



LAWRENCEVILLE

GEORGIA

PLANNING MINUTES

Monday, August 7, 2023

Council Assembly Room

6:00 PM

70 S. Clayton St, GA 30046

CALL TO ORDER: 6 p.m.

Called to Order

PRESENT

Vice-Chairperson James Nash
Commission Member Jen Young
Commission Member Stephanie Henriksen

ABSENT

Chairperson Bruce Hardy
Commission Member Jack "Jay" Johnston

APPROVAL OF AGENDA: 6:01 p.m.

Motion made to **APPROVE the Agenda as PRESENTED** by Commission Member Young, and Seconded by Commission Member Henriksen.

Voting Yea: Vice-Chairperson Nash, Commission Member Young , Commission Member Henriksen.

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

Motion made to **Approve the Planning Meeting Minutes** as shown below Commission Member Henriksen, and Seconded by Commission Member Young

- **Monday, July 10, 2023, Meeting Minutes**

Voting Yea: Vice-Chairman Nash, Commission Member Young, Commission Member Henriksen

NEW BUSINESS

1. **6:03 p.m. - RZC2023-00050 & SUP2023-00081**– Applicant And Property Owner: Pedro Josophat; An application to rezone the subject property from ON (Office Neighborhood District) to OI (Office Institutional District) with a Special Use Permit for a Personal Care Home, Commercial; The property is located at 303 Scenic Highway, Lawrenceville, Ga 30046; Tax Parcel ID R5142 118; Approximately 1.02 Acres.

Motion made **to** recommend **DENIAL of RZC2023-00050 & SUP2023-00081** by Commission Member Henriksen., Seconded by Commission Member Young

Voting Yea: Vice-Chairperson Nash, Commission Member Young, Commission Member Henriksen.

- Proponent: None
- Opposition: None

PUBLIC COMMENT

No Public Comment

FINAL ADJOURNMENT: 6:10 p.m.

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

Voting Yea: Vice-Chairperson Nash, Commission Member Young, Commission Member Henriksen

PLANNING COMMISSION RECOMMENDATION_DENIAL_08072023

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

RZC2023-00050 & SUP2023-00081

Approval as OI (Office Institutional District) for a wide range of office and institutional establishments, subject to the following enumerated conditions:

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

- A.** 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;
- B.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited;
- C.** Outdoor storage shall be prohibited;
- D.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours;

2. To satisfy the following site development considerations:

- A.** The development shall be constructed in conformity with the City of Lawrenceville Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.
- B.** The building shall maintain its residential character, and repairs or modifications shall be limited to routine maintenance or repair. Any expansion to the existing footprint shall be prohibited.
- C.** 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.
- D.** Landscape shall be designed and installed to meet the conditions of zoning,

requirements of the Zoning Ordinance and Development Regulations. The final design shall be subject to the review and approval of the Director of Planning and Development.

- E.** Provide a minimum of 1 parking space per 300 square feet gross floor area, all parking must be on an approved surface and stripped.
- F.** Provide a ten (10) foot landscape strip adjacent to all public right-of-ways.
- G.** Provide a five (5) foot concrete sidewalk adjacent to all public right-of-ways.
- H.** 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;
- I.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.