



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION MEETING MINUTES

Tuesday, September 8, 2026

CALL TO ORDER: 6:00 p.m.

PRESENT:

Chairperson Bruce Hardy

Vice-Chairperson Jeff West

Commission Member Sheila Huff

Commission Member Stephanie Henriksen

ABSENT:

Commission Member Darion Ward

APPROVAL OF AGENDA:

Motion made to **AMEND THE AGENDA AS PRESENTED** by Vice-Chairperson West, Seconded by Commission Member Henriksen.

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

The agenda was amended by Tabling Item No. 2. - SUP2026-00010, SUP2026-00011, SUP2026-00012 – APPLICANT & OWNER: 272 HURRICANE SHOALS LLC; A SPECIAL USE PERMIT APPLICATION TO ALLOW A CONTRACTOR’S OFFICE, HEAVY/CIVIL; A VEHICLE STORAGE LOT; AND TO ALLOW PARKING ON A GRAVEL SURFACE AT THE SUBJECT PROPERTY; ADDRESS: 272 HURRICANE SHOALS ROAD; PARCEL IDENTIFICATION NUMBER: 5176 049B; AREA: APPROXIMATELY 16.23 ACRES to the Monday, October 5, 2026, Planning Commission Meeting.

Motion made to **AMEND THE AGENDA AS PRESENTED** by Vice-Chairperson West, Seconded by Commission Member Huff.

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

The agenda was further amended by Tabling Item No. 3. - SUP2026-00009 – APPLICANT: PUREFUN PROPERTIES, LLC C/O ANDERSEN TATE & CARR; OWNER: PUREFUN PROPERTIES, LLC.; A SPECIAL USE PERMIT APPLICATION TO ALLOW A VEHICLE STORAGE LOT AT THE SUBJECT PROPERTY; ADDRESS: 401 INDUSTRIAL PARK DRIVE AND 420 HOSEA ROAD; PARCEL IDENTIFICATION NUMBERS: 5177 038 AND 5177 028; AREA: APPROXIMATELY 4.42 ACRES to the Monday, October 5, 2026, Planning Commission Meeting.

Motion made to **APPROVE THE AGENDA AS AMENDED** by Commission Member Huff, Seconded by Commission Member Henriksen.

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

APPROVAL OF PRIOR MEETING MINUTES

Motion made to **APPROVE** Monday, August 3, 2026, Planning Commission Meeting Minutes by Commission Member Henriksen and Seconded by Council Member Huff

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

NEW BUSINESS

Item No. 4. - RZC2026-00003 – APPLICANT: COSTCO WHOLESALE CORPORATION; OWNER: CITY OF LAWRENCEVILLE; A REQUEST TO REZONE THE SUBJECT PROPERTY FROM BG (GENERAL BUSINESS DISTRICT) AND LM (LIGHT MANUFACTURING DISTRICT) TO BG (GENERAL BUSINESS DISTRICT) TO DEVELOP A WHOLESALE MEMBERSHIP CLUB; ADDRESS: 2555 UNIVERSITY PARKWAY; PARCEL IDENTIFICATION NUMBERS: 7011 002A, 7011 148, 7011 161, 7011 164, 7011 138, AND 7011 160; AREA: APPROXIMATELY 19.90 ACRES.

Motion made to recommend **APPROVAL** with Staff recommended conditions by Commission Member Henriksen and Seconded by Commission Member Huff

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

Proponent: Applicant – Nicholas Tose, Director of Real Estate Development - Eastern Division Costco Wholesale Corporation; Risa Yuki, Project Manager, MG2

Opponent: None

Staff Comment: The Planning Commission's recommendation was for approval of RZC2026-00003, with staff recommended conditions. However, there were concerns relating to the following:

- Condition 2.G. requires fully screened, masonry-constructed dumpster enclosures;

