



LAWRENCEVILLE

GEORGIA

PLANNING MINUTES

Monday, July 10, 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 Jack "Jay" Johnston, Jr.

Commission Member Stephanie Henriksen

ABSENT

Chairperson Bruce Hardy

Commission Member Jen Young

APPROVAL OF AGENDA: 6:01 p.m.

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

Voting Yea: Vice-Chairperson Nash, Commission Member Johnston, Jr., , 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 Johnston, Jr.

- **Monday, June 5, 2023, Meeting Minutes**

Voting Yea: Vice-Chairman Nash, Commission Member Johnston, Jr., Commission Member Henriksen

NEW BUSINESS

1. **6:03 p.m. - ANN2023-00007 & RZC2023-00051**– Applicant: J. J. Shah; Property Owner: Gcmt 14, LLC; An application to annex and rezone the subject property from Gwinnett County C-2 (General Busienss District) to City of Lawrenceville BG (General Business District); The property is located at 475 Philip Blvd, Lawrenceville, Ga 30046; Tax Parcel ID R7009 057; Approximately 1.48 Acres.

- a. Motion made to recommend **APPROVAL of ANN2023-00007** by Member Johnston, Jr., Seconded by Member Henriksen.

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

- Proponent: None
- Opposition: None

- b. Motion made **to** recommend **APPROVAL with Staff recommended conditions of RZC2023-00051** by Member Henriksen., Seconded by Member Johnston, Jr.

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

- Proponent: None
- Opposition: None

2. **6:10 p.m. – North Downtown Lawrenceville Study Update** - The City of Lawrenceville is in the process of examining existing zoning codes, classifications, and land uses through a study conducted by the consulting firm Pond & Company. The North Downtown study area is located north of Pike Street and is near the thriving downtown core of the city. The decision to conduct this study was prompted by recent activities that were not aligned with the long-term vision for the area. The objective of this project is to determine the most suitable course of action for the city and the subject area, with the aim of implementing appropriate land uses.

PUBLIC COMMENT

No Public Comment

FINAL ADJOURNMENT: 6:25 p.m.

Motion made **to Adjourn** by Commission Member Johnston, Jr..and Seconded by Commission Member Henriksen.

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

PLANNING COMMISSION

RECOMMENDED CONDITIONS_07102023

ANNX2023-00007 & RZC2023-00051

Approval as BG (General Business District) for a commercial/retail development, subject to the following enumerated conditions:

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

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

- Adult Entertainment Facility
- Auction House
- Automobile Accessories Sales and Installation
- Automobile Body Repair, Painting or Rebuilding
- Automobile Broker
- Automobile Manufacturing Plant
- Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles)
- Automobile Parts Store (with/without installation)
- Automobile Repair and Maintenance (Principal Use)
- Automobile Sales or Auction and Related Service (indoor/outdoor sales)
- Automobile Wash (Carwash)
- Bail Bonding
- Building Materials Sales (indoors/outdoors)
- Depot / Passenger Terminal (bus or rail)
- Dollar or Variety Store
- Garden Supply Center
- Hookah/Vapor Bar or Lounge

- Machine Shop
- Maintenance Shop (fleet vehicles)
- Motorcycle and Personal Watercraft Sales and Related Service
- Motorcycle and Personal Watercraft Service and Repair
- Motorcycle Parts, Accessories and Apparel Store
- Pawn Shop
- Smoke or Novelty Shop
- Tobacco or Novelty Shop
- Tattoo and Body Piercing
- Title Loan Facility

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.

E. 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. Final design shall be subject to the review and approval of the Director of Planning and Development.

B. Buildings shall be designed and constructed in conformity with Zoning Ordinance, Article 6 Architectural and Design Standards, and International Building Code (IBC). Final building elevations shall be subject to the review and approval of the Director of Planning and Development.

- C.** Landscape shall be designed and installed to meet the conditions of zoning, requirements of the Zoning Ordinance and Development Regulations. Final design shall be subject to the review and approval of the Director of Planning and Development.
- D.** Provide a ten (10) foot landscape strip adjacent to all public rights-of-way.
- E.** Provide a fifteen (15) foot landscape strip adjacent to all internal property lines.
- F.** Provide a six (6) foot concrete sidewalk adjacent to all public rights-of-way.
- G.** Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- H.** Electronic Messaging Center (EMC) signs may be permitted as ground signs only. The EMC portion of a sign shall occupy a maximum of 40% of permitted display area square footage, up to 54 square feet. EMC signs light levels shall not increase lighting or brightness levels by more than 0.30 foot-candles above ambient levels as measured using a standard foot-candle meter.
- I.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- J.** Natural vegetation shall remain on the property until the issuance of a development permit.
- K.** Any utility relocations shall be the responsibility of the developer.