



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION MINUTES

Monday, November 7, 2022
6:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Called to Order at 6 p.m.

PRESENT

Board Member Bruce Hardy
Board Member Jack “Jay” Johnston, Jr.
Board Member James Nash
Board Member Marshall Boutwell

ABSENT

Board Member Jen Young

Approval of Agenda

Motion made **to AMEND the Agenda as PRESENTED** by Board Member Nash and
Seconded by Board Member Hardy (Table RZM2022-00013 & SUP2022-00075) to the
January 2023, Planning Commission Public Hearing.

Voting Yea: Board Member Hardy, Board Member Johnston, Board Member Nash,
Board Member Boutwell

Motion made **to APPROVE the Agenda as AMENDED** by Board Member Hardy, and
Seconded by Board Member Johnston

Voting Yea: Board Member Hardy, Board Member Johnston, Board Member Nash,
Board Member Boutwell

Approval of Prior Meeting Minutes

Motion made **to APPROVE the Monday, October 3, 2022, Planning Commission Meeting**

Minutes by Board Member Johnston, and Seconded by Board Member Nash

Voting Yea: Board Member Hardy, Board Member Johnston, Board Member Nash, Board Member Boutwell

New Business

- 1. RZM2022-00013 & SUP2022-00075** - Applicant: Hank Eubanks; Property Owner: Ewing and M&M Investments, LLLP; An application to rezone the subject property from BG (General Business District) to RM-8 (Townhouse Residential District), and a Special Use Permit to allow seventy-three (73) front entry townhouse units; Property located at 800 block of Grayson Highway; Parcel Identification Number R5149 001; Approximately 11.69 acres.

Table to the January 2023, Planning Commission Public Hearing.

- 2. RZR2022-00013** – Applicant and Property Owner: Saulo Ordonez; An application to rezone the subject property from OI (Office Institutional District) to RS-150 (Single-Family Residential District); Property located at 846 North Clayton Street; Parcel Identification Number R5145 064; Approximately 0.50 Acres

Motion made **to recommend APPROVAL of RZR2022-00011 with Staff recommended conditions** by Board Member Johnston, Seconded by Board Member Nash.

Voting Yea: Board Member Hardy, Board Member Johnston, Board Member Nash, Board Member Boutwell

- 3. RZR2022-00014** – Applicant and Property Owner: City of Lawrenceville c/o Todd Hargrave; An application to rezone the subject property from BGC (Central General Business District) to RS-60 (Single-Family Residential District); Property located at 190 Oak Street; Parcel Identification Number R5146B012; Approximately 0.24 acres.

Motion made **to recommend APPROVAL of RZR2022-00014 with Staff recommended conditions** by Board Member Hardy, Seconded by Board Member Nash.

Voting Yea: Board Member Hardy, Board Member Johnston, Board Member Nash, Board Member Boutwell

- 4. SUP2022-00074** – Applicant: Radovic Permits, LLC; Property Owner: NR Group Investments LLC; A Special Use Permit application to allow outdoor automobile sales; Property located at 125 Park Access Drive; Parcel Identification Number R7011 089; Approximately 1.40 acres.

Motion made **to recommend APPROVAL of SUP2022-00074 with Planning Commission recommended conditions** by Board Member Hardy, Seconded by Board Member Johnston.

Voting Yea: Board Member Hardy, Board Member Johnston, Board Member Nash,

Board Member Boutwell

- 5. SUP2022-00079** – Applicant: Family Promise of Gwinnett; Property Owner: St. Edwards Episcopal Church; A renewal of a Special Use Permit application to allow a housing facility for children and families experiencing homelessness; Property located at 757 Moon Road; Parcel Identification Number R5117 701; Approximately 1.25 acres.

Motion made **to recommend APPROVAL of SUP2022-00079 with Planning Commission recommended conditions** by Board Member Nash, Seconded by Board Member Hardy.

Voting Yea: Board Member Hardy, Board Member Johnston, Board Member Nash, Board Member Boutwell

Public Comment

No Public Comment

Final Adjournment

Motion made **to Adjourn at 7:00 p.m.** by Board Member Nash, Seconded by Board Member Johnston.

Voting Yea: Board Member Hardy, Board Member Johnston, Board Member Nash, Board Member Boutwell

PLANNING COMMISSION
RECOMMENDED CONDITIONS_11072022
ADDITIONS – BOLD
DELETIONS - STRIKETHROUGH

SUP2022-00074:

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

Approval of Special Use permit for **Automobile Broker**, Automobile Sales and associated outdoor storage, to include automobile repair and maintenance, subject to the following enumerated conditions:

- 1. Automobile Broker and Sales shall be limited to area in the sides and rear of the property screened from view from Park Access Drive and behind the by the existing of eight (8) foot tall opaque fence.**
2. The property shall have a 15-foot wide landscape strip along the right-of-way fronting Park Access Drive except for ingress and egress in compliance with Article VIII of the Development Regulations and subject to review and approval by the Director of Planning and Development.
3. Parking in the front of the property ~~for inventory shall be limited to eight parking spaces, the remaining eight parking spaces~~ shall be designated for customer parking only. All vehicles in need of service or awaiting customer pickup overnight shall be kept in the sides and rear of the property screened from view from Park Access Drive by the ~~installation of~~ an **existing eight (8)** foot tall opaque fence at the front of the building. Fence placement and materials shall be subject to review and approval by the Director of Planning and Development.
4. All vehicles must be parked in striped designated spaces and all required access aisles must remain open.
5. Landscaping shall be utilized to soften the appearance of the fence subject to review and approval by the Director of Planning and Development.
6. Under no circumstances shall the owner or occupant of the property keep any junk, scrap, metal, rags, paper, abandoned, wrecked, or junked or scrap material or any parts thereof.

7. All loading and unloading of vehicles in need of service shall occur in the rear/screened portions of the property.
8. No work on vehicles is to be conducted outside.
9. 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.
10. 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.
11. Peddlers and/or any parking lot sales unrelated to the Special Use shall be prohibited.
12. Outdoor storage of any items and/or materials unrelated to the Special Use shall be prohibited.
13. Dumpsters shall be restricted to the rear of the property.
14. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
15. Sign twirling is prohibited on the property.
16. The Special Use Permit shall be valid for a two-year period, at which time the use shall cease or an application shall be made for renewal of the Special Use Permit.

PLANNING COMMISSION
RECOMMENDED CONDITIONS_11072022

ADDITIONS – BOLD

DELETIONS - STRIKETHROUGH

Approval of Special Use Permit for a Shelter, Homeless facility, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Limited to a Shelter, **a** Homeless facility providing a place of temporary residence relating to situational homelessness, care, and counseling for an average period of 90 days. The facility shall be limited to a maximum of 15 individuals (clients) at any given time.
 - ~~B. The Special Use Permit shall be valid for a two-year period at which time the use shall cease or an application shall be made for renewal of the Special Use Permit.~~
 - B.** The Shelter, Homeless facility shall be limited to the applicant/tenant of record. In the event, the applicant/tenant of record vacates the premises or ceases operations of the Shelter, Homeless facility the Special Use Permit shall be considered voided and terminated.