- Applicant indicated the dumpster/compactor is internal to the building and is screened by the principal structure; visibility is limited to hauler access only. Therefore, the applicant is requesting relief from Condition 2.G.
- Ensuring building materials are high-quality and consistent with architectural standards;
 - Applicant indicated pre-engineered building materials are made with recycled materials, which provide advantages in cost, environmental performance construction efficiency, and long-term operations.
- Confirming adequate parking ratios and preventing spillover impacts;
 - City Parking Requirement 1 parking space per 1,000 sq ft of gross floor area (minimum required 158),
 - No maximum cap on parking spaces
 - DRI Parking-Space Threshold Per ARC/DCA guidance, the parking threshold for commercial development is: DRI required for $\geq 1,000$ parking spaces
- Addressing traffic flow, intersection safety, and broader transportation impacts;
 - TIS - The majority of new traffic is distributed between SR 316 (east/west) and Buford Dr (north/south), with a significant portion also using Collins Hill Rd. TIS figures show that a substantial share of the increase will be on SR 316 and Buford Dr, with less on Collins Hill and Hurricane Shoals.
- Traffic Impact Study - placement, circulation, and potential impacts on adjacent uses.
 - TIS analyzed 13 study intersections, including all major approaches on SR20/Buford Drive, Collins Hill Road, Hurricane Shoals Road, the collector/distributor roads, and all site driveways—including those serving the fuel facility. Results: LOS remained A–D with proposed mitigation.
 - TIS - Fueling trips were not significant enough to materially change distribution percentages because Costco fuel trips are typically pass-by or linked trips—customers already traveling on SR20 or SR316.
 - The applicant stated that the fueling station will operate during standard business hours, with additional access provided one hour prior to and one hour following these hours.
 - If necessary, the project’s traffic engineer could be available during the Regular Meeting to address any additional questions or concerns from the Mayor and

Council related to traffic operations, intersection performance, Level of Service (LOS), driveway design, internal circulation, or impacts associated with the fueling station.

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



LAWRENCEVILLE

Planning & Development

PLANNING ~~AND DEVELOPMENT DEPARTMENT~~ COMMISSION

RECOMMENDED CONDITIONS 0908172026

RZC2026-00003

Approval of the rezoning from split LM (Light Manufacturing District) and BG (General Business District) to BG (General Business District), subject to the following enumerated conditions:

1. To restrict the Rezoning as follows:

- A. The development shall be limited to a Wholesale Membership Club with associated accessory uses, including an accessory fuel facility, and shall remain substantially consistent with the site plan submitted with the rezoning application, subject to the final approval by the Director of the Planning and Development Department.
- B. 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.
- C. Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited.
- D. Outdoor storage shall be prohibited, except for activities specifically associated with the approved accessory uses and otherwise permitted by the Zoning Ordinance.
- E. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within seventy-two (72) hours.

2. To satisfy the following site development considerations:

- A. The development of the site shall be designed and constructed in general accordance with the Concept Site Plan (Project No. 25-9010-01, page 1), prepared by MG2 Corporation and dated July 2026, except that the plan may be modified as necessary to address conditions of zoning. Final site design shall be subject to review and approval by the Director of the Planning and Development Department.
- B. The development shall provide parking in accordance with the Parking Plan associated with the Concept Site Plan (Project No. 25-9010-01, page 1), prepared by MG2 Corporation and dated July 2026, including a maximum of 854 parking spaces, except that the plan may be modified as necessary to address conditions of zoning or through a future site plan amendment or rezoning approved by the City. All parking spaces shall be located on an approved, paved, and striped surface. Final parking layout and compliance

