

**Planning Commission Public Hearing Agenda
Monday, October 4, 2021 – 7:00pm**

75 Langley Drive, Lawrenceville, Georgia 30046

Present: Kim Hartsock, Michael Park, Anthony Crotser, Richard Edinger, Glen Williams, Johnny Barnard, Gabe Okoye, Jerry James, Ben Archer (arrived at 7:50pm)

A. Call To Order, Moment of Silence, Pledge to Flag

B. Opening Remarks by Chairman and Rules of Order

C. Approval of Agenda:

{Action: Approved Motion: Okoye; Second: Edinger; Vote: 8-0: Hartsock-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Absent; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

D. Approval of Minutes:

September 7, 2021

{Action: Approved Motion: Edinger; Second: Crotser; Vote: 8-0: Hartsock-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Absent; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

September 8, 2021

{Action: Approved Motion: Crotser; Second: Edinger; Vote: 8-0: Hartsock-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Absent; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

E. Announcements

F. Old Business

1. Case Number:

CIC2021-00021

Applicant:

TPA Residential LLC
c/o Mahaffey Pickens Tucker, LLP

Contact:

Shane Lanham

Phone Number:

770.232.0000

Zoning:

RM-24

Location:

2720 McGinnis Ferry Road

Map Number:

R7127 011

Acreage:

19.67

Proposed Development:

Apartments

Commission District:

(1) Carden

Department Recommendation:

DENIAL

{Action: Denial Motion: Park; Second: Hartsock; Vote: 8-0: Hartsock-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Absent; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

2. Case Number: **SUP2021-00039 (Public Hearing Held 7/7/21)**
Applicant: Efrain A. Chavarria
Contact: Efrain A. Chavarria
Phone Number: 404.664.2702
Zoning: M-1
Location: 974 Buford Drive
Map Number: R7028 005
Acreage: 2.01
Proposed Development: Automobile and Truck Repair Shop (Renewal)
Commission District: (4) Fosque
Department Recommendation: **DENIAL**
{Action: Denial Motion: Barnard; Second: Okoye; Vote: 8-0: Hartsock-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Absent; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
3. Case Number: **RZC2021-00012 (Public Hearing Held 8/3/21)**
Applicant: Meers & Smallwood, LLC
c/o Williams Teusink, LLC
Contact: R. Kyle Williams
Phone Number: 404.373.9590
Zoning Change: R-100 to C-2
Location: 1100 Block of Rockbridge Road, SW
Map Number: R6094 099
Acreage: 2.54
Proposed Development: Automobile Repair Shop and Photography Studio
Commission District: (2) Ku
Department Recommendation: **DENIAL**
{Action: Tabled to 11/1/21 Motion: Edinger; Second: Crotser; Vote: 8-0: Hartsock-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Absent; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
4. Case Number: **SUP2021-00042 (Public Hearing Held 8/3/21)**
Applicant: Meers & Smallwood, LLC
c/o Williams Teusink, LLC
Contact: R. Kyle Williams
Phone Number: 404.373.9590
Zoning: C-2 (Proposed)
Location: 1122 and 1100 Block of Rockbridge Road, SW
Map Numbers: R6094 099 and R6094 003A
Acreage: 3.44
Proposed Development: Automobile Repair Shop
Commission District: (2) Ku
Department Recommendation: **DENIAL**
{Action: Tabled to 11/1/21 Motion: Edinger; Second: Crotser; Vote: 8-0: Hartsock-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Absent; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

5. Case Number: **RZC2021-00017 (Public Hearing Held 8/3/21)**
Applicant: Lester Salinas
Contact: Luis Gavidia Vasquez
Phone Number: 678.887.3916
Zoning Change: R-75 to C-1
Location: 1055 Pleasant Hill Road
Map Number: R6177 010E
Acreage: 1.29
Proposed Development: Recreation and Entertainment Facility (Indoor)
Commission District: (1) Carden
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions Motion: Park; Second: Hartsock; Vote: 8-0: Hartsock-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Absent; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
6. Case Number: **SUP2021-00047 (Public Hearing Held 8/3/21)**
Applicant: Lester Salinas
Contact: Luis Gavidia Vasquez
Phone Number: 678.887.3916
Zoning: C-1 (Proposed)
Location: 1055 Pleasant Hill Road
Map Number: R6177 010E
Acreage: 1.29
Proposed Development: Recreation and Entertainment Facility (Indoor)
Commission District: (1) Carden
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions Motion: Park; Second: Hartsock; Vote: 8-0: Hartsock-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Absent; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
7. Case Number: **RZC2021-00019 (Public Hearing Held 8/3/21)**
Applicant: Carlos Antunez
Contact: Carlos Antunez
Phone Number: 678.216.6068
Zoning Change: C-2 and R-75 to C-2
Location: 3355 Lawrenceville Highway
Map Number: R6152 008
Acreage: 2.71
Proposed Development: Automobile Repair Shop and Tire Store
Commission District: (4) Fosque
Department Recommendation: **DENIAL**
{Action: Tabled to 11/1/21 Motion: Okoye; Second: Barnard; Vote: 8-0: Hartsock-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Absent; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

