate limits of the City of Lawrenceville, Georgia, and the same shall hereafter constitute a part of the lands within the corporate limits of the City of Lawrenceville, Georgia.

BE IT FURTHER ORDAINED that the Clerk of the City of Lawrenceville or her designee certify a copy hereof and file such reports as are required by state and federal law.

IT IS SO ORDAINED, this day of April, 2025.

Attest:

Karen Pierce, City Clerk

Mayor David R. Still

PLANNING COMMISSION

RECOMMENDED CONDITIONS_04072025

RZC2025-00065

Approval of annexation of the subject property, rezoning to BG (General Business District) to allow a Convenience Store with fuel pumps, subject to the following enumerated conditions:

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

- A.** Retail, service-commercial, office and accessory uses. The following uses shall be prohibited:



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- Adult Bookstores or Entertainment
 - Automotive Uses such as:
 - i. Parts Stores
 - ii. Used Car Sales
 - iii. Tire Sales
 - iv. Auto Repair/Body Shop
 - v. Car/Truck Rental
 - Contractor's Offices
 - Emission Inspection Stations
 - Equipment Rental
 - Extended Stay Hotels or Motels
 - Recovered Materials Processing Facilities
 - Smoke Shops/Novelty Stores
 - Tattoo Parlors
 - Taxidermists
 - Yard Trimmings Composting Facilities
- B.** The development shall be in general accordance with submitted site plan received by the Department of Planning and Development, dated February 14, 2025, with changes necessary to meet zoning and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development. The proportions of materials of the exterior facades shall be in general accordance with those detailed in the elevations received on February 20, 2025.
- C.** Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.



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D. Metal building facades are prohibited.

E. Prefabricated awning type structures are only permitted at automatic carwash facilities.

2. To satisfy the following site development considerations:

A. Provide a fifty-foot-wide (50 ft.) building setback adjacent to all rights-of-way (Sugarloaf Parkway and Old Snellville Highway).

B. Provide a minimum ten-foot (10 ft.) landscape strip along all rights-of-way (Sugarloaf Parkway and Old Snellville Highway). Front Yard Landscape Strips require the following plantings every one-hundred-linear foot (100 LF) of property line adjacent to a right-of-way, two (2) understory trees; eighteen (18) Shrubs; eighteen (18) Ornamental Grasses; and eighteen (18) Ground Cover. Final approval of a landscape plan shall be subject to the review and approval of the Director of the Planning and Development Department.

C. Provide a minimum 30-foot-wide enhanced landscape buffer adjacent to the northernmost property line. Landscape Plan shall require the following plantings every one-hundred-linear foot (100 LF) of property line adjacent to a dissimilar use or zoning classification, four (4) overstory trees; eight (8) understory trees (up to 100% may be conifer or evergreen trees); twelve (12) shrubs. Final approval of a landscape plan shall be subject to the review and approval of the Director of the Planning and Development Department.

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

E. The required parking ratio shall be a minimum of 1 space per



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300 square feet of retail sales & services gross floor area.

- F.** Provide a 5-foot concrete sidewalk along the road frontages of Sugarloaf Parkway and Old Snellville Highway.
- G.** Ground signage shall be limited to one monument-type sign serving the overall development and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments.
- H.** New billboards or oversized signs shall be prohibited.
- I.** Outdoor storage shall be prohibited.
- J.** 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 rights-of-way.
- K.** Compactor/dumpsters shall be 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.
- L.** 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. Yard signs or bandit signs, sign-walkers or sign-twirlers shall be prohibited.
- M.** Peddlers and/or parking lot sales shall be prohibited.
- N.** The owner shall repaint or repair any graffiti or vandalism within seventy-two (72) hours of notice from the City.



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RECOMMENDED CONDITIONS_04072025

SUP2025-000102

Approval of a Special Use Permit to allow an accessory car wash with vacuum station, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Allow an accessory car wash and vacuum station.
 - B. Hours of operation shall be limited to the hours of 9 a.m. until 6 p.m.
 - C. 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.
 - D. Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.
 - E. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within seventy-two (72) hours.
 - F. The Special Use Permit shall be limited to a period of two years, at which time the use shall cease, or an application made for renewal.