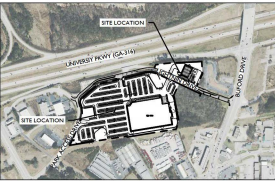
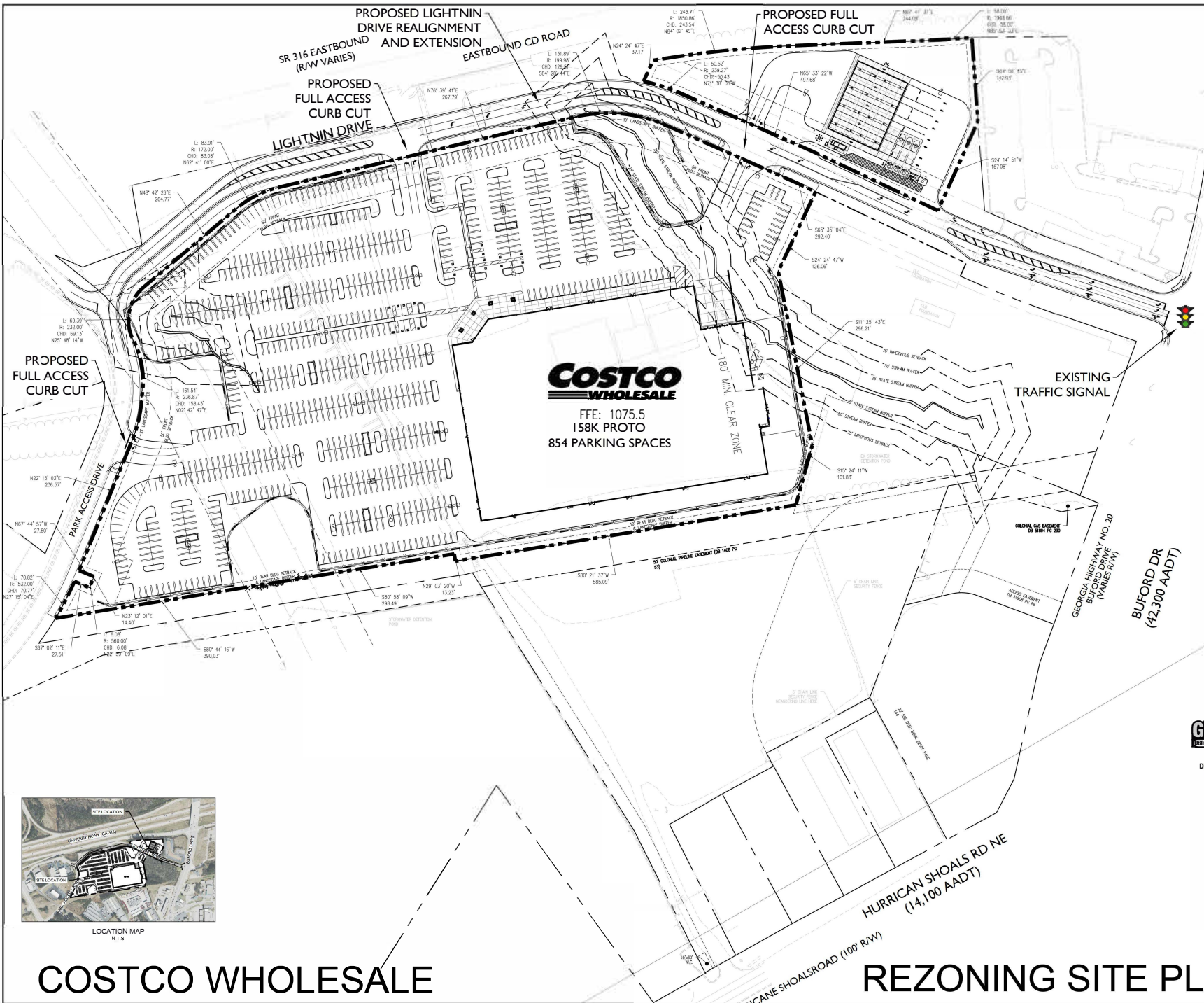
with applicable City parking requirements shall be subject to review and approval by the Director of the Planning and Development Department.