8. Case Number: **SUP2021-00052 (Public Hearing Held 8/3/21)**
Applicant: Carlos Antunez
Contact: Carlos Antunez
Phone Number: 678.216.6068
Zoning: C-2 (Proposed)
Location: 3355 Lawrenceville Highway
Map Number: R6152 008
Acreage: 2.71
Proposed Development: Automobile Repair Shop and Tire Store
Commission District: (4) Fosque
Department Recommendation: **DENIAL**
{Action: Tabled to 11/1/21 Motion: Okoye; Second: Barnard; Vote: 8-0: Hartsock-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Absent; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
9. Case Number: **RZC2021-00020 (Public Hearing Held 9/8/21)**
Applicant: Hyun and Cristina Kim
Contact: Cristina Kim
Phone Number: 770.280.7446
Zoning Change: R-100 to O-I
Location: 2729 Duluth Highway
Map Number: R7160 010
Acreage: 0.87
Proposed Development: Dental Office
Commission District: (1) Carden
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions Motion: Park; Second: Hartsock; Vote: 8-0: Hartsock-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Absent; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
10. Case number: **RZC2021-00021**
Applicant: Reside Partners, LLC
c/o Andersen, Tate & Carr, P.C.
Contact: Melody A. Glouton, Esq.
Phone Number: 770.822.0900
Zoning Change: C-2 and RA-200 to MU-R
Location: 2620 Mall of Georgia Boulevard
1213 Laurel Crossing Parkway
2900 and 2900 Block of Buford Drive
Map Numbers: R7146 050, R7146 031, R7146 001 and R7146 007
Acreage: 18.19
Units: 313
Proposed Development: Mixed-Use Development
Commission District: (4) Fosque
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Tabled to 11/1/21 Motion: Okoye; Second: Barnard; Vote: 8-0: Hartsock-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Absent; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

11. Case Number: **RZM2021-00030**
Applicant: Cornerstone Baptist Church
c/o Andersen, Tate & Carr, P.C.
Contact: Melody A Glouton, Esq.
Phone Number: 770.822.0900
Zoning Change: R-100 To RM-24
Location: 1400 Grayson Highway
Map Numbers: R5138 121
Acreage: 10.25
Units: 246
Proposed Development: Apartments
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions Motion: Crotser; Second: Barnard; Vote: 6-3: Hartsock-Yes; Park-Yes; Crotser-Yes; Edinger-No; Archer-No; Williams-No; Barnard-Yes; Okoye-Yes; James-Yes}
12. Case Number: **RZM2021-00034**
Applicant: TPA Residential, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning Change: C-2 and M-1 to HRR
Location: 6610 and 6630 Sugarloaf Parkway
Map Numbers: R7157 030 and R7157 102
Acreage: 7.38
Units: 320
Proposed Development: Apartments
Commission District: (1) Carden
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Tabled to 11/1/21 Motion: Park; Second: Hartsock; Vote: 8-0: Hartsock-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Absent; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
13. Case Number: **RZM2021-00035**
Applicant: Beazer Homes, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Samuel Kennon
Phone Number: 770.232.0000
Zoning Change: R-100 to R-TH
Location: 800 Block of Rock Springs Road
Map Number: R7148 006
Acreage: 54
Units: 212
Proposed Development: Townhouses
Commission District: (1) Carden
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Denial Motion: Park; Second: Hartsock; Vote: 9-0: Hartsock-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

14. Case Number: **RZR2021-00035**
Applicant: David Pearson Communities
c/o Andersen, Tate & Carr, P.C.
Contact: Melody A. Glouton, Esq.
Phone Number: 770.822.0900
Zoning Change: R-100 to R-60
Location: 1788 Temple Johnson Road
Map Number: R5067 003
Acreage: 38.89
Lots: 127
Proposed Development: Single-Family Detached Subdivision
Commission District: (3) Watkins
Department Recommendation: **DENIAL**
{Action: Denial without Prejudice Motion: Archer; Second: Williams; Vote: 9-0: Hartsock-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
15. Case Number: **RZR2021-00036**
Applicant: Kummathi Chennakesava Reddy
c/o Andersen, Tate & Carr, P.C.
Contact: Shaun R. Adams, Esq.
Phone Number: 770.822.0900
Zoning Change: RA-200 to R-75
Location: 2627 Sardis Way
Map Number: R1002 087
Acreage: 6.71
Lots: 12
Proposed Development: Single-Family Detached Subdivision
Commission District: (4) Fosque
Department Recommendation: **APPROVAL AS R-100 WITH CONDITIONS**
{Action: Approval as R-100 with Conditions Motion: Okoye; Second: Barnard; Vote: 9-0: Hartsock-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
16. Case Number: **RZR2021-00040 (Public Hearing Held 9/8/21)**
Applicant: 1200 Ozora Road, LLC
c/o Andersen, Tate & Carr, P.C.
Contact: Melody A. Glouton, Esq.
Phone Number: 770.822.0900
Zoning Change: R-100 to OSC
Location: 1200 Ozora Road
Map Number: R5228 001
Acreage: 54.77
Lots: 134
Proposed Development: Single-Family Detached Subdivision
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions Motion: Archer; Second: Williams; Vote: 9-0: Hartsock-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

