



Planning Commission Public Hearing Agenda

Monday, November 1, 2021, at 7:00pm

75 Langley Drive, Lawrenceville, Georgia 30046

- A. Call To Order, Moment of Silence, Pledge to Flag
- B. Opening Remarks by Chairman and Rules of Order
- C. Approval of Agenda
- D. Approval of Minutes:
 - October 4, 2021
 - October 5, 2021
- E. Announcements
- F. Old Business

- 1. Case Number: **CIC2021-00023 (Public Hearing Held 10/5/21)**
 - Applicant: 30 AIP Hamilton Mill, LLC
 - Contact: Alec Lesley
 - Phone Number: 404.667.0569
 - Zoning: C-2
 - Location: 2759 Hamilton Mill Road
 - Map Number: R1001 024B
 - Acreage: 4.87
 - Proposed Development: Restaurants with Drive-Thru
 - Commission District: (4) Fosque
 - Department Recommendation: **DENIAL**
- 2. Case Number: **SUP2021-00044**
 - Applicant: Johanna Reyes
 - Contact: Johanna Reyes
 - Phone Number: 803.844.4617
 - Zoning: O-1
 - Location: 5162 Jimmy Carter Boulevard
 - Map Number: R6190 005
 - Acreage: 0.34
 - Proposed Development: Daycare Facility
 - Commission District: (2) Ku
 - Department Recommendation: **DENIAL**

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
Map Number: R6094 099
Acreage: 2.54
Proposed Development: Automobile Repair and Photography Studio
Commission District: (2) Ku
Department Recommendation: **DENIAL**
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
Map Numbers: R6094 099 and R6094 003A
Acreage: 3.44
Proposed Development: Automobile Repair
Commission District: (2) Ku
Department Recommendation: **DENIAL**
5. 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**
6. 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**

7. 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: 1213 Laurel Crossing Parkway
2620 Mall of Georgia Boulevard
2900 Block of Buford Drive and
2900 Buford Drive
Map Numbers: R7146, 031, 050, 007 and 001
Acreage: 18.19
Units: 313
Proposed Development: Mixed-Use Development
Commission District: (4) Fosque
Department Recommendation: **APPROVAL WITH CONDITIONS**
8. Case Number: **RZC2021-00023**
Applicant: Gwinnett County Board of Commissioners
Phone Number: 678.518.6000
Zoning Change: O-I to O-I
Location: 5950 Thompson Mill Road
Map Number: R3006 009
Acreage: 0.55
Proposed Development: Senior Housing
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
9. 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**

10. 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, and RZT to R-TH
Location: 2884 Valley Springs Drive
2905, 2925 and 2900 Block of Rosehill Drive
2750, 2804, 3046, and 2700 Block of
Lawrenceville Highway
230 Saratoga Drive
Map Numbers: R5015 009, 180, 317, 327, and 335
R5016 002, 002A, 002B, 084, and 086
Acreage: 37.2
Proposed Development: Townhouses
Commission District: (2) Ku and (4) Fosque
Department Recommendation: **DENIAL**
11. 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**
12. Case Number: **RZM2021-00040**
Applicant: Kaplan Residential, LLC
c/o Andersen, Tate & Carr P.C.
Contact: Melody A. Glouton, Esq.
Phone Number: 770.822.0900
Zoning Change: C-2 and R-SR to R-TH
Location: 800 Block of Athens Highway
Map Number: R5125 028
Acreage: 21.08
Units: 150
Proposed Development: Townhouses
Commission District: (3) Watkins
Department Recommendation: **DENIAL**

13. Case Number: **RZM2021-00041 (Public Hearing Held 10/5/21)**
Applicant: The Bainbridge Companies
Contact: Kevin Keane
Phone Number: 561.721.3822
Zoning Change: RM-13 to R-TH
Location: 1500 Block of Boggs Road
Map Number: R7077 001
Acreage: 18.55
Units: 100
Proposed Development: Townhouses
Commission District: (1) Carden
Department Recommendation: **APPROVAL WITH CONDITIONS**

G. New Business

1. Case Number: **CIC2021-00025**
Applicant: Woodland Grove Limited Partnership
Contact: Craig Jeup
Phone Number: 904.610.7219
Zoning: RM-10
Location: 6195 Lawrenceville Highway
Map Number: R6139 061
Acreage: 6.85
Units: 52
Proposed Development: Townhouses
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**

2. Case Number: **SUP2021-00063**
Applicant: ADEVCO Corporation
Contact: Mike Bell
Phone Number: 678.461.4750
Zoning: C-2
Location: 469 Athens Highway
Map Numbers: R5131 256 and 257
Acreage: 2.66
Square Feet: 101,250
Proposed Development: Self-Storage Facility
Commission District: (3) Watkins
Department Recommendation: **DENIAL**

3. Case Number: **RZM2021-00043**
Applicant: Harborstone Properties, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Samuel Kennon
Phone Number: 770.232.0000
Zoning Change: C-1 to R-TH
Location: 2102 Lawrenceville Highway
Map Number: R5047 003
Acreage: 5.15
Units: 45
Proposed Development: Townhouses
Commission District: (4) Fosque
Department Recommendation: **DENIAL**
4. Case Number: **RZM2021-00044**
Applicant: CKK Development Services
Contact: Duncan Corley
Phone Number: 770.676.6555
Zoning Change: R-100 to R-TH
Location: 3410, 3450, and 3480 Lake Carlton Road
Map Numbers: R5126 025, 034, and 042
Acreage: 22.01
Units: 192
Proposed Development: Townhouses
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
5. Case Number: **RZR2021-00044**
Applicant: Samantha McHan
Contact: Samantha McHan
Phone Number: 678.315.8955
Zoning Change: R-100 to RA-200
Location: 2851 Briscoe Road
Map Number: R5197 219
Acreage: 7.28
Proposed Development: Agricultural Uses
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**

- H. Audience Comments
- I. Committee Reports
- J. Comments By Staff and Planning Commission
- K. Adjournment