- C. The principal and accessory buildings and structures shall be designed and constructed in accordance with the Concept Warehouse Elevations (Project No. 25-9010-01, pages 2 through 5), prepared by MG2 Corporation and dated July 2026, except that the elevations may be modified as necessary to address conditions of zoning. Final architectural elevations, exterior materials, and façade treatments shall be subject to review and approval by the Director of the Planning and Development Department.
- D. All wall signage shall be installed in accordance with the approved wall-sign variance and shall be substantially consistent with the signage depicted in the Concept Warehouse Elevations (Project No. 25-9010-01, pages 2 through 5). Final signage design, including total sign area and placement, shall be subject to review and approval by the Director of the Planning and Development Department.
- E. The development shall provide landscaping in accordance with the Landscape Plan associated with the Tree Canopy Plan, Sheet Number L1.0; Overall Tree Replacement Plan. Sheet L2.0; Overall Landscape Plan, Sheet L3.0; and Landscape Details, Sheet Number L4.0 (AEC Job# 25-5192), prepared by AEC, Inc., and dated January 26, 2026, except that the plan may be modified as necessary to address conditions of zoning. Final landscape design, including species selection, installation locations, and overall compliance with applicable City landscaping requirements, shall be subject to review and approval by the Director of the Planning and Development Department.
- F. 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 public right-of-way.
- G. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- H. Electrical, Mechanical, Plumbing or Structural modifications shall be subject to the rules and regulations of the International Building Code (IBC). Plans shall be subject to the review and approval of the Director of Planning and Development.

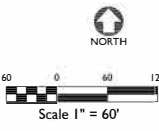
3. The following variances are approved:

- A. A variance from the Zoning Ordinance, Article 6 – Architectural and Design Standards, Section 602 – Non-Residential Minimum Architectural and Design Standards, Part A-1. Exterior Wall Design. Allows the use of architectural metal panels as a primary siding material for the proposed Wholesale Membership Club.
- B. A variance from the Zoning Ordinance, Article – Signs, Section 702.7 – Wall Sign. Allows up to four hundred nine (409) square feet of wall signage per elevation and eight hundred fifty-three (853) square feet of total wall signage per building, substantially consistent with the submitted sign plan.

- C. A variance from the Development Regulations, Article XIX – Model Stream Buffer Protection Ordinance, Section 19.5.1 – Buffer and Setback Requirements, Part 1. Allows disturbance within the required fifty (50) foot undisturbed natural stream buffer, subject to all required State approvals
- D. A variance from the Development Regulations, Article XIX – Model Stream Buffer Protection Ordinance, Section 19.5.1 – Buffer and Setback Requirements, Part 2. Allows disturbance within the additional twenty-five (25) foot impervious-surface stream setback, subject to all required State approvals.



PROJECT DATA	
CLIENT:	COSTCO WHOLESALE 730 LAKE DRIVE ISSAQUAH, WA 98027
PROJECT ADDRESS:	LIGHTNIN DRIVE AND PARK ACCESS DRIVE, LAWRENCEVILLE, GA
SITE DATA:	
WAREHOUSE PARCEL:	17.72 ACRES
FUEL PARCEL:	218 ACRES
TOTAL SITE AREA:	19.90 ACRES
JURISDICTION:	CITY OF LAWRENCEVILLE
ZONING:	LM (LIGHT MANUFACTURING) *TO BE REZONED TO BG (GENERAL BUSINESS)
SETBACKS:	REQUIRED
FRONT:	50'
SIDE:	10'
REAR:	10'
BOUNDARIES INFORMATION:	THIS PLAN HAS BEEN PREPARED BY AEC, INC. USING A BASE PLAN PROVIDED BY KEYSTONE LAND SURVEYING, INC.
BUILDING DATA:	
TOTAL BUILDING FOOTPRINT AREA:	158K PROTO
PROPOSED PARKING DATA:	
TOTAL PARKING:	854 STALLS
INCLUDES:	
MAIN LEVEL PARKING PROVIDED:	
⊙ 10' WIDE STALLS	636 STALLS
⊙ ACCESSIBLE STALLS	18 STALLS
NUMBER OF STALLS PER 1000 SF OF BUILDING AREA:	5.30 STALLS
JURISDICTIONAL PARKING REQUIRED: (1 SPACE PER 500 GFA)	MINIMUM: 330 STALLS
NOTES: EXISTING CONDITIONS TO BE FIELD VERIFIED.	