17. **UDO2021-00004** – An Amendment to the Unified Development Ordinance of Gwinnett County, Section 100-90, Entitled “Duties of the Department of Planning and Development”, to Clarify the Department’s Role in Variance Applications and Section 270-20, Entitled “Zoning Ordinance Text and Map Amendments”, Regarding Planning Commission Recommendations; and Other Purposes.

{Action: Approval with Staff Recommended Changes Motion: Park; Second: Crotser; Vote: 9-0: Hartsock-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

G. New Business

1. Case Number: **CIC2021-00022**
Applicant: Hillside 20 Tract, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning: C-2
Location: 1655 Grayson Highway
Map Number: R5137 019
Acreage: 2.91
Proposed Development: Commercial Development
Commission District: (3) Watkins
Department Recommendation: **DENIAL**
{Action: Approval with Conditions Motion: Edinger; Second: Barnard; Vote: 5-4: Hartsock-Yes; Park-No; Crotser-Yes; Edinger-Yes; Archer-No; Williams-No; Barnard-Yes; Okoye-No; James-Yes}
2. Case Number: **SUP2021-00061**
Applicant: ZNF Holdings, LLC dba C3 Wheel Repair
Specialist
Contact: Benjamin Zack McPherson
Phone Number: 404.844.7617
Zoning: C-2
Location: 1320 Pleasant Hill Road, Suite B
Map Number: R6182 008
Acreage: 3.08
Square Feet: 6,920
Proposed Development: Automobile Customization, Modification and Rebuilding
Commission District: (1) Carden
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions Motion: Park; Second: Hartsock; Vote: 9-0: Hartsock-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

3. Case Number: **SUP2021-00062**
Applicant: Umar Mirza
Contact: Umar Mirza
Phone Number: 646.269.8426
Zoning: C-2
Location: 4132 Stone Mountain Highway
Map Number: R6054 256
Acreage: .96
Square Feet: 2, 448
Proposed Development: Auto Dealership
Commission District: (3) Watkins
Department Recommendation: **DENIAL**
{Action: Denial Motion: Archer; Second: Williams; Vote: 7-2: Hartsock-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-No; James-No}
4. Case Number: **RZM2021-00036**
Applicant: Taylor Morrison of Georgia, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Samuel Kennon
Phone Number: 770.232.0000
Zoning Change: R-75, O-I, C-2, R-TH, R-ZT to R-TH
Location: 2884 Valley Springs Drive
2905, 2925, and 2900 Block of Rosehill Drive
3046, 2804, 2750, and 2700 Block of
Lawrenceville Highway, 230 Saratoga Drive
Map Numbers: R5015 009, R5015 327, R5015 335, R5016 002,
R5016 002A, R5016 002B,
R5016 084, R5016 086, R5015 317, R5015 180
Units: 237
Proposed Development: Townhouses
Commission District: (2) Ku/ (4) Fosque
Department Recommendation: **DENIAL**
{Action: Tabled to 11/1/21 Motion: Edinger; Second: Williams; Vote: 8-0: Hartsock-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Absent; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
5. Case Number: **RZM2021-00037**
Applicant: Walker Anderson Homes, LLC
c/o Mahaffey Pickens Tucker LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning Change: C-1 to R-TH
Location: 5764 Lawrenceville Highway
Map Number: R6138 001
Acreage: 5.08
Units: 33
Proposed Development: Townhouses
Commission District: (2) Ku
Department Recommendation: **DENIAL**
{Action: Tabled to 11/1/21 Motion: Edinger; Second: Crotser; Vote: 8-0: Hartsock-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Absent; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

6. Case Number: **RZM2021-00038**
Applicant: Peau Investments, LLC
Contact: Peter Evers
Phone Number: 404.310.7071
Zoning Change: RA-200 To R-TH
Location: 3567 Sardis Church Road
Map Number: R1001 454
Acreage: 3.16
Units: 24
Proposed Development: Townhouses
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions Motion: Williams; Second: Archer; Vote: 9-0: Hartsock-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

H. Audience Comments

I. Committee Reports

J. Comments By Staff and Planning Commission

K. Adjournment

{Action: Approval Motion: Edinger; Second: Crotser; Vote: 9-0: Hartsock-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}