



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION MINUTES

Monday, March 6, 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 James Nash
Board Member Jen Young
Board Member Stephanie Henriksen

ABSENT

Board Member Jack "Jay" Johnston, Jr.

APPROVAL OF AGENDA: 6:01 p.m.

Motion made to **APPROVE the Agenda as PRESENTED** by Board Member Johnston, Jr., and Seconded by Vice-Chairperson Nash.

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 Henrikson, and Seconded by Board Member Young

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

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

NEW BUSINESS

1. **6:03 p.m. - RZR2023-00018** - Applicant: Rob Myers; Property Owners: Dalone Choummanivong: An application to rezone the subject property from BGC (Central Business District) to RS-60 (Single-Family Residential District) Street Address: 255 West Pike Street: Parcel Identification Number 5146E043.

Motion made **to recommend APPROVAL with Staff recommended conditions of RZR2023-00018** by Vice-Chairperson Nash, Seconded by Commission Member Henrikson.

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

Voting Ney: Board Member Young

Opposition: Tracey Marie Britt

PUBLIC COMMENT

No Public Comment

FINAL ADJOURNMENT: 6:19 p.m.

Motion made **to Adjourn** by Vice-Chairperson Nash and Seconded by Board Member Young.

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

PLANNING COMMISSION

RECOMMENDED CONDITIONS

RZR2023-00018_03062023

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 six (6) units/dwellings on approximately one and seven hundredths (1.07) acres at a density of five and six tenths (5.6) Units Per Acre (UPA).
 - B. The development shall be in general accordance with the site plan titled "Conceptual Plan for West Pike Commons 255 West Pike Street Lawrenceville Georgia 30046, Preliminary Site Plan 12/08/2022, prepared for Colonnade Homes Inc., prepared by Marchman Matthews Design Associates," dated received February 21, 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. A Home Owner'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 right-of-way of West Pike 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 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 six (6) 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 and seven hundredths (1.07) 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 five (5) 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) and six (6) of the proposed site plan (1-B) from thirty five (35) feet to thirty (30) feet from the right-of-way of West Pike 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 five (5) 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.