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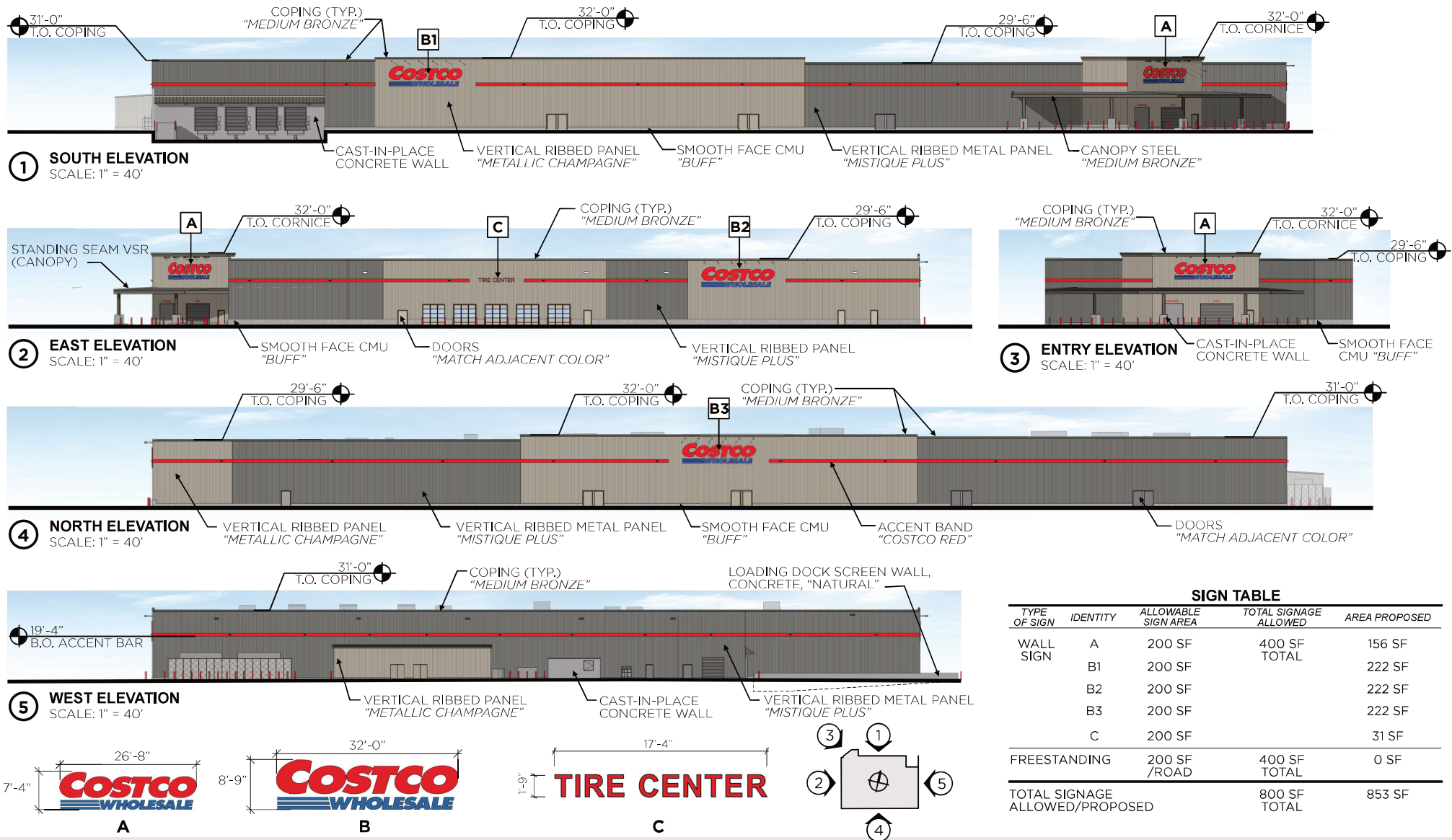
PROJECT NO. - 25-5192
DRAWN - JWM
JOB NUMBER -
DATE: 07-02-2026

