



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION MINUTES

Tuesday, July 5, 2022
6:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Called to Order at 6 p.m.

PRESENT

Board Member Bruce Hardy

Board Member Jack "Jay" Johnston, Jr.

Board Member Jen Young

Board Member Marshall Boutwell

ABSENT

Board Member James Nash

Approval of Agenda

Motion made **to APPROVE the Agenda as PRESENTED** by Board Member Young, and
Seconded by Board Member Hardy

Voting Yea: Board Member Hardy, Board Member Johnston, Jr., Board Member Young,
Board Member Boutwell

Approval of Prior Meeting Minutes

Motion made **to approve the Monday, May 5, 2022 Planning Commission Meeting Minutes**
by Board Member Young, and Seconded by Board Member Hardy

Voting Yea: Board Member Hardy, Board Member Johnston, Jr., Board Member Young, Board
Member Boutwell

New Business

1. **RZC2022-00037** – Applicant: David Waters; Property Owners: City of Lawrenceville; An application to rezone the subject property from OI (office institutional district) to BG (General Business District); properties located at 1026 Lawrenceville Highway and 1004 Lawrenceville Highway; Parcel Identification Number R5110 001 and R5111 051; Approximately 3.70 acres

Motion made **to recommend APPROVAL of RZC2022-00037 with Planning Commission recommended conditions** by Board Member Young, Seconded by Board Member Hardy.

Voting Yea: Board Member Hardy, Board Member Johnston, Jr., Board Member Young, Board Member Boutwell

2. **SUP2022-00068** – Applicant: David Waters; Property Owners: City of Lawrenceville; An application for a Special Use Permit to allow Outdoor Storage and Sales; Properties located at 1026 Lawrenceville Highway and 1004 Lawrenceville Highway; Parcel Identification Number R5110 001 and R5111 051; Approximately 3.70 acres

Motion made **to recommend APPROVAL of SUP2022-00068 with Planning Commission recommended conditions** by Board Member Young, Seconded by Board Member Hardy.

Voting Yea: Board Member Hardy, Board Member Johnston, Jr., Board Member Young, Board Member Boutwell

3. **RZC2022-00038** – Applicant: City of Lawrenceville; Property Owners: City of Lawrenceville; An application to rezone the subject property from BG (General Business District) to BG (General Business District); Property located at 0 Lyle Circle; Parcel Identification Number; Portion of R7011 015 (Right-of-Way Abandonment); Tract 1 and Tract 2; Approximately 4.57 acres

Motion made **to recommend APPROVAL of RZC2022-00038 with Staff recommended conditions** by Board Member Hardy, Seconded by Board Member Johnston, Jr.

Voting Yea: Board Member Hardy, Board Member Johnston, Jr., Board Member Young, Board Member Boutwell

4. **RZC2022-00039** – Applicant: City of Lawrenceville; Property Owners: City of Lawrenceville; An application to rezone the subject property from BG (General Business District) to BG (General Business District); Property located at the northwest intersection of Collins Hill Road and Hurricane Shoals Road; Parcel Identification Numbers: Portions of R5145 036, R7010 091, R7010 105 and R7011 023 (GDOT Right-of-Way Abandonment); Approximately 1.34 acres

Motion made **to recommend APPROVAL of RZC2022-00039 with Staff recommended conditions** by Board Member Johnston, Jr., Seconded by Board Member Hardy.

Voting Yea: Board Member Hardy, Board Member Johnston, Jr., Board Member Young, Board Member Boutwell

- 5. RZC2022-00040** – Applicant: City of Lawrenceville; Property Owners: City of Lawrenceville; An Application to rezone the subject property from Gwinnett County zoning R-100 (Single-Family Residential District) to BG (General Business District); Property located at the southerly Right-of-Way of State Route 316 along Ramp “X” also known as Eastbound Connector Road with the northeasterly Right-of-Way of Lightning Access Road; Parcel Identification Number R7011 003 (GDOT Right-of-Way-abandonement, Parcel 4, Tract 1 and Tract 2); Approximately 5.59 acres

Motion made **to recommend APPROVAL of RZC2022-00040 with Staff recommended conditions** by Board Member Young, Seconded by Board Member Hardy.

