



# LAWRENCEVILLE

## GEORGIA

### PLANNING COMMISSION MEETING MINUTES

Monday, November 3, 2025

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6:00 p.m.

**CALL TO ORDER:** 6:00 p.m.

**PRESENT**

Chairperson Bruce Hardy

Vice-Chairperson Jeff West

Commission Member Darion Ward

Commission Member Sheila Huff

Commission Member Stephanie Henriksen

**APPROVAL OF AGENDA:**

Motion to **APPROVE THE AGENDA AS PRESENTED** by Council Member Huff, Seconded by Vice-Chairperson West.

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

**APPROVAL OF PRIOR MEETING MINUTES**

Motion made to **APPROVE** Tuesday, September 2, 2025, Planning Commission Meeting Minutes by Council Member Henriksen and Seconded by Council Member Huff

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

## NEW BUSINESS

1. **RZR2025-00030** – Applicant: North DTL CC PH1, LLC; Owner: Carlton & Dolores Bohon; An application to rezone the subject property from BG (General Business District) to CMU (Community Mixed Use District) to allow for a housing master plan; Address: 854 North Clayton Street; Parcel Identification Number: R5145 063; Area: Approximately 0.58 Acres.

Motion made to recommend **APPROVAL of RZC2025-00030** as CMU (Community Mixed Use District) with Staff recommendations by Commission Member Huff and Seconded by Commission Member Ward

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

Opposition: None

Proponent: Jody Charles Campbell, Blum & Campbell, Attorney at Law; Randy Travis

2. **SUP2025-00111 & SUP2025-00112** – Applicant: Mechanical Trades Institute; Owner: Lawrenceville Hand Properties, LLC; an application for a Special Use Permit for a Trade Or Vocational School and a Special Use Permit for Outdoor Storage; Address: 420 Grayson Highway; Parcel Identification Number: R5148 463; Area: Approximately 11.94 Acres.

Planning Commission: Commission Member Henriksen and Commission Member Ward – expressed concerns regarding the display of temporary signs along the Grayson Highway.

Staff Response: Zoning Ordinance, Article 7 Signs, Section 702.6 Temporary Signs are associated with a Temporary Outdoor Activity, which is defined as a for-profit event involving the temporary outdoor sale of goods or merchandise associated with an existing business. A Sign Location Permit will be required for a Temporary Sign. Outdoor activities proposed by the potential MTI (owner/tenant) would be limited to class instruction related to the school's educational program. These activities would not be open to the public and would not involve the sale of goods or merchandise.

Planning Commission: Commission Member Henriksen – expressed concerns relating to the outdoor storage of equipment and materials.

Applicant Response: Equipment – A forklift would be utilized for the transfer of material(s) from the external rear and side yard areas to the interior of the building. In addition, a crane would be used for training purposes quarterly or biannually during any given year. Materials – Outdoor storage would consist of pipe measured in increment of ten (10) feet in length. The pipe would be stacked neatly in the side or rear yard area behind an existing wall and fence with opaque screening.

Motion made to recommend **APPROVAL of SUP2025-00111** to allow a Trade or Vocational School as a special use with Planning Commission recommendations by Vice Chairperson West and Seconded by Commission Member Huff

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

Motion made to recommend **APPROVAL of SUP2025-00112** to allow outdoor storage with Planning Commission recommendations by Vice Chairperson West and Seconded by Commission Member Ward

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

Opposition: None

Proponent: Scott A. Haines (applicant representative), Kabir Small (applicant)

- 3. SUP2025-00113** – Applicant: Douglas Garcia; Owner: Vizueth Realty Holdings 1, LLC; An application for a Special Use Permit for an auto broker's office; Address: 899 Grayson Highway; Parcel Identification Number: R5140 180; Area: Approximately 0.39 Acres.

Planning Commission: Commission Member Huff and Commission Member Ward – requested details relating to Rezoning and Special Use Permit requirement.

Staff Response: The City Council has made a conscientious effort to limit vehicle related uses to the Buford Drive corridor. In addition, recent precedent established by the City Council relating specifically to a commercial vehicular mercantile facilities (e.g., maintenance, repair, sales, etc.) has resulted in the denial of similar requests throughout the city limits.

Opposition: Corrin M. Sorteberg – Expressed concerns relating to the preexisting and existing conditions of the property, which includes vehicular parking, lack of vegetation, removal of trees from a required buffer, property maintenance. Additionally, the opposition has concern with the installation and display of commercial signage.

Staff Response: The site and buffer are void of vegetation due to lack of proper enforcement of local rules and regulations. Therefore, the Planning and Development Department will submit a complaint to the Code Enforcement Unit to investigate exterior and interior property maintenance issues. In addition, the installation of signage will require the submittal of application requesting a Sign Location Permit.

Motion made to recommend **DENIAL of SUP2025-00113** to allow an Auto Broker as a special use with Planning Commission recommendations by Commission Member Ward and Seconded by Commission Member Huff

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

Opposition: Corrin M. Sorteberg

Proponent: Douglas & Andrea Garcia (applicant)

4. **SUP2025-00114** – Applicant: Precious Asoro – Edged Events; Owner: 3315 Sugarloaf, LLC; An application to renew the Special Use Permit for a Special Events Facility/Banquet Hall In Suite 15; Address: 3315 Sugarloaf Parkway; Parcel Identification Number: R5084 273; Area: Approximately 4.63 Acres.

Motion made to recommend **APPROVAL of SUP2025-00114** to renew a Special Use Permit to allow a Special Events Facility/Banquet Hall as a special use with Staff recommendations by Commission Member Henriksen and Seconded by Commission Member Huff

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

Opposition: None

Proponent: Precious Asoro (applicant)

5. **SUP2025-00115** – Applicant: Yhana Rouse – The Nexxt Space; Owner: Central Landmark, LLC; An application to renew the Special Use Permit for a Special Events Facility/Banquet Hall in Suite 21; Address: 575 West Pike Street; Parcel Identification Number: R5144 001; Area: Approximately 2.70 Acres.

Motion made to recommend **APPROVAL of SUP2025-00115** to renew a Special Use Permit to allow a Special Events Facility/Banquet Hall as a special use with Staff recommendations by Commission Member Henriksen and Seconded by Commission Member Huff

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

Opposition: None

Proponent: Yhana Rouse (applicant)

**FINAL ADJOURNMENT** – 6:45 p.m.

Motion made to **ADJOURN** by Commission Member Huff, and Seconded by Vice Chairperson West

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