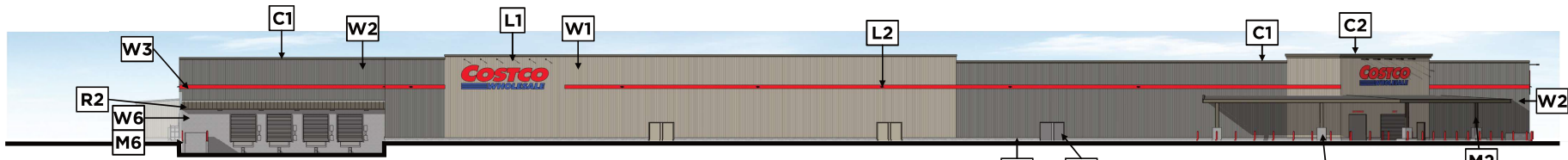
COSTCO WHOLESALE

REZONING SITE PLAN

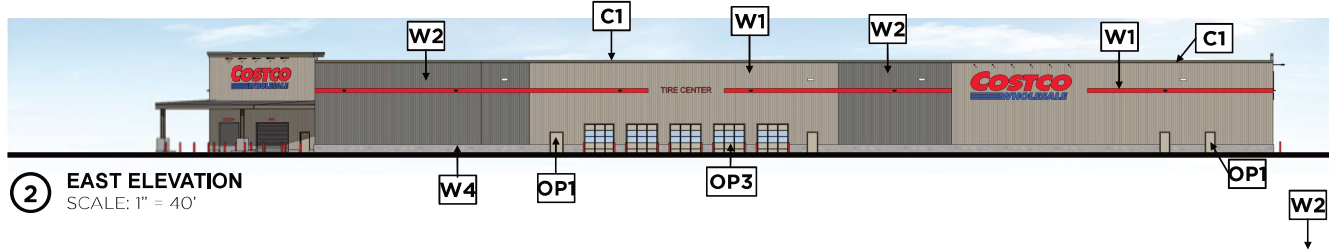
REZONE

LAWRENCEVILLE, GEORGIA

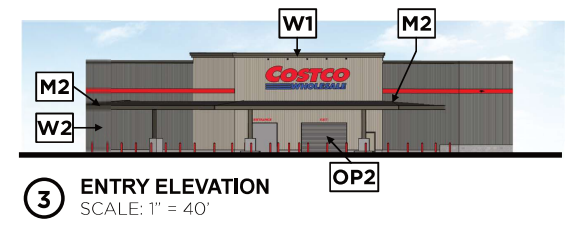




① SOUTH ELEVATION
SCALE: 1" = 40'



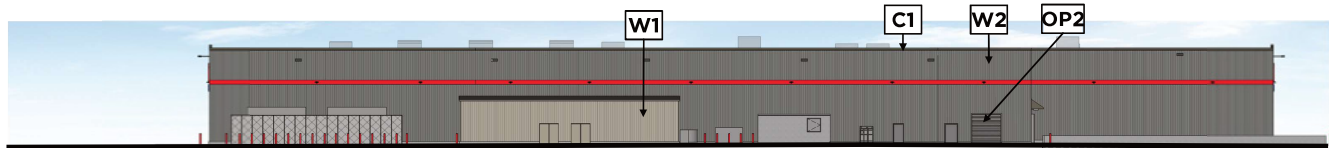
② EAST ELEVATION
SCALE: 1" = 40'



③ ENTRY ELEVATION
SCALE: 1" = 40'



④ NORTH ELEVATION
SCALE: 1" = 40'



⑤ WEST ELEVATION
SCALE: 1" = 40'

TAG	ITEM	MATERIAL	FINISH	COLOR	NOTES
W1	METAL PANELS - IC72	METAL	PRE-FINISHED	METALLIC CHAMPAGNE	1
W2	METAL PANELS - IC72	METAL	PRE-FINISHED	METALLIC PLUS	1
W3	ACCENT BAND	METAL	PRE-FINISHED	SAFETY RED SW4081	1
W4	MASONRY SMOOTH FACE	CMU - SIZE PER PLANS	WATER REPELLENT	BUFF	
W5	MASONRY VENEER	VENEER	WATER REPELLENT	NATURAL	ARCHITECTURAL FINISH
W6	CAST-IN-PLACE CONCRETE CURB	CONCRETE	WATER REPELLENT	NATURAL	SEE A703.1
W7	LOADING DOCK CURB	CONCRETE	WATER REPELLENT	NATURAL	SEE A703.1
W8	PROTECTION CURB	CONCRETE	WATER REPELLENT	NATURAL	ARCHITECTURAL FINISH
W9	COLUMN PLINTH / BENCH	CONCRETE	WATER REPELLENT	NATURAL	SEE 1A701 AND STRUCT DWGS
W10	WALL REVEALS / CONTROL JOINT / SHRINKAGE JOINT	ARCHITECTURAL FINISH	WATER REPELLENT	NATURAL	