Voting Yea: Board Member Hardy, Board Member Johnston, Jr., Board Member Young, Board Member Boutwell

Public Comment

No Public Comment

Final Adjournment

Motion made **to Adjourn at 7:00 p.m.** by Board Member Johnston, Jr., Seconded by Board Member Young.

Voting Yea: Board Member Hardy, Board Member Johnston, Jr., Board Member Young, Board Member Boutwell

PLANNING COMMISSION

RECOMMENDED CONDITIONS_07052022

RZC2022-00037

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
- 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 “Rezoning Exhibit, prepared by Dovetail Civil Design, Inc., dated May 4, 2022”

presented to the City of Lawrenceville Planning Commission during the July 5, 2022 public hearing and 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. Woven or knitted shade fabrics made from polypropylene, polyethylene or polyolefin shall be allowed to provide shade to an area described as a “COVERED SHADE AREA” as shown on a “Rezoning Exhibit, prepared by Dovetail Civil Design, Inc., dated May 4, 2022.”**
- D. Greenhouses shall be allowed to incorporate the use Plastic Films, Polycarbonate, Glass, and Fiberglass to provide shade to an area described as a “GREENHOUSE” as shown on a “Rezoning Exhibit, prepared by Dovetail Civil Design, Inc., dated May 4, 2022.”**
- E.** 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.

F. Provide a ten (10) foot landscape strip adjacent to all public right-of-ways.

G. Provide a five (5) foot landscape strip adjacent to all internal property lines.

H. ~~Provide~~ Maintain a ~~six (6)~~ **five (5)** foot concrete sidewalk adjacent to ~~all public~~ **Lawrenceville Highway** right-of-ways.

I. 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 right-of-ways;

J. Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.

K. Natural vegetation shall remain on the property until the issuance of a development permit.

L. Any utility relocations shall be the responsibility of the developer.

PLANNING AND DEVELOPMENT

RECOMMENDED CONDITIONS_06052022

SUP2022-00068

Approval of Special Use Permit for allowing outdoor storage and sales, subject to the following enumerated conditions:

1. Satisfy the following site development considerations:

A. Allow outdoor ~~storage and~~ sales **and display shall be limited to an areas described as “COVERED SHADE AREA” and “GREENHOUSE”** as shown on the “Rezoning Exhibit, prepared by Dovetail Civil Design, Inc., dated May 4, 2022” presented to the City of Lawrenceville Planning Commission during the July 5, 2022 public hearing.

B. **Outdoor storage shall be limited to an area described as a “30’ LANDSCAPED BUFFER WITH 8’ OPAQUE FENCE TO BE MAINTAINED IN LIEU OF 75’ ZONING BUFFER” as shown on a “Rezoning Exhibit, prepared by Dovetail Civil Design, Inc., dated May 4, 2022” presented to the City of Lawrenceville Planning Commission during the July 5, 2022 public hearing.**

2. The following variance is granted:

A. A variance to allow a reduction in buffers from seventy (75) feet in width to thirty (30) feet in width as shown on the “Rezoning Exhibit, prepared by Dovetail Civil Design, Inc., dated May 4, 2022” presented to the City of Lawrenceville Planning Commission during the July 5, 2022 public hearing.

PLANNING COMMISSION

RECOMMENDED CONDITIONS_07052022

RZC2022-00038

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 right-of-ways.
- E.** Provide a five (5) foot landscape strip adjacent to all internal property lines.
- F.** Provide a six (6) foot concrete sidewalk adjacent to all public right-of-ways.
- 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 right-of-ways;
- H.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- I.** Natural vegetation shall remain on the property until the issuance of a development permit.
- J.** Any utility relocations shall be the responsibility of the developer.

PLANNING COMMISSION

RECOMMENDED CONDITIONS_07052022

RZC2022-00039

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

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- 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;

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- H.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- I.** Natural vegetation shall remain on the property until the issuance of a development permit.
- J.** Any utility relocations shall be the responsibility of the developer.

PLANNING COMMISSION

RECOMMENDED CONDITIONS_07052022

RZC2022-00040

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

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