TAG	ITEM	MATERIAL	FINISH	COLOR	NOTES
C1	CORNING 114	SHEET METAL	PRE-FINISHED	MEDIUM BRONZE	1
C2	CORNICHE	SHEET METAL	PRE-FINISHED	MEDIUM BRONZE	1
R1	STANDING SEAM VSR (CANOPY)	METAL	PRE-FINISHED	COOL IVORY WHITE	1; CANOPY ROOF
R2	STANDING SEAM VSR	METAL	PRE-FINISHED	MEDIUM BRONZE	1; RECEIVING AWNING AND FIRE DEPT ROOM
R3	STANDING SEAM MR24	METAL	PRE-FINISHED	GALVALUME	1; WAREHOUSE ROOF
ASM1	ACCENT TRIM	SHEET METAL	PRE-FINISHED	MEDIUM BRONZE	1
ASM2	SCUPPER	SHEET METAL	PAINT AND SEALANT BY GC		1, 3

TAG	ITEM	MATERIAL	FINISH	COLOR	NOTES
L1	SIGN LIGHTING FIXTURE	METAL	PRE-FINISHED	TECHLIGHT BRONZE	
L2	WALL PACK FIXTURE	METAL	PRE-FINISHED		
L3	EMERGENCY LIGHT FIXTURE	METAL	PRE-FINISHED		
OP1	DOOR, FRAME, AND HSS MULLION BTWN DOORS (WHERE OCCURS)	STEEL	PAINT BY GC	MATCH WALL COLOR	2
OP2	ROLLING SERVICE DOOR	STEEL	PRE-FINISHED	GRAY	1, 4
OP3	GLAZED SECTIONAL DOOR	ALUMINUM	PRE-FINISHED	MEDIUM BRONZE	1, 4
OP4	AUTO-SLIDING DOOR	ALUMINUM	PRE-FINISHED	MEDIUM BRONZE	
OP5	TRANSOM FRAMING	ALUMINUM	PRE-FINISHED	MEDIUM BRONZE	
OP6	GLAZING	INSULATED GLASS		CLEAR	
OP7	STOREFRONT FRAMING	ALUMINUM	PRE-FINISHED	MEDIUM BRONZE	
OP8	LOUVER	STEEL	PRE-FINISHED	MEDIUM BRONZE	
M1	ACCENT CHANNEL	STEEL	PAINT BY GC	MEDIUM BRONZE	1
M2	STRUCTURAL FRAMING - COLUMNS & CANOPY TASDA BEAM	STEEL	PAINT BY GC	MEDIUM BRONZE	1
M3	STAIRS				
M4	HANDRAIL/GUARDRAIL	GALVANIZED STEEL	PAINT BY GC		2
M5	BOLLARD (4' TALL)	STEEL PIPE (CONCRETE FILL)	PLASTIC SLEEVE	RED	2
M6	BOLLARD (5' TALL)	STEEL PIPE (CONCRETE FILL)	PLASTIC SLEEVE	RED	2



MG2

JULY 2026
PROJECT# 25-9010-01
LAWRENCEVILLE, GA
PG: 3

ENTRY PERSPECTIVE

Costco
WHOLESALE



MG2

JULY 2026
PROJECT# 25-9010-01
LAWRENCEVILLE, GA
PG: 4

WEST PERSPECTIVE

COSTCO
WHOLESALE



MG2

JULY 2026
PROJECT# 25-9010-01
LAWRENCEVILLE, GA
PG: 5

SOUTH PERSPECTIVE

COSTCO
WHOLESALE